FINAL AGENDA

9-30-2013 Version # 1

COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Thursday, November 7, 2013 at 6:30 p.m.

CURRENT

1.	13-11-CZ10-1	M & S DEVELOPMENT LLC	12-111	13-54-40	N
2.	13-11-CZ10-2	JCE 7, LLC	13-38	15-54-39	N
3.	13-11-CZ10-3	FRANK ALONSO	13-39	21-54-40	N
4.	13-11-CZ10-4	CORAL VILLA BAPTIST CHURCH	13-60	13-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF THURSDAY, NOVEMBER 7, 2013

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. M&S DEVELOPMENT LLC (13-11-CZ10-1/12-111) **13-54-40**
Area 10/District 06

(1) NON-USE VARIANCE to permit a commercial building setback a minimum of 10.3' (20' required) from the front (south) property line.

(2) NON-USE VARIANCE to permit the commercial building setback a minimum of 14.2' (20' required) from the rear (north) property line.

(3) NON-USE VARIANCE to waive the required 5' high masonry wall along the common property line when a business lot abuts a residentially zoned property.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Auto Zone" with Site Plan C-1 prepared by Zamora & Associates. Landscape Plans L-1 by Witkin Hults and Sheets A-1 & A-2 by Architect George Callow all dated stamped received 8/28/13 for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 6521 SW 40 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 35,704 sq. ft.

Department of Regulatory and Economic Resources Recommendation: **Approval with Conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. JCE 7, LLC (13-11-CZ10-2/13-038) **15-54-39**
Area 10/District 11

DISTRICT BOUNDARY CHANGE from AU to RU-1M(a).

LOCATION: Lying West of SW 144 Avenue, approximately 177' South of SW 30 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.50 Acres

Development Impact Committee Recommendation: **Approval subject to the Board's acceptance of the proffered covenant.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. FRANK ALONSO (13-11-CZ10-3/13-039) **21-54-40**
Area 10/District 10

(1) NON-USE VARIANCE to permit an existing addition to a duplex residence setback a minimum of 22.9' (25' required) from the rear (north) property line.

(2) NON-USE VARIANCE to permit an existing porch addition to the duplex residence setback a minimum of 20.10' (25' required) from the front (south) property line.

(3) NON-USE VARIANCE to permit a duplex residence with a lot coverage of 36% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "As Built Plans for Addition Legalization for Frank Alonso" as prepared by Fernando Gomez-Pina, P.E., sheet A-1 dated stamped received 5/7/13 and sheet A-2 dated stamped received 9/13/13 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 8925-27 SW 40 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 100'

Department of Regulatory and
Economic Resources
Recommendation: **Approval with conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. CORAL VILLA BAPTIST CHURCH (13-11-CZ10-4/13-060) **13-54-40**
Area 10/District 06

(1) UNUSUAL USE to permit a day care and pre-school.

(2) MODIFICATION of Condition # 2 of Resolution 2-ZAB-279-63 passed and adopted by the Zoning Appeals Board reading as follow:

FROM: "That the use be established and maintained in accordance with the approved plan."
TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Coral Villa Baptist Church & Christian Academy" prepared by Villa & Associates., Inc., Sheet A-1 dated stamped received 9/12/13, Sheet L-1 dated stamped received 9/23/13 and the remaining 4 sheets dated stamped received 6/19/13 for a total of 6 sheets."

The purpose of Request #2 is to allow the applicant submit a new site plan indicating a day care and preschool for the previously approved religious facility.

(3) NON-USE VARIANCE to permit an existing canopy carport setback 0' (25' required) from the side street (north) property line.

(4) NON-USE VARIANCE to permit a proposed one way driveway with a minimum width of 10' (14' required).

(5) NON-USE VARIANCE to permit an existing building of public assemblage setback 23'-10" (25' required) from the side street (north) property line.

(6) NON-USE VARIANCE to permit the existing building of public assembly setback 49'-10" (50' required) from property lines under a different ownership to the south.

(7) NON-USE VARIANCE to permit the existing building of public assemblage closer than 75 feet to existing residential buildings to the east.

(8) NON-USE VARIANCE prohibiting structures over 2.5' high within the safe sight distance triangle within 10' of a driveway leading to a right-of-way; to permit the canopy carport and fencing within the safe site distance triangle along the side street (north) property line.

(9) NON-USE VARIANCE to permit 22 street trees (27 required).

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

LOCATION: 3201 SW 67 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 64,700 sq. ft.

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions of requests #1, #4 through #7 and request #9; modified approval with conditions of requests #2 and #8 and denial without prejudice of request #3.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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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.

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

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

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10

PH: Z12-111 (13-11-CZ10-1) **November 7, 2013**
Item No. 1

Recommendation Summary	
Commission District	6
Applicant	M & S development, LLC
Summary of Request	The applicant is seeking to permit a retail building setback less than required from property lines and waive the requirement for a wall along the common property line that separates the commercial and residential zoning districts within which the subject parcel is located.
Location	6521 SW 40 St, Miami-Dade County, Florida.
Property Size	35,704 sq. ft.
Existing Zoning	BU-2/RU-1
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Business and Office Low Density Residential, 2.5 - 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretive text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

1. NON-USE VARIANCE of the setback requirements to permit a commercial building setback a minimum of 10.3' (20' required) from the front (south) property line.

2. NON-USE VARIANCE of the setback requirements to permit the commercial building setback a minimum of 14.2' (20' required) from the rear (north) property line.

3. NON-USE VARIANCE of zoning regulations requiring a 5' high decorative masonry wall along the common property line of the business lot when it abuts RU zoned property (to waive same).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Autozone," with site plan C-1 prepared by Zamora & Associates, landscape plans L-1 by Witkin Hults and by Architect George Callow, A-1 and A-2 all dated stamped received 8-28-13 consisting a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property is an irregularly shaped 35,704 sq. ft. (0.82-acre) parcel that abuts three (3) roadways; SW 40 Street (Bird Road) to the south, SW 65 Avenue to the east and SW 39 Terrace to the north. The subject parcel is dual zoned, with the southern approximately 80' abutting Bird Road zoned BU-2, Special Business District and the remaining northern portion of the parcel zoned RU-1, Single-Family Residential District. Pursuant to Resolution nos. 4-ZAB-137-80 and 4-ZAB-326-82, the subject property was approved to permit parking in the more

restrictive RU-1, Single-Family Residential zoning district for a then existing restaurant and lounge.

The submitted site plan depicts the proposed 7,381 sq. ft. retail store located on the southwest corner of the parcel, setback less than required from the front (south) and rear (north) property lines of a dual frontage lot, with 31 parking spaces located in both the BU-2 and RU-1 portions of the site.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1/RU-1; vacant	Business and Office & Low Density Residential (2.5 to 6 dua)
North	RU-1;single-family residences	Low Density Residential (2.5 to dua)
South	BU-2 and BU-3; restaurant, retail uses	Business and Office
East	BU-2; retail store RU-1: vacant	Business and Office & Low Density Residential (2.5 to 6 dua)
West	BU-2; retail uses, restaurant RU-1; single-family residence, vacant lot	Business and Office & Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior dual frontage lot located at 6521 SW 40 Street, which is a section line roadway. The properties along SW 40 Street on which the property fronts are primarily made up of commercial and office uses. The rear (north) frontage of the subject parcel abuts SW 39 Street which is characterized by residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional automobile parts retail use for the surrounding community. However, approval of the request to allow the retail use with parking and drives within the less intensive RU-1 zoning district could have negative visual, aural and traffic impacts on the abutting residences located to the north.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the south, approximately 80' of the subject property abutting SW 40th Street (Bird Road) for **Business and Office** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* This portion of the property is currently zoned BU-2, Special Business District which permits restaurants,

commercial and professional offices as well as retail uses such as the proposed auto parts store.

The remaining approximately 106' north portion of the irregularly shaped subject parcel is designated **Low-Density Residential** use on the CDMP LUP map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* This portion of the subject property is currently zoned RU-1, Single-Family Residential District and permits residential uses.

However, staff notes that Pursuant to Resolutions 4-ZAB-137-80 and 4-ZAB-326-82, the subject property was approved to permit parking in the more restrictive RU-1 zoning district for a then existing restaurant and lounge. The applicant is proposing to establish an AutoZone retail auto parts store with parking spaces located in the RU-1 zoned portion of the parcel. Staff opines that the proposed retail use is less intense than the previously approved restaurant and lounge use and therefore, remains **consistent** with the CDMP Land Use Element interpretative text which states *all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida.*

The revised site plan submitted in conjunction with this application depicts the proposed auto parts store with 19 of the 31 parking spaces located in the RU-1 portion of the lot which is designated Low-Density Residential on the CDMP LUP map. Staff opines that said site plan is **compatible** with the surrounding area based on compatibility criteria set forth in the **Land Use Element Policy LU-4A** which states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic,* ***parking, height,*** *bulk, scale of architectural elements,* ***landscaping****, hours of operation,* ***buffering****, and safety, as applicable*. Staff notes that the proposed retail building at a maximum height of 23' is similar to the existing one-story single-family residences located to the north and west of the subject parcel. Said plans also indicate buffering in the form of 10' and 15.6' wide landscaped areas along with a 6' high cbs wall between the parking areas and the property lines abutting the residentially zoned properties located to the north and west respectively. The landscaped areas depicted in the submitted plans contain 12' high Live Oak and Mahogany trees along with a continuous hedge along all the property lines abutting residentially zoned properties to the north and west. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources indicates that subject to the conditions outlined in its memorandum, the proposed development will not result in additional traffic.

Staff is of the opinion that because the use will not change, the existing use is **consistent** with the CDMP Land Use Element Business and Office and Low-Density Residential designation on the LUP map, the existing uses interpretative text and **compatible** with the surrounding area based on the **Land Use Element Policy LU-4A** compatibility criteria.

ZONING ANALYSIS:

The applicant seeks to permit the proposed auto parts retail store building on the dual zoned property setback less than required from the front (south) and rear (north) property lines

(Requests #1 and #2). When the requests to permit the building setback a minimum of 10.3' from the front (south) and 14.2' from the rear (north) property lines (20' required for both) are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that for the reasons that were previously outlined above, approval with conditions would be **compatible** with the surrounding area.

The applicant indicated in the letter of intent that in order to locate the building within the commercially zoned, BU-2 portion of the property, the proposed building will be located closer to the front (south) property line than allowed by the Code. This resulted in the 9.7' encroachment into the front (south) setback area that is the subject of request #1. However, staff notes that the 35,704 sq. ft. lot is irregularly shaped. The southwest portion of the parcel that is zoned BU-2, is approximately 85' wide and 225' long. The east approximately 150' and north approximately 100' of the subject property is zoned RU-1. As previously noted, the prior resolutions only allowed the expansion of the parking areas for the commercial uses onto the residentially zoned portion of the parcel to the north. As such, staff opines that except for the parking as shown in the submitted plans, the location of any building on the site is difficult without encroachments into the setback areas.

Further, staff opines that any negative visual impact of the encroachment of the proposed building into the rear (north) setback area is mitigated by the landscaping depicted in the submitted plans which staff opines will provide an adequate visual buffer between the building and the residential uses located to the north and west. In addition, although the building will be located closer to the front (south) property lines than other commercially zoned properties along the Bird Road, staff opines that the abundant landscaping that is located in front of the building will add curb appeal to the building and enhance the visual frontage in this area of Bird Road. Further, staff notes that the Platting and Traffic Review section of RER has recommended as a condition for approval that the applicant installs the sidewalk along SW 65 Avenue as depicted in the plans. Additionally, in order to reduce the impact of traffic on the residentially zoned properties located to the north, staff recommends as a condition for approval that traffic exiting the site along SW 65 Avenue be restricted to a right turn only.

Additionally, the applicant seeks to waive the requirement for a decorative wall along the common property line of the business lot when it abuts RU zoned property (request #3). When this request is similarly analyzed under the standards set forth in Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that for the reasons that were previously outlined, approval would be **compatible** with the surrounding area. Further, staff opines that the waiver of the requirement for a wall internal to the site will allow for a more unified development of the parcel and facilitate the location of the more intensive uses away from the residential uses located to the north. In addition, staff notes that approval of said request is not out of character with the area. Staff notes that pursuant to resolution #CZAB10-79-07, the property located to the east of SW 65 Avenue, was approved for a similar variance to allow an office development on that site.

Based on the aforementioned analysis, staff opines that approval with conditions of the application will maintain 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 will be **compatible** with same. **Staff therefore recommends approval with conditions of requests #1 through #3 under the Non-Use Variance standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that there will be adequate parking and drives for the proposed development, with ingress/egress drives along SW 65 Avenue and Bird Road.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "AutoZone," with site plan C-1 prepared by Zamora & Associates, landscape plans L-1 by Witkin Hults and by Architect George Callow, A-1 and A-2 all dated stamped received 8-28-13 consisting a total of 5 sheets.

3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.

4. That the applicant provides the sidewalk along SW 65 Avenue as indicated in the submitted plans.

5. That vehicles exiting along SW 65 Avenue be restricted to right turns only.

6. That the applicant complies with all the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as contained in their memorandum dated November 19, 2012, and is incorporated herein by reference.

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

ES:MW:NN:JC:CH

Eric Silva, AICP, Assistant Director NDN
Development Services Division
Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

Applicant: *M & S Development, LLC*
PH: *Z12-111*

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

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

Business and Office (Page I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.* ***Strips and Nodes.*** *The plan recognizes existing strip commercial development along many roadways. However, commercial development in newly developed areas is designated as nodes at major intersections. Allocation of commercial development rights among quadrants of such nodes will depend on locational factors, geographic constraints, ownership fragmentation, compatibility with adjacent uses and availability of highway capacity and other public services and facilities.* *Ribbons or strips of commercial use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for commercial use and is not to suggest that the opposite face is also included. The lateral boundary of the ribbon indicates the extent to which business uses may be allowed to expand along the roadway frontage.* *The depth of the ribbon is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent commercial and residential uses or accommodate vehicular parking to serve an adjacent use, provided that liberal permanent buffering is provided or other site planning or design features are used to provide compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of commercial strip depth beyond the mid-block to the frontage of an interior street*

ZONING RECOMMENDATION ADDENDUM

Applicant: *M & S Development, LLC*
PH: *Z12-111*

	does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between commercial ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment.
Low-Density Residential (Pg. I-31)	*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.*
Objective LU-4 (Pg. I-11)	*Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*
Policy LU-4A	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

1. M & S DEVELOPMENT LLC
(Applicant)

13-11-CZ10-1(12-111)
Area 10/District 06
Hearing Date: 11/07/13

Property Owner (if different from applicant) **M & S DEVELOPMENT LLC**

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	Anatol Brezo	- Non-Use Variance to permit wall higher than required.	ZAB	Approved
1954	James Heiman	- Non-Use Variance parking to back out to Right-of-Way.	ZAB	Approved with Condition(s)
1977	Petman-Ent. Inc.	- Non-Use Variance to permit sales of alcohol.	ZAB	Approved with Condition(s)
1980	James Heiman	- Modification of previous plan to add parking.	ZAB	Approved with Condition(s)
1982	McGeeman Corp	- Modification of previous plan. - Non-Use Variance for less parking than required and to permit a Night Club.	ZAB	Approved with Condition(s)

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

Memorandum

Date: July 10, 2013

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

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

Subject: C-10 #Z2012000111
M & S Development, LLC
6507 & 6521 Bird Road
Non-Use Variance to Permit Less Setback than Required and Waive Wall Requirement Between Districts. Unusual Use to Permit Parking in More Restrictive Zone
(BU-2) (.82 Acres)
13-54-40

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

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

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

Wastewater Disposal
The closest public sanitary sewer line is located approximately 872 feet from the site; therefore, connection to the public sanitary sewer system may not be feasible. Section 24-43.1(6) 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 any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. Furthermore, Section 24-43.1(4)(b)(II) of the Code requires that the maximum sewage loading shall not exceed 1,500 gallons per day per acre for nonresidential property served by a septic tank and drainfield in conjunction with a public water supply .

The subject property contains a gross area of approximately 55,269 square feet, and the proposed development would generate a wastewater flow of approximately 738 gallons per day. This flow translates into a sewage loading rate of 582 gallons per day per acre, which would be in compliance with the above-noted Code requirements.

Pursuant to Section 24-43.1(4)(a) of the Code, the owner has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

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

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

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

Pollution Remediation
There are no records of current or historical contamination assessment/remediation issues on the subject site or records of current contamination assessment/remediation issues for sites directly abutting the property.

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

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

Tree Preservation
The subject properties contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. The landscape plan submitted for review entitled "Autozone Bird Road" prepared by Witkin Hults Design Group, sheet L-1 and dated August 17, 2012 (revised August 31, 2012) depicts the existing trees on the sites "to remain". Therefore, this Section has no objection to the approval of this zoning application.

Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said 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. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, this application cannot be approved at this time and therefore should not be scheduled for public hearing.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: November 19, 2012

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

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

Subject: Z2012000111
Name: M & S Development LLC
Location: 6521 SW 40 St.
Section 13 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources/Platting Section has reviewed the subject application and has no objections subject to the following:

Since there is an excess of parking spaces, remove the first parking space off of SW 65th Avenue so that there is a minimum buffer of 25 feet from the property line to the first parking space.

Sidewalk will be required along the right-of-way line of SW 65th Avenue.

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

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

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

c: Eric Silva, Assistant Director, RER

Memorandum

MIAMI-DADE COUNTY

Date: September 26, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: DIC # 12-111
M & S Development,LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-111
M & S Development, LLC

Application: ***M & S Development, LLC*** is requesting a non-use permit to allow for a front setback variance associated with the development of a retail auto parts store (AutoZone) on a portion of the property currently zoned Special Business district (BU-2). The applicant is also requesting an unusual use permit to allow parking on a portion of the property currently zoned Single family Residential (RU-1).

Size: The subject property is approximately .82 acres.

Location: The subject property is located at 6507 and 6251 SW 40th Street (Bird Road) in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued in September of 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The non-use and unusual use permits regarding the establishment of a retail auto parts store (AutoZone) will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: October 11, 2012

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

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

Subject: Z2012000111: M & S DEVELOPMENT LLC

Application Name: M & S DEVELOPMENT LLC

Project Location: The site is located at 6521 SW 40 ST, Miami-Dade County.

Proposed Development: The request is for an unusual use for parking on a residentially zoned lot with setbacks less than required and a waiver of the requirement for a wall between districts.

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

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

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

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum

Date: 24-SEP-12

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

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000111

Fire Prevention Unit:

No objection via case Z2012000111.

Service Impact/Demand

Development for the above Z2012000111
located at 6521 SW 40 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1532 is proposed as the following:

N/A	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
7,500	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 2.25 alarms-annually.
The estimated average travel time is: 7:10 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 received 09/05/12. 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: 22-OCT-13

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

M & S DEVELOPMENT LLC

APPLICANT

6521 SW 40 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2012000111

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: Folio 3040130193110 - Case opened May 3, 2010 201003004415 was opened for Failure to maintain rightofway and a citation was issued. On June 25, 2010 affidavit of compliance issued. CVN not paid August 1, 2010. Case 201003004417 was opened on May 3, 2010 for graffiti and a warning was issued. On October 6, 2010 citation issued. Affidavit of compliance October 18, 2010. Case forwarded to lien April 14, 2011. Case 201003008782 was opened October 13, 2010 for Failure perform lot maintenance and citation issued. Affidavit of compliance October 18, 2010. Case forwarded to collection April 14, 2011. Folio 3040130193140 and 3040130193100 no cases open. BNC: No open/closed cases

M & S Development

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: M & S Development, L.L.C.

NAME AND ADDRESS	Percentage of Stock
Miguel A. Mouriz, 10 NW 42 Ave #700, Miami, FL 33126	50 %
Reynaldo J. Mouriz, 10 NW 42 Ave #700, Miami, FL 33126	50 %

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 _____

NAME AND ADDRESS	Percentage of Interest

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MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

212-111

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: _____

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 other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: AutoZone Stores, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
William Rhodes, III; 123 S. Front Street, Memphis, TN 38103; CEO	
Brian Campbell; 123 S. Front Street, Memphis, TN 38103; VP	
Harry Goldsmith; 123 S. Front Street, Memphis, TN 38103; SEC	PUBLIC TRADED
Robert Olsen; 123 S. Front Street, Memphis, TN 38103; CDO	
Lisa R. Kranc; 123 S. Front Street, Memphis, TN 38103; SVP	

Date of contract: _____

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

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

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

Signature: _____ / _____

Harry L. Goldsmith (Applicant) Brian L. Campbell

Sworn to and subscribed before me this 9th day of August, 20 13. Affiant is personally know to me or has produced _____ as identification.

LAURA SHARPE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

APPROVED, VERIFIED AND PASSED FOR SIGNING

_____ (Notary Public)

My commission expires: _____

Seal

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

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BY Per F.E

S.W. 39TH STREET
(1ST STREET PER PLAT)
(60' R/W)

CURVE DATA
Δ = 89°59'15"
R = 25.00'
L = 39.26'
CHORD
N47°43'39"W
35.35' C&M

PROPOSED 5' CONCRETE SIDEWALK PER M-DPWD STANDARDS.

NW CORNER LOT 7
FND NAIL
NO #

N87°16'10"E 149.56' MEAS
N87°17'30"E 150.00' CALC

6' HIGH CBS WALL

LOT 9
REMAINDER

REMAINDER
LOT 8
OWNER: JORGE L. MENEDEZ & W. SILVIA
PARCEL ID: 30-4013-019-3080

LOT 7
OWNER: OSMUNDO O. SUAREZ & W. MERCEDES M
PARCEL ID: 30-4013-019-3070

N02°29'56"W 99.96' MEAS
N02°43'15"W 100.00' CALC

6 SPACES @ 9' EACH
4 SPACES @ 9' EACH

S87°17'30"W 55.00' CALC
S87°15'45"W 55.46' MEAS

N02°43'15"W 42.49' MEAS
S02°43'15"E 42.50' CALC

LOT 6

N02°43'15"W 5.00' C&M
N87°17'30"E 25.00' CALC
N87°45'38"E 25.48' MEAS

N87°18'07"E 80.05' MEAS
N87°17'30"E 80.00' CALC

ZONING DIVISION LINE

ZONING "BU-2"

1 STORY BLOCK
DIETELS ANTIQUES
FFE=9.83'
LOT 13
OWNER: DIETELS ANTIQUES LLC
PARCEL ID: 30-4013-019-3130

S02°43'15"E 122.50' C&M

S.W. 65TH AVENUE
(AVENUE "K" PER PLAT)
(60' R/W)

LOT 19
1 STORY BLOCK
LOS GALLEGOS RESTAURANT
ADDRESS #5549
FFE=9.72'

LOT 18
REMAINDER

N02°02'31"W 85.21' MEAS
N02°43'15"W 85.00' CALC

AutoZone

PROPOSED CONCRETE SIDEWALK SLOPE NOT TO EXCEED 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE.

OWNER: BURKE FAMILY LTD PARTNERSHIP
PARCEL ID: 30-4013-019-3180

175.18' MEAS
175.00' CALC

EXISTING CONCRETE SIDEWALK
EXISTING 2' CONC. & GUTTER
2' CURB & GUTTER

ASPHALT
EXISTING ASPHALT PAVEMENT

MATCH PROPOSED CONCRETE SIDEWALK TO EXISTING CONCRETE SIDEWALK

GRASS
CONC MEDIAN

SW 40TH STREET (BIRD ROAD)
(STATE ROAD 976 / 100' WIDE)
(MAP SECTION 87044)

PROP. INGRESS & EGRESS DRIVEWAY APPROACH AS PER FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX No. 515. PROVIDE 4' ADA (2% MAX) CONCRETE WALKWAY

ENLARGED SITE PLAN

INTERNAL ANGLE CHART

- 90°00'45" PLAT	- 90°20'00" MEAS	- 90°13'55" MEAS
- 89°59'15" PLAT	- 89°11'52" MEAS	- 134°59'49" MEAS
- 90°00'45" PLAT	- 270°28'32" MEAS	- 135°36'40" MEAS
- 89°59'15" PLAT	- 89°58'59" MEAS	- 89°23'55" MEAS
- 89°59'15" MEAS	- 269°48'03" MEAS	- 269°59'00" MEAS

SITE DATA:

ZONING: BU - 2 an
LAND USE: Commerc

LOT AREA (PROPC
Total Land Area
Building Area
Sidewalk
Paved Area
Landscape Area
Dumpster Area

Total Open Area
Includes Lands

PARKING SPACES:
Building Area

Parking Spaces Req
1 parking space per

Total Requir

Parking Spaces Prov
Standard
Handicap
Total

Flood Zone: AE an

BUILDING SETBACKS:
Front (S.
Rear
Side (Ea
Side (We

LEGAL DESCRIPT

THE SOUTH 5 FEET OF LOT
OF LOT 9, AND ALL OF LOT
PLAT THEREOF, AS RECORD
COUNTY, FLORIDA.

AND

ALL OF LOTS 14, 15, 16 AN
TWO, ACCORDING TO THE PI
RECORD OF MIAMI-DADE CO

AND

THE NORTH 67-1/2 FEET (
THEREOF, AS RECORDED IN
COUNTY, FLORIDA.

CONTAINS 35,704 SQUARE (

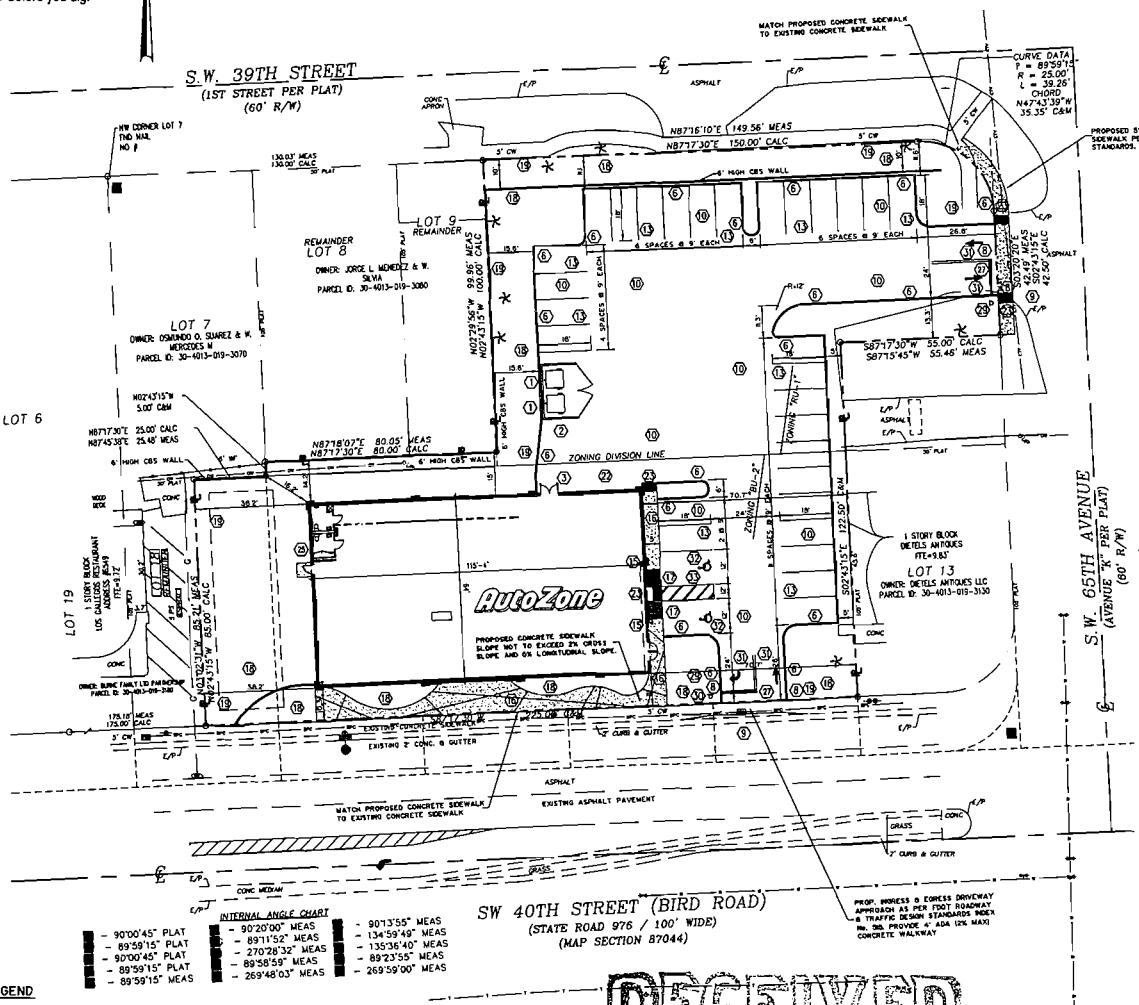
NOTES:

1. BACKGROUND I
SURVEY PREP
2. ELEVATIONS A
3. UNDERGROUND
SOURCES, BUT
WITH THE API
ANY WORK.
EXISTING UTILI
MAY BE ON T
CAUTION WITH
AS TO POSSIB
4. ANY APPAREN
BROUGHT TO
THE WORK.
5. THE CONTRAC
CONSTRUCTION

92

SITE PLAN

Know what's below. Call before you dig.



INTERNAL ANGLE CHART

- 90°00'45" PLAT	- 90°20'00" MEAS	- 90°13'55" MEAS
- 89°59'15" PLAT	- 89°11'52" MEAS	- 134°59'49" MEAS
- 90°00'45" PLAT	- 270°28'32" MEAS	- 135°36'40" MEAS
- 89°59'15" PLAT	- 89°58'59" MEAS	- 89°23'55" MEAS
- 89°59'15" MEAS	- 269°48'03" MEAS	- 269°59'00" MEAS

LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- (10.9) PROPOSED ELEVATION
- CONC. PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER

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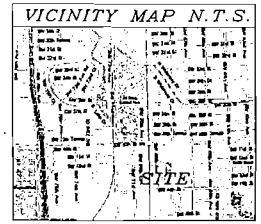
BY F.E.

VICINITY MAP N.T.S.



SITE DATA:

ZONING: BU - 2 and RU - 1
LAND USE: Commercial Business and Residential

LOT AREA (PROPOSED):

Total Land Area	35,704 SQ.FT. = 0.82 Ac. = 100%	
Building Area	7,361 SQ.FT. = 0.17 Ac. = 20.7%	
Sidewalk	1,218 SQ.FT. = 0.03 Ac. = 3.4%	
Paved Area	15,396 SQ.FT. = 0.35 Ac. = 43.1%	
Landscape Area	11,483 SQ.FT. = 0.26 Ac. = 32.2%	
Dumpster Area	226 SQ.FT. = 0.01 Ac. = 0.6%	
Total Open Area (Includes Landscape and Sidewalk area)	12,701 SQ.FT. = 0.29 Ac. = 35.6%	

PARKING SPACES:

Building Area 7,361 SQ.FT.

Parking Spaces Required
1 parking space per 250 Sq. Ft. of Total Building Area

Total Required Spaces 29.5 Spaces

Parking Spaces Provided
Standard 29
Handicap 2
Total 31

Flood Zone: AE and X Elevation FEET

BUILDING SETBACKS:	REQUIRED	PROVIDED
Front (S.W. 40 St)	20 FT.	10.3 FT.
Rear	20 FT.	14.2 FT.
Side (East)	0 FT.	70.7 FT.
Side (West)	0 FT.	36.2 FT.

LEGAL DESCRIPTION:

THE SOUTH 3 FEET OF LOT 8, THE EAST 20 FEET OF LOT 9, THE SOUTH 5 FEET OF THE WEST 30 FEET OF LOT 9, AND ALL OF LOTS 10 AND 11, BLOCK 42, OF CENTRAL MIAMI PART TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

ALL OF LOTS 14, 15, 16 AND 17, AND THE EAST 25 FEET OF LOT 18, BLOCK 42, OF CENTRAL MIAMI PART TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 20 FEET THEREOF.

AND

THE NORTH 67-1/2 FEET OF LOT 12, BLOCK 42, OF CENTRAL MIAMI PART TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINS 35,704 SQUARE FEET OR 0.820 ACRES MORE OR LESS.

NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY PULICE LAND SURVEYOR, INC. DATED 1/4/2012.
2. ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929, AS SHOWN ON SURVEY
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
   EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
7. THIS PROPERTY LIES IN FLOOD ZONE AH & X, ELEVATION FEET AS PER FEMA FLOOD MAP No. 12086 C 0456 L
8. THIS SITE LIES IN SECTION 13, TOWNSHIP 54 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA.

KEYNOTES

BUILDING & PAVING

1. Pipe guard - Sheet C-4
2. Dumpster layout - Sheet C-4
3. Service Door Plan - Sheet C-4
4. Bollard Plan - Sheet C-4
5. Concrete light pole base - Sheet C-4
   Aim light fixture in direction as indicated.
6. Rollover curb - see sheet C-4
7. ~~Curb & gutter @ asphalt paving - see detail 3~~
8. Slope end of curb 4:1
9. New curb cut and approach.
10. Concrete paving - Sheet C-4 Expansion and Control joints - Sheet C-4 Maximum spacing for control joints is 15' O.C. each way.
11. Freezeless yard hydrant - See detail 4 sheet M2
12. 6'-0" long plastic wheel stop pinned to pavement (typical). Locate 3'-6" from face of curb or sidewalk Sheet C-4.
13. 4" (double) wide parking stripe painted white (typ.)
14. 12" wide diagonal stripes painted white at 2 ft. O.C.
15. Handicap parking sign - Sheet C-3
    G.C. to provide one Van Accessible sign.
16. Concrete sidewalk -Sheet C-4 for sidewalks around building
17. Accessible Ramp - Sheet C-3 - Max. slope 1:12 (8.33%), Max. cross slope 1:50 (2.00%) Truncated dome to be a contrasting color.
18. New landscape area - Provide 3" topsoil & sod. See sheet L1.0 for additional information
19. Slope grade from back of curb down to match the existing grade at the property line
20. ~~Screened Stack Pack for rooftop unit mech. height and footprint requirements~~
21. Road sign. See foundation details on signage sheets
22. Loading Area: slope at max. 2-1/2% away from building.
23. 3' Minimum Detectable Warning truncated domes. Provide color contrast (like/mat)
24. ~~18" x 24" concrete splash blocks - building down @ spouts (typ.)~~
25. 5' x 5' concrete slab
26. ~~1.5" Type S-1 Asphalt Pavement over 8" limerock base~~
27. 24" wide solid white painted stop bar (thermoplastic)
28. 24" wide solid white painted stop bar
29. Stop sign (R1-1)
30. Right Turn Only Sign (R3-5R)
31. Painted Directional arrow
32. Typical painted "White" Handicap symbol.
33. Handicap Access Aisle striping (white) see detail sheet C-3

GENERAL NOTES

1. Proof roll building and all parking areas. Notify the Architect of any unacceptable areas.
2. Edge of new pavement to be flush with existing pavement.
3. All sidewalk curb and gutter street paving, curb cuts, driveway approaches, handicap ramp, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or state specifications and requirements.
4. For areas outside the property lines, repair and/or replace all damage done to existing elements (sidewalks, paving, landscaping, etc.) as required by owner and/or governing authority.
5. For proposed utility locations, see the utility plan.

JERRY ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

DATE: 3/21/2012
PROJECT No. 2012-16

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
2440 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7901 FAX (305) 273-9014

OWNER: AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR: **AutoZone** STORE DEVELOPMENT
Store No.: 4961
S.W. 40 ST. & S.W. 65 AVE.
MIAMI, FLORIDA

SITE PLAN

SCALE: 1"=20'

REVISIONS
1. 8/27/13 COUNTY COMMENTS
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY: G.Z.
DATE 3/21/2012
PROTOTYPE SIZE 7N

C 1

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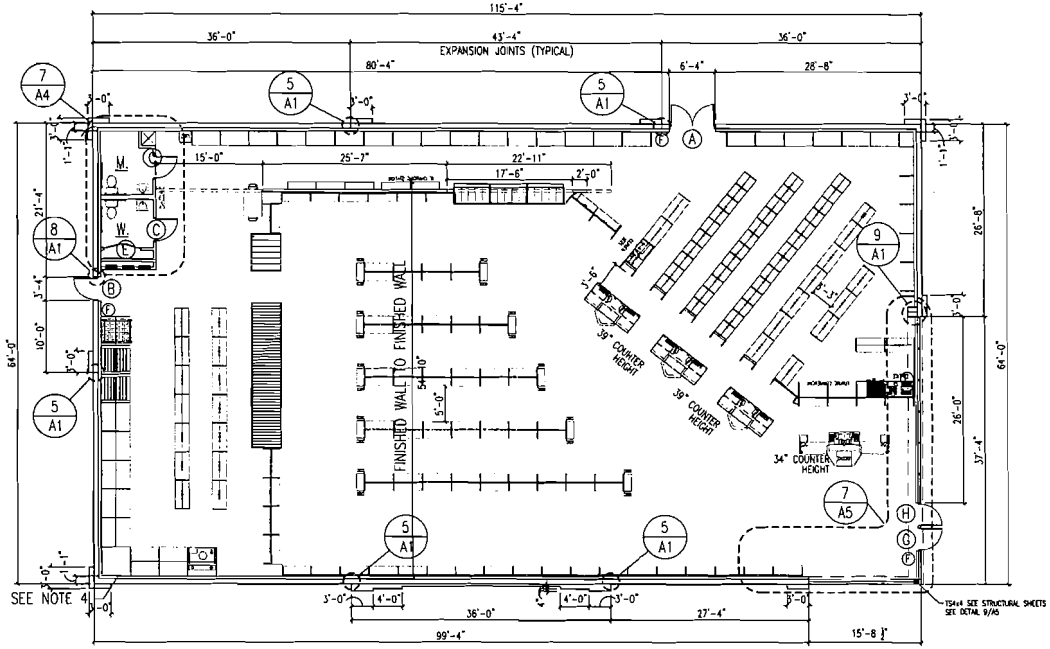


NOTE: Ⓕ = 2A 10BC FIRE EXTINGUISHER. G.C. INSTALL EITHER ON WALL SURFACE, COLUMN, OR ALUM. MULLION. MTG. HT.=3'-6" A.F.F TO TOP OF EXTINGUISHER.

1/8" = 1'-0"

1 FLOOR PLAN

1. REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
2. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
3. INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" A.F.F. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
4. SEE SHEET M-2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
5. INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE FACE OF GYPSUM BOARD WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. SEE INTERIOR ELEVATIONS SEE 3/A4.
6. SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0" AFN01

2 FLOOR PLAN NOTES

LOCATION	FLOOR		BASE		WALLS		CLG.		REM.
	SEALED CONC.	VINYL TILE	VINYL	QUARRY TILE	GYP. BD.	F.R.P.	WIL. DECK	GYP. BD.	
SALES AREA		●	●		●		●		
REST ROOMS	●		●			●		●	

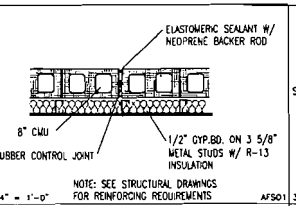
3/16" = 1'-0" AFC01

3 ROOM FINISH SCHEDULE

MK	SIZE	TYPE	FRAME	JAMB DET.	HEAD DET.	ADA / EXIT HARDWARE (SEE SECTION 08700 OF THE SPECIFICATIONS)
A	3'-2" x 8'-4" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	6;7&8/A1	6&7/A1	PAIR REQUIRED
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE WILL HAVE AN INTEGRAL SOUNDER
C	3'-0" x 6'-8" x 1-3/4"	S.C.WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
D	3'-0" x 6'-8" x 1-3/4"	S.C.WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
E	2'-6" x 6'-8" x 1-3/4"	S.C.WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		

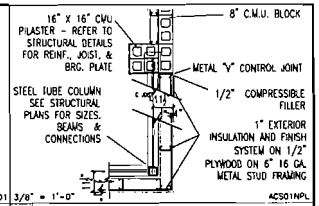
3/32" = 1'-0" ADC01

4 DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES



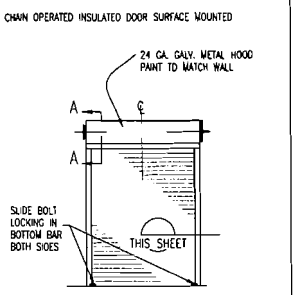
3/4" = 1'-0" AFS01

5 EXPANSION JOINT DETAIL

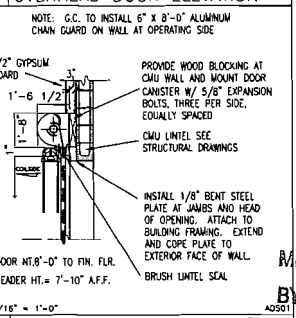


3/8" = 1'-0" ACS01NPL

9 SECTION AT CANOPY

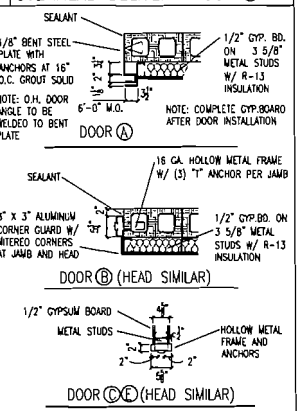


6 OVERHEAD DOOR ELEVATION



5/16" = 1'-0" ADS01

7 OVERHEAD DELIVERY DOOR Ⓐ



3/4" = 1'-0" ADS02

8 JAMB DETAILS

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REVISIONS
1 2 3 4 5 6

Auto Zone Store No. 4961
BIRD ROAD
MIAMI FL 33155

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

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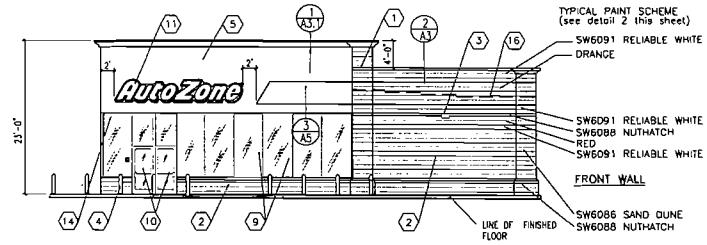
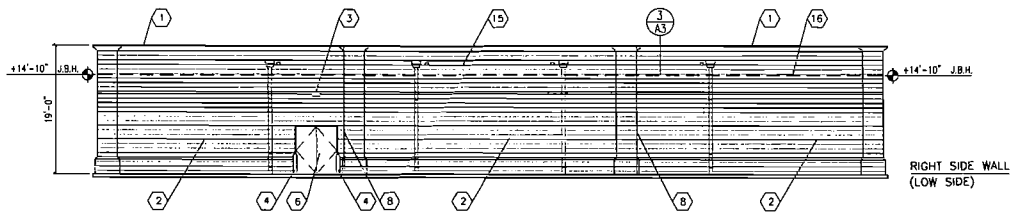
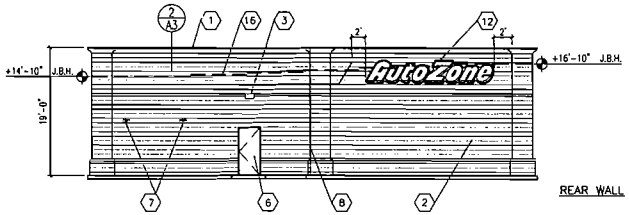
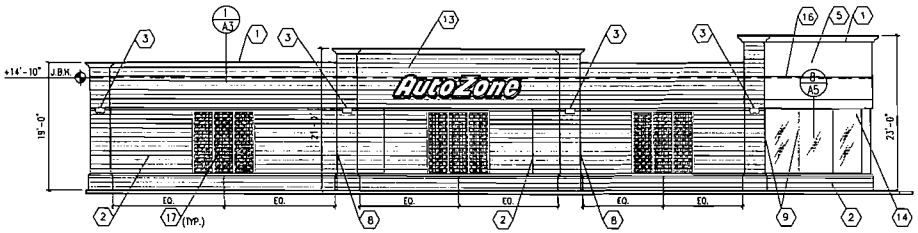








1/8" = 1'-0"

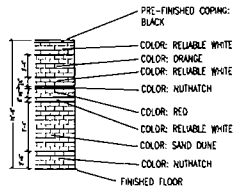
1 EXTERIOR ELEVATIONS

1. TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6
2. SMOOTH FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
3. WALL MOUNTED LIGHT FIXTURE
4. PIPE GUARD WITH RED SLEEVE
5. WFC. WHITE EXTERIOR INSULATED FINISH – PAINT WHITE
6. PAINT MAN DOOR RED & METAL FRAMES BLACK
7. TOILET WALL VENTS PAINT TO MATCH WALL
8. EXPANSION JOINT
9. ALUMINUM STOREFRONT – RED KYNAR FINISH
10. GLASS AND ALUMINUM DOORS – CLEAR ANODIZED FINISH
11. FRONT WALL SIGN – 42" Cloud NStrp
12. REAR SIDE WALL SIGN – 42" Cloud NStrp
13. LEFT SIDE WALL SIGN – 42" Cloud NStrp
14. STORE ADDRESS – 6" WHITE REFLECTIVE NUMBERS
15. SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
16. BOND BEAM AT ROOF LINE
17. METAL TRELIS

1/8" = 1'-0" AWN01N

2 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR THE TOP TWO BRICK SOLDIER COURSES. PAINT ORANGE STRIPE TO WITHIN 2" OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN. CONTINUE ORANGE STRIPE ON E.I.F.S. ABOVE STOREFRONT.



1/8" = 1'-0" AWE01

3 EXTERIOR WALL COLOR SCHEME

GENERAL NOTES:

1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

SIGNAGE NOTES:

1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SIN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

3/32" = 1'-0" AWN02

5 SIGNAGE NOTES – BUILDING

J.B.H. = JOIST BEARING HEIGHT

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2	REV2	5	REV5
3	REV3	6	REV6

AutoZone Store No. 4961
BIRD ROAD
MIAMI FL 33155
EXTERIOR ELEVATIONS AND NOTES

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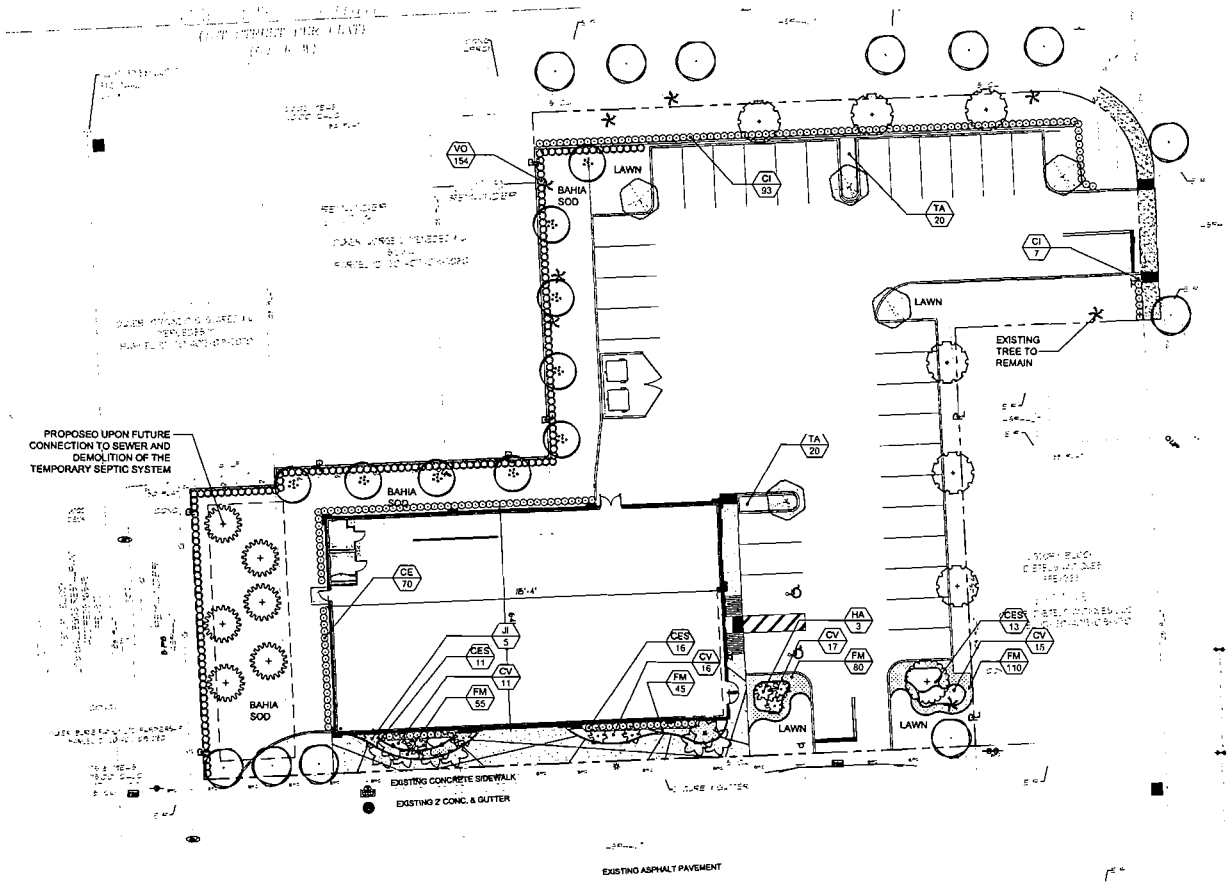

LANDSCAPE PLAN

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

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LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	5	Casuarina lineifolia	10' HT. X 4' SPR.
		BRAZILIAN BEAUTYLEAF	F. G.
	1	*Conocarpus erectus 'sericeus'	10' HT. X 4' SPR.
		SILVER BUTTONWOOD	F. G.
	12	*Quercus virginiana	12' HT. X 6' SPR.
		LIVE OAK	F.G.
	8	*Swietenia mahagoni	10' HT. X 4' SPR.
		MAHAGONY	F.G.
	6	Tabebuia heterophylla	10' HT. X 4' SPR.
		PINK TRUMPET TREE	F. G.
	3	Pychosperma elegans	18' O.A. HT. MIN.
		ALEXANDER PALMS 'TRIPLE'	F.G. TRIPLE

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	40	*Conocarpus erectus sericeus	30" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CI	100	*Chrysobalanus icaco 'Red Tip'	24" HT. X 24" SPR. / 24" O.C.
		RED TIP COCOPLUM	3 GAL.
CV	59	Codiaeum variegatum 'Mammey'	24" HT. X 24" SPR. / 24" O.C.
		RED - YELLOW CROTON	3 GAL.
FM	210	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
HA	3	Hibiscus 'Anderson Crepe'	4' HT. O.A. STANDARD
		ANDERSON CREPE HIBISCUS	7 GAL.
JI	5	Jasmine mesnyeni	6' O.A. HT.
		JATROPHA TREE	15 GAL.
TA	40	Tecomastanans divericata	24" HT. X 24" SPR. / 24" O.C.
		CREPE JASMINE	3 GAL.
VO	154	*Viburnum obovatum	24" HT. X 24" SPR. / 24" O.C.
		WALTER'S VIBURNUM	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	
SOD	As Required	Paspalum notatum	SOLID EVEN SOD
		ARGENTINE BAHIA GRASS	

* DENOTES NATIVE SPECIES

PROPOSED UPON FUTURE CONNECTION TO SEWER AND DEMOLITION OF THE TEMPORARY SEPTIC SYSTEM

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	6	*Coccoloba diversifolia	10' HT. X 4' SPR.
		PIGEON PLUM	F.G.

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: BU-2 Net Lot Area 0.82 acres 35,704 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan. See list area = 35,704 s.f. x 15 % = 3,861 s.f.	3,307	12,286
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan; No. automobile parking spaces 31 x 10 s.f. per parking spaces =	310	310
C. Total s.f. of landscape open space required by Chapter 33: A + B =	3,617	12,606
LAWN AREA CALCULATION		
A. 3,617 total s.f. of landscape open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 60 % = 2,260 s.f. =	2,260	2,300
TREES		
A. No. trees required per net lot area: Less existing number of trees providing distribution requirements = 22 trees x net lot acres =	18	28**
B. % Palms Allowed: No. trees required x 50% =	3	9
C. % Natives Required: No. trees provided x 30% =	9	18
D. Street trees (maximum average spacing of 30' o.c.) 402 linear feet along street =	12	12
E. Street trees located directly overhead power lines (maximum average spacing of 25' o.c.) ____ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required: A + D + E = 30 Total Trees	30	40
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed.	300	401
B. No. shrubs allowed x 30% = No. of native shrubs required	90	294

** Includes 1 existing tree on site.
Includes 6 additional trees to be planted upon future connection to sewer and demolition of the temporary septic system

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WITKIN HULTS DESIGN GROUP
307 N.E. 167th Street, Hollywood, Florida
Phone: 954.922.5663 Facsimile: 954.922.0405
www.witkinhultsdesign.com

Project:

AUTOZONE
BIRD ROAD
Miami-Dade County, Florida
LANDSCAPE PLAN

Revisions:
1) 8.31.12 NEW SITE PLAN
2) 6.27.13 Client Comments

Seal:

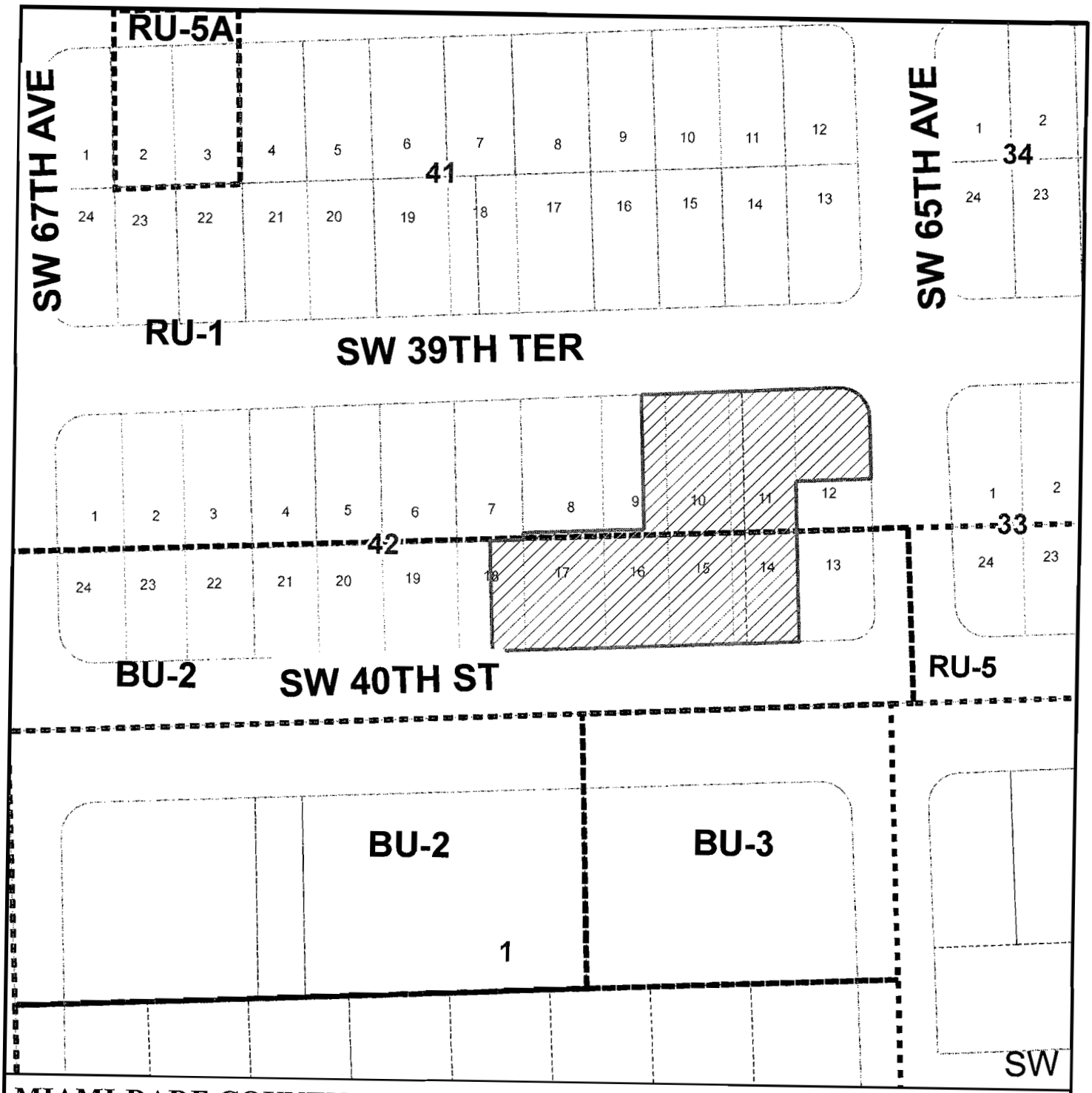
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 8/17/2012
Scale: 1/16"=1'-0"
Drawn by: JM
Sheet No.:

L-1

Cad Id.: 2012-058

26



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000111

Section: 13 Township: 54 Range: 40
Applicant: M & S DEVELOPMENT LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, September 26, 2012

REVISION	DATE	BY
		27

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000111

N
W E
S

Section: 13 Township: 54 Range: 40
Applicant: M & S DEVELOPMENT LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, September 26, 2012

REVISION	DATE	BY
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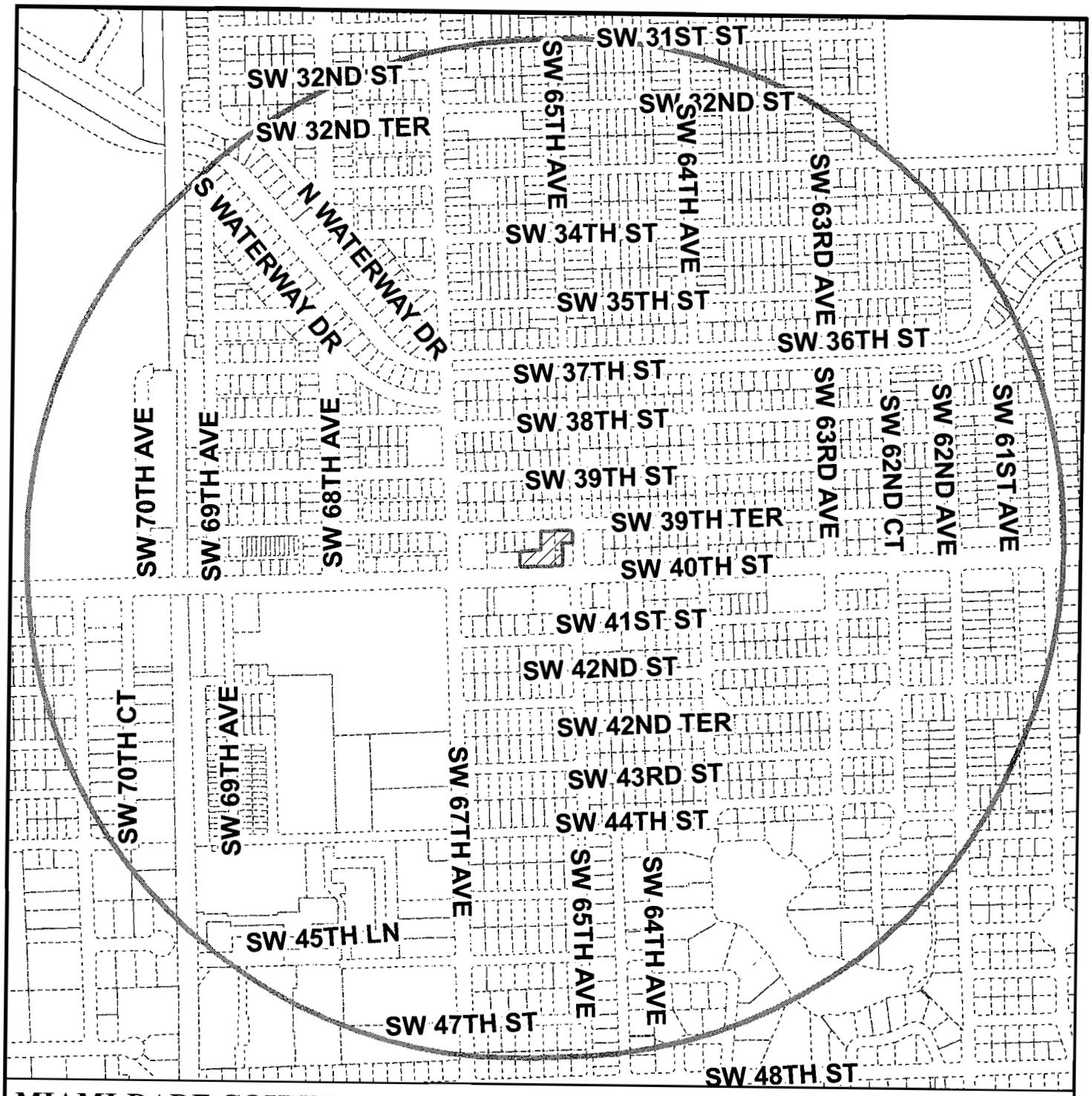

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000111

RADIUS: 2640

Section: 13 Township: 54 Range: 40
Applicant: M & S DEVELOPMENT LLC
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, September 26, 2012

REVISION	DATE	BY
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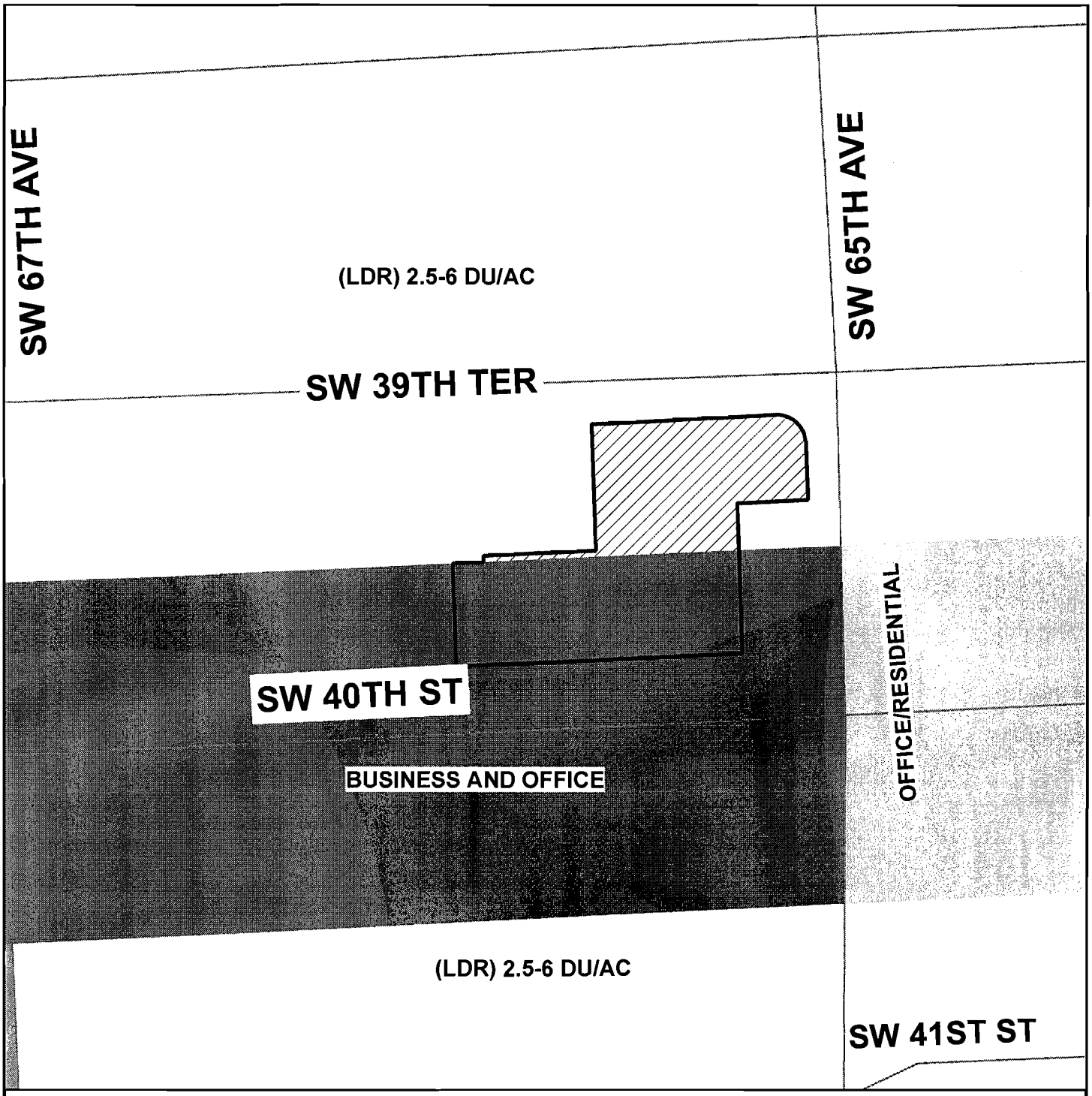

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000111

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S

Section: 13 Township: 54 Range: 40
Applicant: M & S DEVELOPMENT LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, September 26, 2012

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10

PH: Z13-038 (13-11-CZ10-2) **November 7, 2013**
Item No. 2

Recommendation Summary	
Commission District	11
Applicant	JCE 7, LLC
Summary of Requests	The applicant is seeking a district boundary change from AU to RU-1M(a).
Location	Lying West of SW 144th Ave, approximately 177' South of SW 30th Street, Miami-Dade County, Florida.
Property Size	2.5 acres
Existing Zoning	AU
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant.**

REQUEST:

DISTRICT BOUNDARY CHANGE from AU (Agricultural) to RU-1M(a) (Modified Single Family).

PROJECT DESCRIPTION:

The applicant seeks to rezone the 2.5-acre parcel from AU, Agricultural District to RU-1M(a), Single Family Modified Residential District, *5,000 sq. ft. net.*

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1M(a);single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; canal	Low Density Residential (2.5 to 6 dua)
West	RU-1M(a);single-family residences and vacant land	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 2.5 acre site currently developed with a single-family residence and is located west of SW 144th Ave and approximately 177' South of SW 30th Street. The surrounding properties to the south and west are zoned RU-1M(a), Single-Family Modified Residential District, and are developed with single-family residences and some land remains vacant. The

properties to the north, as well as the properties to the east of the canal, are zoned RU-1, Single-Family Residential District, and are developed with single-family residences.

SUMMARY OF IMPACT:

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, the proposed rezoning could impact traffic on the abutting roadways, and schools and emergency services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request could allow the applicant to develop the 2.5-acre parcel with a maximum of 13 residential units. Staff notes that the RU-1M(a) zoning district allows residences at 5,000 sq. ft. net. This would allow the applicant to develop the 2.5-gross acre parcel at 8.7 dwelling units per acre for a maximum of 21 residential units. The applicant has proffered a covenant restricting the development of the property to thirteen (13) residential units which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the Land Use Plan (LUP) map.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property abuts properties to the south and west that are zoned RU-1M(a). As such, subject to the Board's acceptance of the proffered covenant, staff opines that the rezoning of the subject property to RU-1M(a) would be **compatible** with the surrounding area and **consistent** with the density threshold of the Low-Density Residential designation of the parcel on the CDMP LUP map and the CDMP's Land Use Element the interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 2.5-acre parcel to RU-1M(a), Single-Family Modified Residential District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that subject to the Board's acceptance of the proffered covenant, the approval of the applicant's request to rezone the property will be **consistent** with the Low-Density Residential designation of the parcel on the CDMP Land Use Plan map. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application meets the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that the application will generate **15 PM** daily peak hour trips. Therefore, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management of said Department indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Staff is of the opinion that the proposed zone change to RU-1M(a) is **compatible** with the residential development trend as evidenced by similar approvals in the immediate vicinity. Specifically, the properties located to the west of SW 144 Place and south of the subject property were respectively rezoned from AU to RU-1M(a), in 2004, pursuant to Resolutions #CZAB10-19-05 and #CZAB10-18-05.

As such, the proposed rezoning of the property to RU-1M(a) would be **compatible** with the surrounding area and would contribute to the character of the community. Additionally, staff notes that the applicant has proffered a covenant that will limit the development of the property to thirteen (13) residential lots, which is within the density threshold allowed by the Low Density Residential designation on the LUP map and within the density allowed under the proposed zoning designation of RU-1M(a). **Therefore, staff opines that the application is consistent with the CDMP and recommends approval of the request under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant**.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JC

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

NDN

ZONING RECOMMENDATION ADDENDUM

JCE 7, LLC
Z13-038

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

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

Low-Density Residential (Pg. I-31)	*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.*
Objective LU-4 (Pg. I-11)	*Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*

ZONING RECOMMENDATION ADDENDUM

JCE 7, LLC
Z13-038

	(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

2. JCE 7, LLC
(Applicant)

13-11-CZ10-2(13-038)
Area 10/District 11
Hearing Date: 11/07/13

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
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: June 14, 2013

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

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

Subject: C-10 #Z2013000038
JCE 7, LLC
3120 SW 144th Street, Miami, Fl
District Boundary Changes to RU-1M(a)
(AU) (2.50 Acres)
15-54-39

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

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the DERM Environmental Permitting Section.

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

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

An Environmental Resources Permit from the South Florida Water Management District may be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

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

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

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

Wetlands

A Binding Letter of Interpretation was issued for these properties on May 17, 2013, stating that the sites do not contain wetlands as defined by Section 24-5 of the Code. This letter is valid for a period of two (2) years, and is scheduled to expire on May 17, 2015. At this time a Class IV Wetland Permit will not be required for any work on these sites. However, once the Binding Letter expires, DERM may decide to re-evaluate the Class IV Wetland Permit issues on the sites.

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

Tree Preservation

An on-site inspection performed by staff on September 28, 2006, as well as photos of the sites provided to this office by the applicant on June 5, 2013, revealed that the properties contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The sites also contain prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the sites prior to development.

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

The applicant is advised to contact the Tree Permitting Program at (305) 372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: October 8, 2013

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

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

Subject: Z2013000038
Name: JCE 7, LLC
Location: West of SW 144 Avenue, approximately 177 feet south of SW 30 Street
Section 15 Township 54 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **15 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals 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
9110	Bird Dr. Ext. w/o SW 137 Ave.	D	D
9112	Bird Dr. Ext. w/o SW 147 Ave.	B	B
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C
9134	Coral Way w/o SW 137 Ave.	E	E

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.

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2013

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

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

Subject: DIC #13-038
JCE 7, LLC

The Department's review of the above-referenced item is provided below. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Application: ***JCE 7, LLC*** is requesting a district boundary change from Agricultural (AU) to Modified Single Family Residential (RU-1M (a)).

Size: The subject property is approximately 2.5 acres.

Location: The subject property is located on SW 31st Street and west of SW 144th Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The application proposes the development of a vacant lot to build single family homes, which will meet the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units on the property will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste

collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: June 21, 2013

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

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

Subject: Z2013000038: JCE 7, LLC

Application Name: JCE 7, LLC

Project Location: The site is located in that area LYING WEST OF SW 144 AVE, APPROXIMATELY 177' SOUTH OF 30 STREET, Miami-Dade County.

Proposed Development: The applicant is seeking approval for a district boundary change from AU to RU-1M(a) with a covenant limiting development to 13 new single family homes on the site.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. Bird Lakes Park is the nearest park to the application site located about 1± mile to the south.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Bent Tree Park	NEIGHBORHOOD PARK	5.68
Bird Basin Park	NEIGHBORHOOD PARK	9.88
Bird Lakes Park	COMMUNITY PARK	8.86
Eden Lakes Park	NEIGHBORHOOD PARK	9.64
International Gardens Park	NEIGHBORHOOD PARK	5.26
Kendale Lakes SP Tax Dist Lot 38	MINI-PARK	0.44
Kendall Green Park	NEIGHBORHOOD PARK	25.89
McMillan Park	SINGLE PURPOSE PARK	20.83
Millers Pond Park	COMMUNITY PARK	12.85
North Trail Park	COMMUNITY PARK	14.02
Royale Green Park	NEIGHBORHOOD PARK	3.38
Southern Estates Park	NEIGHBORHOOD PARK	13.00
Tamiami Canal Park	NEIGHBORHOOD PARK	1.52
Tamiami Lakes Park	NEIGHBORHOOD PARK	4.82
Tamiami Trail Park (North)	NEIGHBORHOOD PARK	1.81
Tree Island Park & Preserve	COMMUNITY PARK	119.68
West Kendale Lakes Park	NEIGHBORHOOD PARK	5.03
Westwind Lakes Park	COMMUNITY PARK	20.75
Westwind Lakes SP TX Dist TR A	NEIGHBORHOOD PARK	9.20
Westwind Lakes SP TX Dist TR FP2	NEIGHBORHOOD PARK	2.70
Westwind Lakes SP TX Dist TR G	NEIGHBORHOOD PARK	5.04

Impact Analysis: Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 (PBD2) which has a surplus capacity of 494.95 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

Impact and demand: This application will generate 13 single family units resulting in an impact to Level of Service of .12 acres. The site is located in Park Benefit District 2 which has a surplus of 494.95 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District. The Department has no objection to this application.

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

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum

Date: 28-MAY-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000038

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand

Development for the above Z2013000038
located at LYING WEST OF SW 144 AVE, APPROXIMATELY 177' SOUTH OF 30 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1515 is proposed as the following:

13 (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: 3.65 alarms-annually.
The estimated average travel time is: 5:04 minutes

Existing services

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

Station 37 - West Bird - 4200 SW 142 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent.

DATE: 21-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

JCE 7, LLC

APPLICANT

LYING WEST OF SW 144 AVE, APPROXIMATELY 177' SOUTH OF 30 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2013000038

HEARING NUMBER

HISTORY:

FOLIO:3049150010150
NC OPEN: THERE ARE NO CURRENT NEIGHBORHOOD COMPLIANCE CASES

NC CLOSED: CASE #201312000407, WAS OPENED ON JANUARY 7, 2013, FOR MAINTAING FARM ANIMALS ON THE PROPERTY. THE CASE WAS CLOSED AS PER CERTIFICATE OF USE AND OCCUPANCY [2009006539] WHICH ALLOWS A PLANT NURSERY AND THE ZONING OF THE AREA PERMITS THE PROPERTY TO MAINTAIN FOWL.

BLDG SUPPORT: THERE ARE NO CURRENT OPENED OF CLOSED BUILDING SUPPORT CASES.

FOLIO: 3049150010191
NC: THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD COMPLIANCE CASES

BLDG SUPPORT: THERE ARE NO CURRENT OPENED OR CLOSED BUILDING SUPPORT CASES

JCE 7, LLC

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: JCE 7 LLC, a Florida Limited Liability Company

NAME AND ADDRESS	Percentage of Stock
Juan Carlos Sainz 2423 SW 147 Avenue Miami, Florida 33185	50%
Efrain Morales 14471 SW 42 Street # 212 Miami, Florida 33175	50%

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 _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED
MAY 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY
213-038

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: _____

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

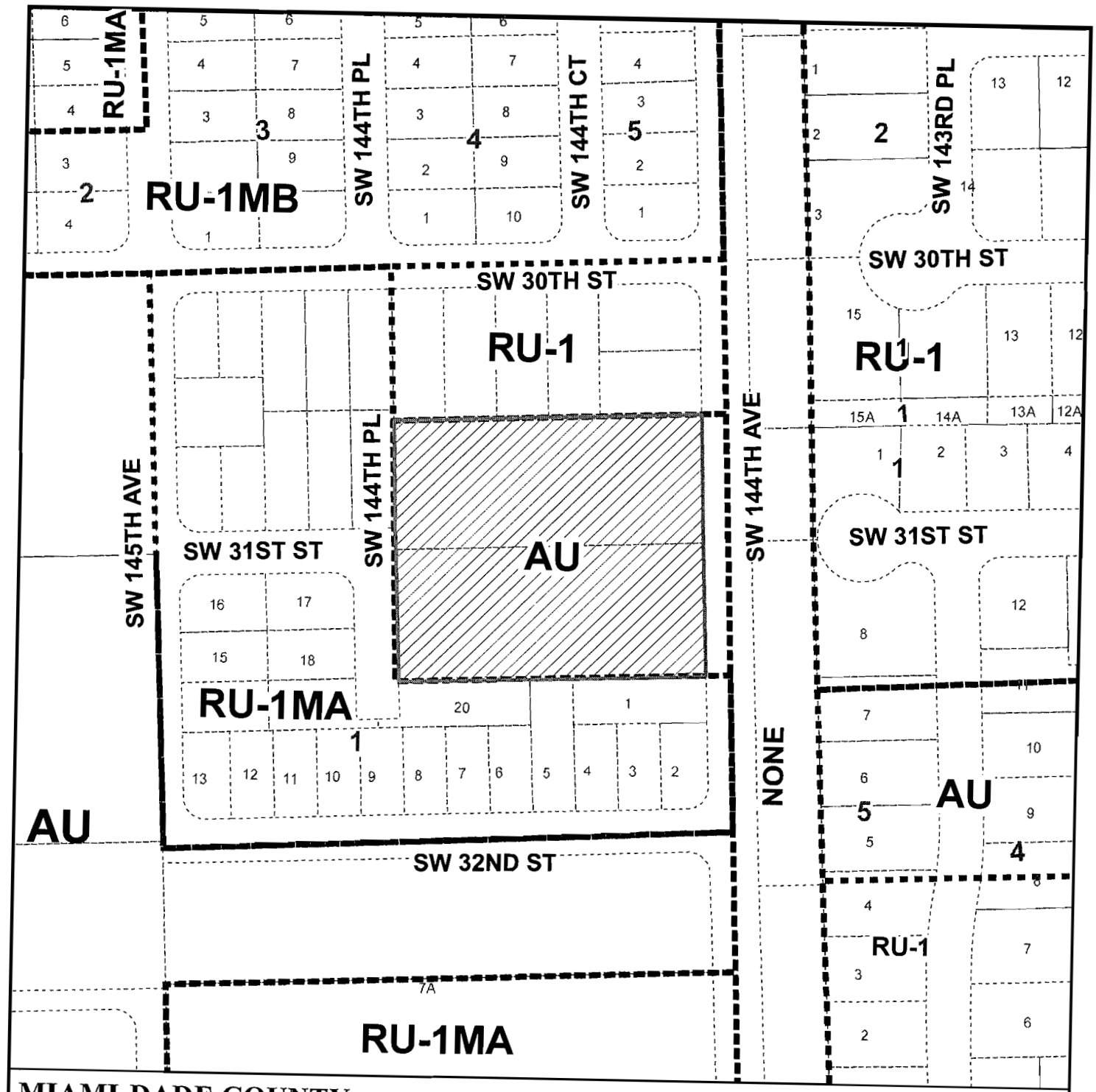
Sworn to and subscribed before me this 12 day of April, 2013. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: 8/26/2013

Notary Public State of Florida
Juan R Martinez
My Commission DD901035
Expires 08/26/2013
Seal

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000038

Section: 15 Township: 54 Range: 39
Applicant: JCE 7, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 3, 2013

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000038

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

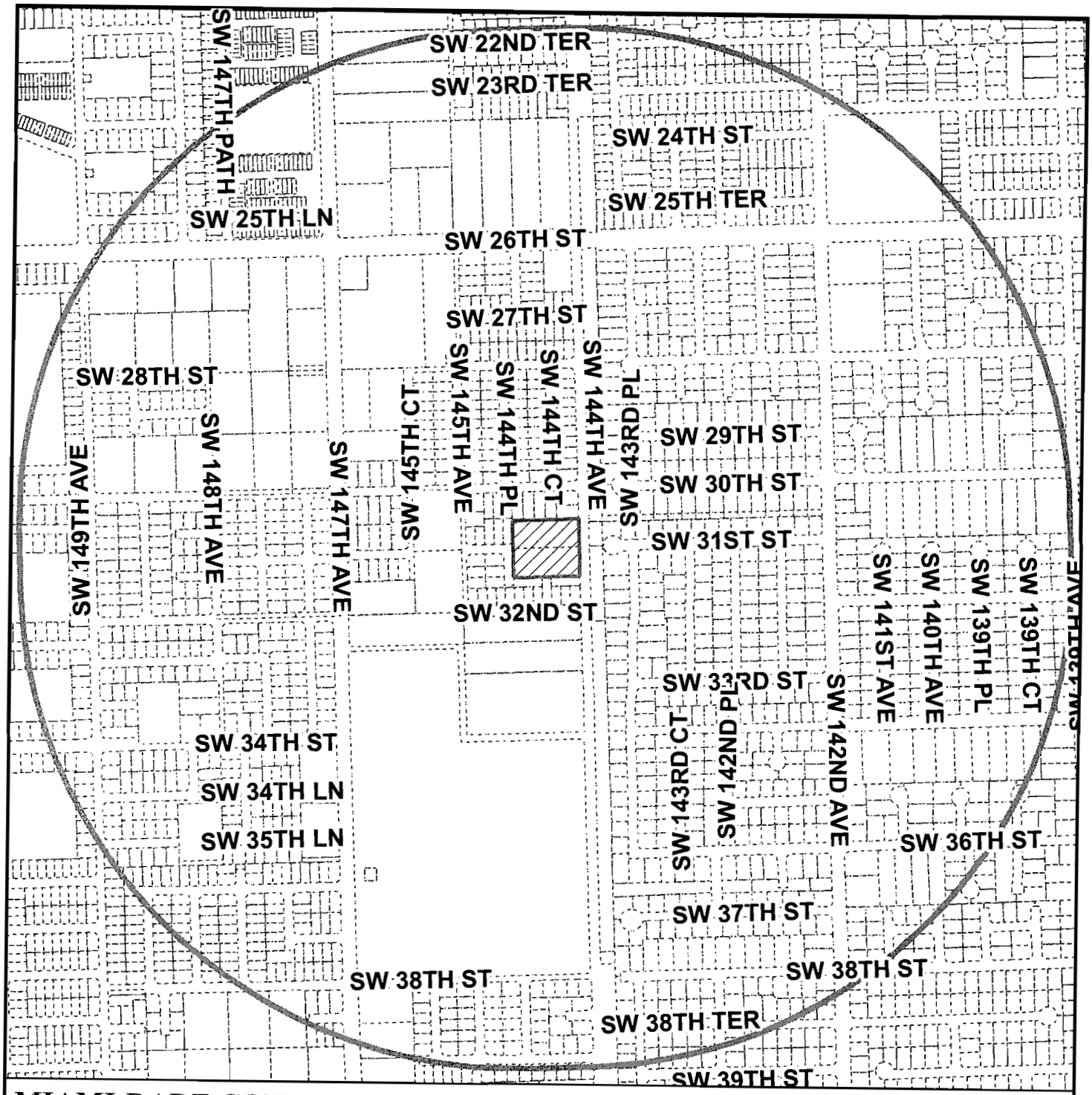
N W E S

Section: 15 Township: 54 Range: 39
Applicant: JCE 7, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 3, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000038

RADIUS: 2640

Section: 15 Township: 54 Range: 39
Applicant: JCE 7, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 3, 2013

REVISION	DATE	BY
		21

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000038

N
W E
S

Section: 15 Township: 54 Range: 39
Applicant: JCE 7, LLC
Zoning Board: C10
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 3, 2013

REVISION	DATE	BY

CZAB10 — November 7, 2013
Item #3 — Z13-038
JCE 7, LLC

This instrument was prepared by:
Name: Juan R. Martinez and Associates
8550 West Flagler Street Suite # 106
Miami, Fl. 33144

(Space reserved for clerk)

DECLARATION OF RESTRICTION

WHEREAS, the undersigned Owner JCE 7, LLC, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "property," which is supported by the authority's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of public Hearing No. Z2013000038 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the property:

(1) That the development of the subject property be limited to a maximum of 6 units per gross acre for a total of 13 lots.

(Space reserved for Clerk)

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owners and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date the Delaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the convenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing. >>It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures. <<

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the court may adjudge to be reasonable for services of the attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect.
Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation for approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

ACKNOWLEDGMENT
LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 20 day of May, 2013.

IN WITNESS WHEREOF, JCE 7, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature
Luis Chacon
Print Name

Signature
Arodys Izquierdo
Print Name

JCE 7, LLC
Name of LLC
Address:
2423 SW 147th Avenue
Miami, Florida 33185

By
(Managing Member)

Print Name: Juan Carlos Sainz

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF Florida **COUNTY OF** Miami-Dade

The foregoing instrument was acknowledged before me by Juan Carlos Sainz (Name) the Managing Member (Title) of JCE 7, (Name) LLC, on behalf of the LLC.
He/She is personally known to me or has produced _____, as identification.

(Space reserved for Clerk)

Witness my signature and official seal this 20 day of

May, 2013, in the County and State aforesaid.

JUAN R. MARTINEZ
Notary Public - State of Florida
My Comm. Expires Aug 26, 2017
Commission # FF 015458
Bonded Through National Notary Assn.

Signature

Notary ~~Public State~~ of Florida

Juan R. Martinez

Print Name

My Commission Expires: August 27, 2017

EXHIBIT "A"

Luz Marina First Addition

Folio # 30-4915-001-0150

Folio # 30-4915-001-0191

LEGAL DESCRIPTION

THE EAST 357.50 FEET OF TRACTS 5-A AND 6-A OF
J.G.HEAD'S FARMS, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 46, AT PAGE 44,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LYING IN SECTION 15, TOWNSHIP 54 SOUTH, RANGE 39 EAST.

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10

PH: Z13-039 (13-11-CZ10-3) **November 7, 2013**
Item No. 3

Recommendation Summary	
Commission District	10
Applicant	Frank Alonso
Summary of Requests	The applicant is seeking to legalize existing additions to a duplex residence with reduced setbacks from property lines and more lot coverage than required.
Location	8925/27 SW 40 Terrace, Miami-Dade County, Florida.
Property Size	75' x 100'
Existing Zoning	RU-2, Two-family Residential District
Existing Land Use	Duplex residence
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions**

REQUESTS:

(1) NON-USE-VARIANCE to permit existing additions to a duplex residence setback a minimum of 22.9' (25' required) from the rear (north) property line.

(2) NON-USE-VARIANCE to permit an existing porch addition to the duplex residence setback a minimum of 20.10' (25' required) from the front (south) property line.

(3) NON-USE VARIANCE to permit a lot coverage of 36% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "As Built Plans for Addition Legalization for Frank Alonso" as prepared by Fernando Gomez-Pina, P.E., sheet A-1 dated stamped received 5/7/13 and sheet A-2 dated stamped received 9/13/13 and consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing approximately 2,612 sq. ft. duplex residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-2; duplex residence	Business and Office
North	BU-1A; retail stores	Business and Office
South	RU-2; duplex residence	Low Density Residential (2.5 to 6 dua)
East	RU-2; duplex residence	Business and Office
West	BU-1A/RU-2; retail stores	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 8925-27 SW 40 Terrace. Residential and commercial uses characterize the surrounding area where the subject property lies.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Business and Office*** (see attached Zoning Recommendation Addendum) on the CDMP Adopted 2015-2025 Land Use Plan (LUP) map. This category allows residential uses, and the mixing of residential use with commercial, office and hotels. These uses are allowed provided that the scale and intensity, including height of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.

As such, staff opines that the existing duplex residence is **consistent** with the CDMP Land Use Element interpretative text in **Business and Office** areas and the CDMP Land Use Plan map **Business and Office** designation for the subject property.

ZONING ANALYSIS:

The purpose of the application is to legalize existing additions to an existing duplex residence with reduced setbacks from property lines along with more lot coverage than permitted. The additions consist of a family room, bathroom, and bedroom in the west portion of the duplex and a den, family room, and bathroom in the east portion of the duplex.

When requests #1 through #3 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the approval with conditions of same would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Furthermore, approval of the requests would not result in an obvious departure from the aesthetic character of the surrounding area. When analyzing Request #1 to permit existing additions to a duplex residence setback a minimum of 22.9' (25' required) from the rear north property line, staff opines that the setback variance is minimal, and that there will be no visual impact to the commercial property to the North, which is setback approximately 27 feet from said property line. Further when analyzing Request #2 to permit an existing porch addition to the duplex residence setback a minimum of 20.10 (25' required) from the front (south) property line, staff notes the porch addition has been designed, as depicted in the submitted plan, to match the architectural style and scale of the residence and therefore, will not result in an obvious departure from the aesthetic character of the surrounding area and that the porch will provide shelter for the residents. When analyzing Request #3 to permit a lot coverage of 36% (30% permitted) staff opines that the request is compatible to the area and would not be a detriment to residences in the area based on the below similar approvals.

Staff found similar and more intensive approvals for variances of rear setback and lot coverage requirements for residences within the surrounding area. For example, a single-family residence located at 9162 SW 40 Terrace was approved pursuant to Administrative Variance No. 1987000298 to permit a rear setback of 16' from the property line, where 25' is required, and a single family residence located at 9200 SW 42 Terrace was approved pursuant to Administrative Variance No. V2000000244 to permit a terrace addition setback of 18' from the property line, where 25' is required. Additionally, pursuant to Resolution No. CZAB10-7-02 on a tract of land located on the north and south sides of theoretical SW 41 Street & west of SW 90 Avenue, a residential development was approved to allow the residences with a rear setback of 15 from the property line, where 25' is required and to permit a lot coverage of 35%, where 30% is permitted.

Staff notes that the submitted site plans indicate the removal and blockage of various interior doors, as well as the removal of electrical and plumbing connections and appliances within the duplex residence. Staff also notes that the site plan shows the removal of the existing screened porch on the west portion of the duplex unit. However, based on the configuration of the floor plans, staff opines that future owners could easily convert the residence into additional residential units. As such, staff recommends as a condition for approval that the aforementioned changes indicated in the submitted plans be completed prior to final permit approval and that the applicant proffer a Declaration of Use Agreement restricting the subject property to a two family use only. **As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "As Built Plans for Addition Legalization for Frank Alonso" as prepared by Fernando Gomez-Pina, P.E., sheet A-1 dated stamped received 5/7/13 and sheet A-2 dated stamped received 9/13/13 and consisting of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the applicants apply for and secure a building permit for any unpermitted additions from the Regulatory and Economic Resources Department within 90 days after final public hearing approval of this application.

5. That the applicant removes the screened porch addition to the west side of the property as indicated on the site plans.

6. That the applicant removes the interior door leading from the kitchen to the laundry room of the east residential unit, the interior door leading from the kitchen to the den for the west residential unit as indicated on the site plans.

7. That the applicant removes the electrical and plumbing connections and appliances in the family rooms of both residences as indicated on the site plans.

8. That the door be removed and the opening be blocked which leads from the hall way by the bedroom of the east portion of the duplex to the west portion of the duplex facing the den as depicted on the site plans submitted.

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

ES:MW:NN:CH:EJ

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

NDN

ZONING RECOMMENDATION ADDENDUM

Frank Alonso
Z13-039

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

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

Business and Office (Page I-41)	*This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.*

ZONING RECOMMENDATION ADDENDUM

Frank Alonso
Z13-039

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

3. FRANK ALONSO
(Applicant)

13-11-CZ10-3(13-039)
Area 10/District 10
Hearing Date: 11/07/13

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
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.

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

Carlos A. Gimenez, Mayor

miamidade.gov

August 14, 2013

Frank Alonso
14224 SW 132nd Avenue
Miami, FL 33186

Re: Zoning Hearing #Z201300039
Frank Alonso

Dear Mr. Alonso:

Enclosed, please find the Department of Regulatory and Economic Resources - Division of Environmental Resources Management (DERM) review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code and may be scheduled for hearing.

Sincerely,

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

Memorandum

MIAMI-DADE COUNTY

Date: July 10, 2013

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

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

Subject: Z2013000039
Name: Frank Alonso
Location: 8925/27 SW 40 Terrace
Section 21 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 11, Block 2 of Plat Book 41, Page 80.

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

Memorandum

MIAMI-DADE COUNTY

Date: August 12, 2013

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

From: Kathleen Woods-Richardson, Director
Public Works and Waste Management Department

Subject: Frank Alonso (13_039)

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

According to Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, the property meets the definition of residential unit. The residential unit on the property currently receives, and shall continue to receive PWWM waste collection and recycling service. The current waste collection fee will cover all associated costs as the property is within the Department's waste collection service area. The application will have no impact or any associated costs for waste collection or recycling services.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: July 31, 2013

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

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

Subject: Z2013000039: FRANK ALONSO

Application Name: FRANK ALONSO

Project Location: The site is located at 8925 27 SW 40 TERR, Miami-Dade County.

Proposed Development: The request is for approval of a setback less than required and lot coverage more than permitted for an existing addition to a duplex.

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

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

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

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

11

Memorandum

Date: 12-AUG-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000039

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand:

Development for the above Z2013000039
located at 8925 27 SW 40 TERR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1591 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: 5:09 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:

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: 04-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

FRANK ALONSO

APPLICANT

8925 27 SW 40 TERR, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2013000039

HEARING NUMBER

HISTORY:

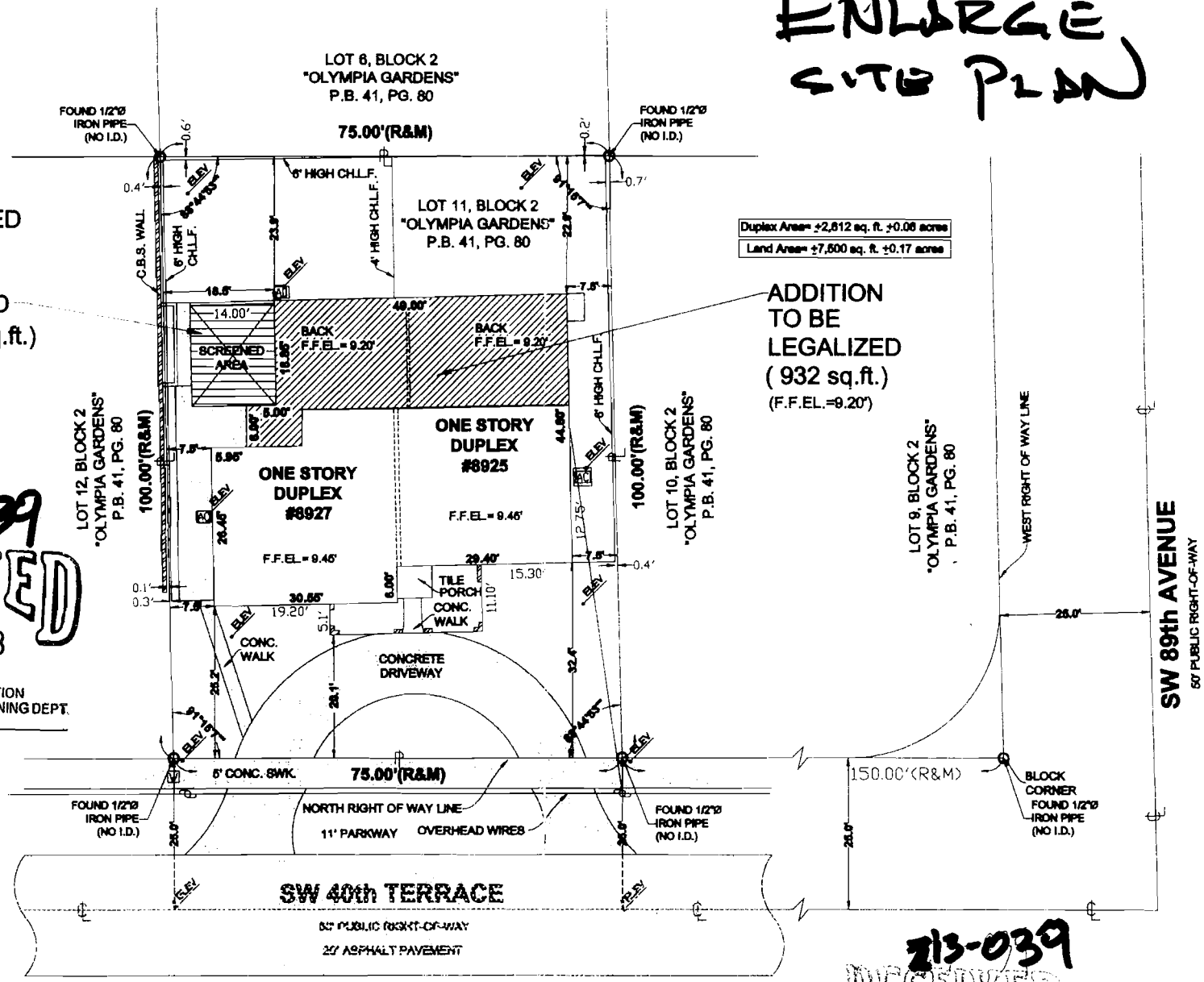
ENFORCEMENT HISTORY: NC: Case 201203007290 was opened on September 20, 2012 for unauthorized use. Ticket issued on October 4, 2012. On May 30, 2013 a 60 day extension was granted to get zoning hearing. CVN has been paid. Cast still open. Prior case 201203002902 was opened for junk and trash on April 24, 2012, case closed April 25, 2012, not in violation. BNC: BSS case 20130155904-B was opened on October 23, 2012. Notice of violation issued for Failure to obtain required building permit(s) prior to commencing work on: subdivided house to include two kitchens and two bathroom and screen enclosure on westside all without permits. Civil violation notice no P011570 issued on May 9, 2013. Ticket paid on June 11, 2013. Case remains open.

Frank Alonso

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

REPORTER NAME:

ENLARGE SITE PLAN



213-039
RECEIVED
MAY 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Fc

213-039
RECEIVED
MAY 07 2013

SITE PLAN

SCALE: 1"- 20'

NOTE:
THERE ARE NO PERTINENT FIXTURES ON

REVIS
DESCR
Projec
13-1
Dat
03/08
Drawn By:
305-262-
Approve
F.
SE
SHEE

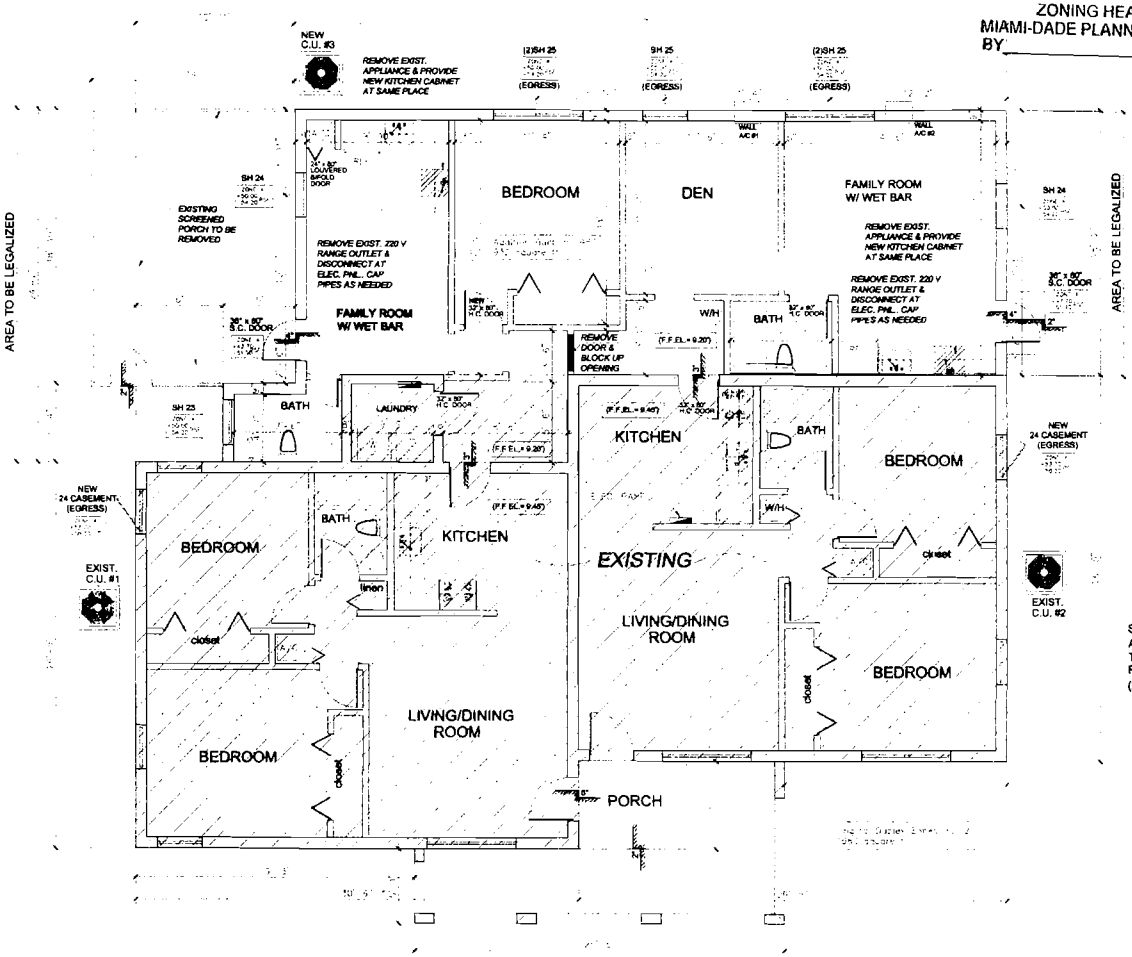
Z13-039

RECEIVED

MAY 07 2013

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

AREA TO BE LEGALIZED



FLOOR PLAN

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

LEGEND

- EXISTING PARTITIONS TO REMAIN
- EXISTING PARTITIONS TO BE LEGALIZED
- EXISTING C.B.S. WALLS TO REMAIN
- EXISTING C.B.S. WALLS TO BE LEGALIZED

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH SFBC

ZONING INFORMATION

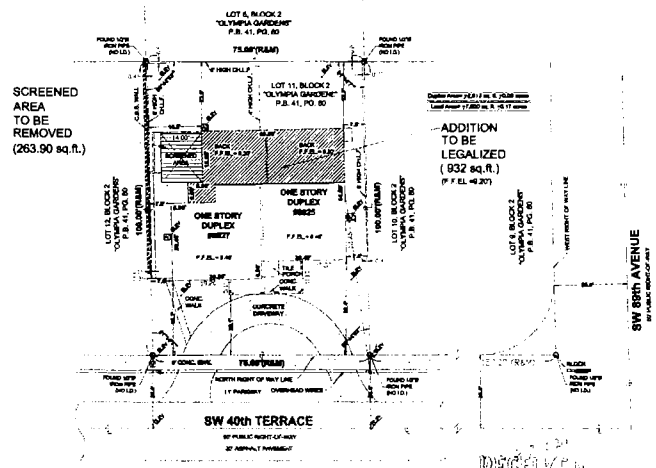
NET LOT AREA		7500 SQ.FT.
BUILDING AREA		2612 SQ.FT.
LOT COVERAGE =	BUILDING A. / NET LOT A	= 34.85 %

SET BACKS

	REQUIRED	PROVIDED
FRONT	25'	26.2'
REAR	25'	22.9'
SIDE (N)	7.5'	7.5'
SIDE (S)	7.5'	7.5'

LEGAL DESCRIPTION

LOT 11 OF BLOCK 2 OF "OLIMPIA GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41 AT PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



SITE PLAN

SCALE: 1"- 20'

NOTE:
THERE ARE NO PERTINENT FIXTURES ON ADJACENT PROPERTIES AND ACCROSS THE STREET THAT MAY AFFECT THE ONSITE SEWAGE SYSTEM INSTALLATION

RECEIVED

FERNANDO GONEZ-PIN, P.E. CONSULTING ENGINEER

AS BUILT PLANS FOR ADDITION LEGALIZATION FOR
FRANK ALONSO
8925 SW 40th TERRACE
MIAMI, FL 33165

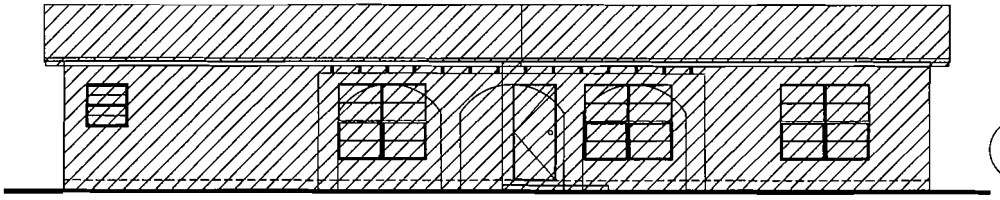
REVISIONS

DESCRIPTION
Project No. 13-16
Date: 03/08/13
Drawn By: P.P./CBS
305-282-8075
Approved By: F.G.P.

SEAL

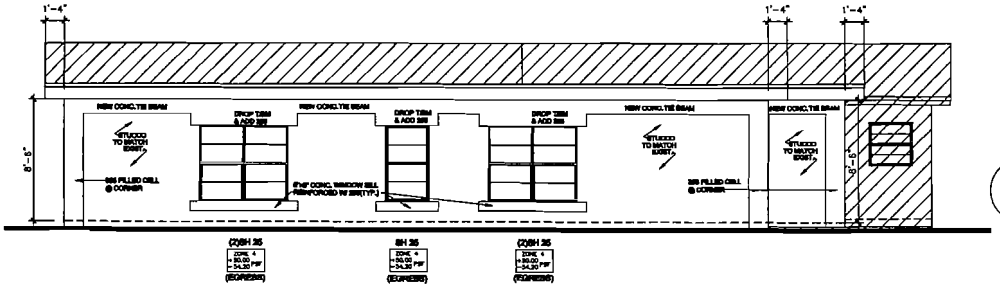
SHEET NO.
A-1
OF

15



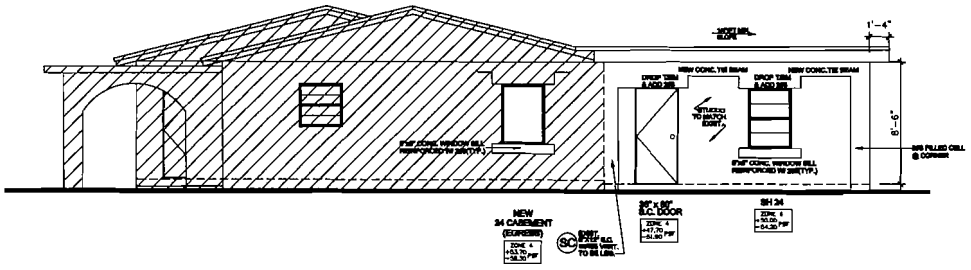
FRONT/SOUTH ELEVATION

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



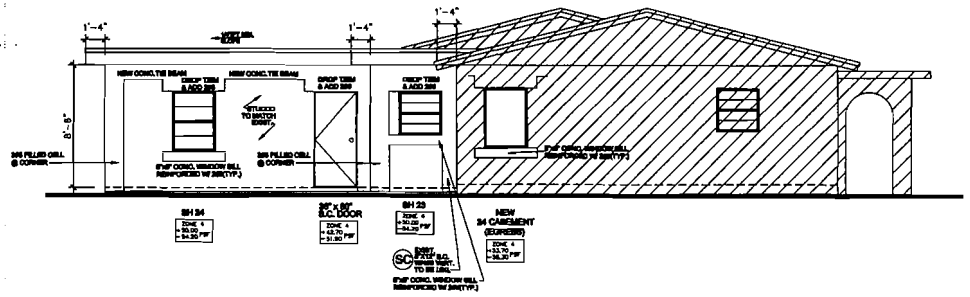
REAR/NORTH ELEVATION

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



RIGHT/EAST ELEVATION

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



LEFT/WEST ELEVATION

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

RECEIVED
MAY 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY FE

213-039
RECEIVED
MAY 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY TO

FERNANDO GOMEZ-PIÑA, P.E.
CONSULTING ENGINEER
FL. P.E. No. 14710 (CIVIL)
230 CATALONIA AVE. #404
CORAL GABLES, FL. 33134
TEL. (305) 461-2338
FAX (305) 461-2338
FGOMEZPINA@ATMAIL.NET

PROJECT TITLE
AS BUILT PLANS FOR ADDITION LEGALIZATION FOR
FRANK ALONSO
8925 SW 40th TERRACE
MIAMI, FL 33165

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

REVISIONS

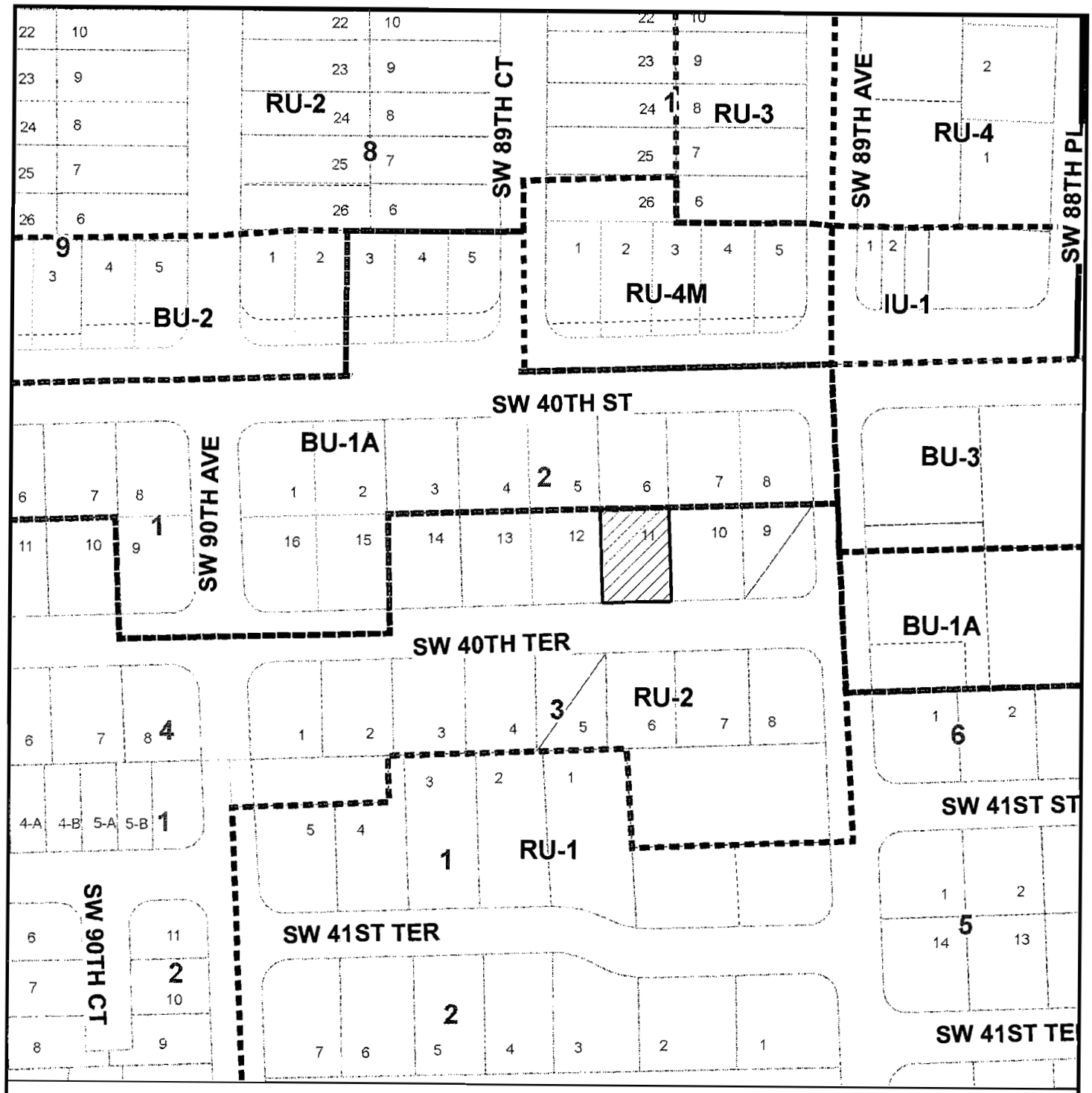
DESCRIPTION
Project No.
13-18
Date:
03/08/13
Drawn By: F.P./CBS
305-283-8075
Approved By:
F.G.P.

SEAL

SHEET NO.

A-2

OF



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000039

Section: 21 Township: 54 Range: 40
Applicant: FRANK ALONSO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 5, 2013

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000039

N
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S

Section: 21 Township: 54 Range: 40
Applicant: FRANK ALONSO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

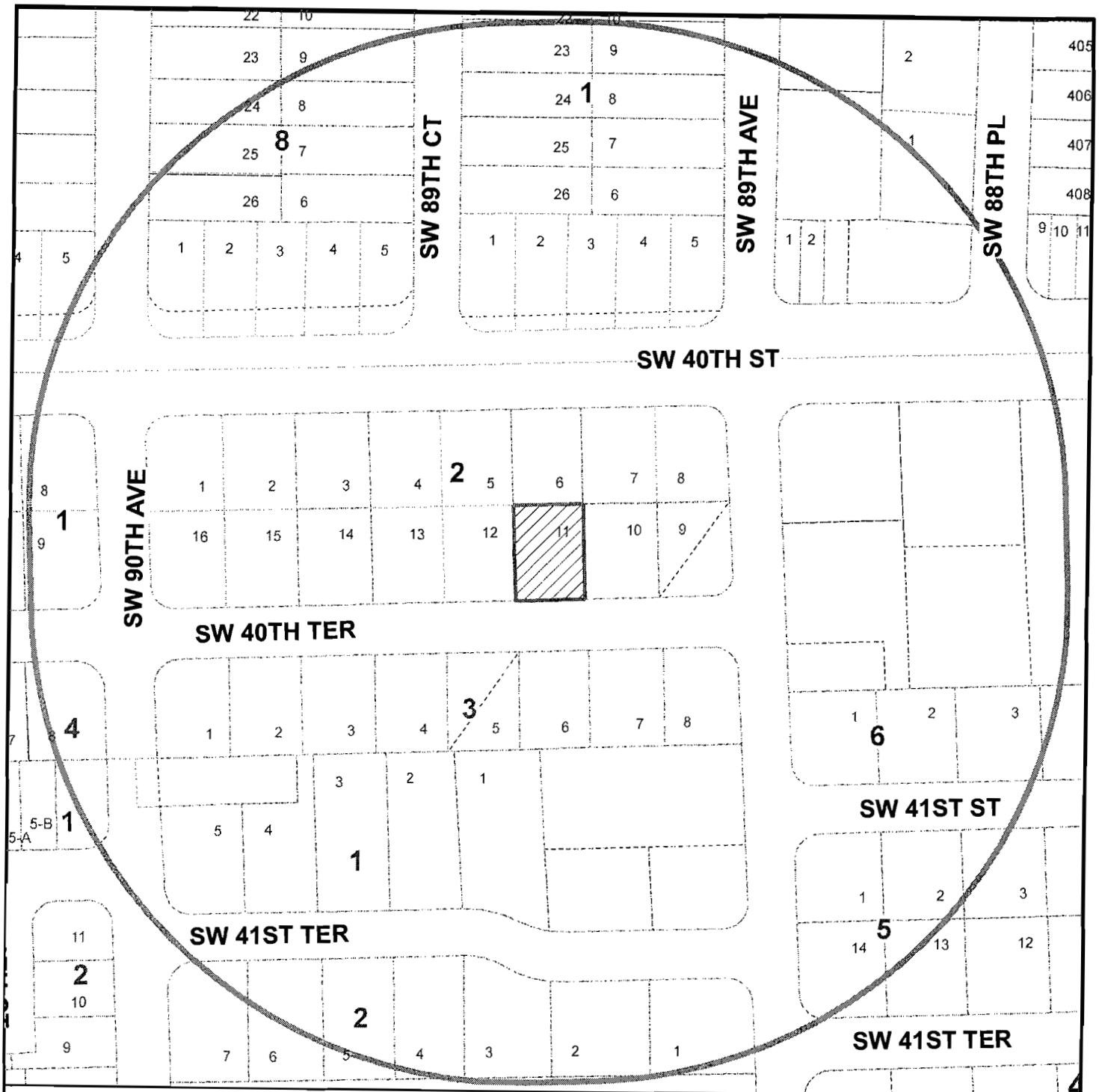
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 5, 2013

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2013000039

RADIUS: 500

Section: 21 Township: 54 Range: 40
Applicant: FRANK ALONSO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

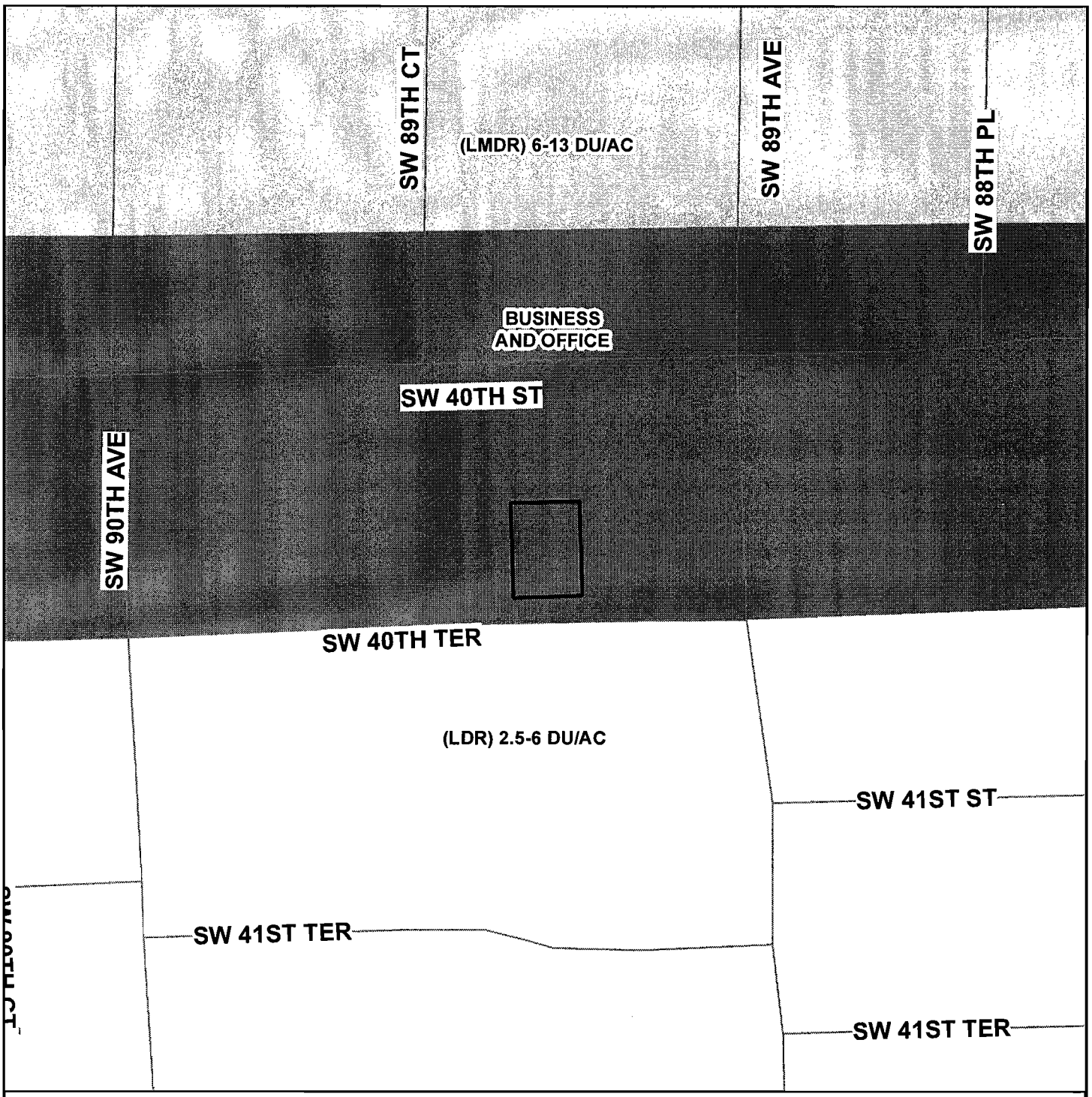
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 5, 2013

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000039

Section: 21 Township: 54 Range: 40
Applicant: FRANK ALONSO
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 5, 2013

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10

PH: Z13-060 (13-11-CZ10-1) **November 7, 2013**
Item No. 4

Recommendation Summary	
Commission District	6
Applicant	Coral Villa Baptist Church
Summary of Requests	The approval of this application will allow the applicant to legally permit an existing daycare and pre-school within a previously approved religious facility. Additionally, approval of the application would allow the building of public assemblage with reduced setbacks from property lines and from residences as well as ancillary variances based on the existing site conditions.
Location	3201 SW 67 avenue, Miami-Dade County, Florida.
Property Size	64,700 sq. ft.
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Religious facility
2015-2025 CDMP Land Use Designation	Low-Density Residential, 2.5 – 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b), Non-Use Variance Standards Section 33-311(A)(7), Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions of requests #1, #4 through #7 and request #9; modified approval with conditions of requests #2 and #8, and denial without prejudice of request #3 .**

REQUESTS:

1. UNUSUAL USE to permit a daycare and pre-school.

2. MODIFICATION of Condition #2 of Resolution 2-ZAB-279-63, passed and adopted by the Zoning Appeals Board, reading as follows:

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

   TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Coral Villa Baptist Church & Christian Academy" prepared by Villa & Associates., Inc., Sheet A-1 dated stamped received 9/12/13, sheet L-1 dated stamped received 9/23/13 and the remaining 4 sheets dated stamped received 6/19/13 for a total of 6 sheets."

The purpose of Request #2 is to allow the applicant submit a new site plan indicating a daycare and pre-school for the previously approved religious facility.

3. NON-USE VARIANCE to permit an existing carport to setback 0' (25' required) from the side street (north) property line.

4. NON-USE VARIANCE to permit a proposed one way driveway with a minimum of 10 feet (14 feet required).

5. NON-USE VARIANCE to permit the existing building of public assembly setback 23'-10" (25' required) from the side street (north) property line.

6. NON-USE VARIANCE to permit the existing building of public assembly setback 49'-10" (50' required) from property lines under a different ownership to the south.

7. NON-USE VARIANCE to permit the existing building of public assemblage closer than 75 feet to existing residential buildings to the east.

8. NON-USE VARIANCE prohibiting structures over 2.5' high within the safe sight distance triangle within 10' of a driveway leading to a right-of-way; to permit the canopy carport and fencing within the safe site distance triangle along the side street (north) property line.

9. NON-USE VARIANCE to permit 22 street trees (27 required).

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant seeks to modify a condition pertaining to plans approved pursuant to a prior resolution in order to submit new site plans indicating a daycare and a pre-school use within an existing religious facility. With this application the applicant also seeks to permit the existing education facilities that were not a part of the previously approved religious facility.

The existing church was approved pursuant to Resolution #5447 in 1952. Subsequently, between 1956 and 1963, the subject property was approved on more than one occasion for an expansion of the previously approved religious facility onto additional property as well as to allow a Sunday school and permit the religious facility with variances to the setback regulations for buildings of public assemblage. Specifically, staff notes that among the subsequent approvals, pursuant to Resolution #Z-168-61, the contiguously owned parcel located at the southwest corner of the subject property was approved to allow the expansion of the religious facility uses onto that parcel. However, staff notes that this parcel is not a part of the current application.

In 1963, pursuant to Resolution #2-ZAB-279-63, the subject property was approved to allow additions to the building setback 15' from the side (east) property line, where 50' is required. Condition #2 of said resolution required that the use be established and maintained in accordance with the approved plan.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; religious facility, school and daycare	Low-Density Residential (2.5 to 6 dua)
North	RU-1; single-family residences daycare	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 residences	Low-Density Residential (2.5 to 6 dua)
West	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the existing 22,260 sq. ft. religious facility consisting of sanctuary areas, classrooms and administrative offices on the 64,700 sq. ft. (1.5-acre) parcel. The facility is located in an area that is primarily made up of residential uses and a daycare facility located to the north.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue to provide daycare and pre-school educational services along with the previously approved religious facility. Staff opines that approval of this application will not create any new visual or traffic impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is currently zoned RU-1, Single-Family Residential District and contains an existing religious facility and the daycare and pre-school uses which the application now seeks to permit. The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property *for* ***Residential Communities Low-Density Residential*** use. This land use category is *typically characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools,* ***daycare centers*** *and* ***houses of worship****, only* ***when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood****.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which *are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.*

Staff opines that approval with conditions of the existing daycare and pre-school uses within the existing 22,260 sq. ft., two-story religious facility which also contains the sanctuary and ancillary facilities on the 1.5 acre parcel is similar in scale to the surrounding one and two-story single-family residences as well as the daycare use located to the north. In addition, although the pre-school and nursery use were not previously approved on the subject parcel, staff notes that the letter of intent indicates that the educational uses have existed at the site for at least the past 50 years in conjunction with the religious facility. Further, staff notes that the existing buildings and the expansion of the uses onto additional property have been approved through the zoning hearings process as required by Code from 1952 to date. As such, staff opines that the approval of the existing daycare and pre-school use along with the previously approved religious facility will not create any new visual or aural impacts on the surrounding properties or on passersby along the abutting roadways; therefore approval of the requests would satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

Based on the foregoing analysis, staff opines that the approval of the application to permit the existing daycare and pre-school use in conjunction with the existing religious facility is **compatible** with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the ***Residential Communities*** and the CDMP Land Use Plan map Low-Density Residential designation for the subject property.

ZONING ANALYSIS:

When request #1, to legally permit the existing daycare and pre-school use on the property is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of these requests would be **compatible** with the surrounding residential, institutional and commercial. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Public Works and Waste Management (PWWM) Department that the approval with conditions of the request would not generate or result in excessive traffic or burden public facilities. Further, based on said memoranda staff opines that the approval of the existing daycare and pre-school use in conjunction with the existing religious facility would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards, when considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned. However, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) objects to the application and specifically to the reduced driveway width shown on the submitted plans.

Staff notes that the subject property was approved on more than one occasion since 1952 to permit the religious facilities along with a Sunday school and with the expansion of said uses onto additional properties. Resolution #ZB-168-61 approved the church, Sunday school and educational use onto an adjoining parcel located to the southwest as an expansion of a non-conforming church use on adjacent property along with ancillary variances of the public assemblage setback requirements. However, a subsequent resolution, Resolution #2-ZAB-279-63, approved only a church and Sunday school without mention of any educational uses. Therefore, since the educational uses have not been explicitly mentioned in any of the aforementioned approvals, the applicant now seeks to permit the daycare and pre-school uses within the religious facility.

The applicant indicated in its letter of intent that the existing unpermitted daycare and pre-school use have been operating for the past fifty (50) years and currently serves 200 children. The applicant now seeks to permit the daycare and pre-school use for 200 children. Based on the previously mentioned memoranda from the Departments reviewing the application, and specifically, the PWWM Department, staff opines that approval with conditions of this request will not create any new traffic impacts on the surrounding roadways nor will it create any environmental impacts or create hazardous conditions for the surrounding properties. However, as a condition for approval, the PWWM Department requires the applicant to provide a public sidewalk along the SW 32 Street frontage as well as a pedestrian walkway from said sidewalk to the building's main entrance. In addition, said memorandum requires the applicant to remove the existing canopy encroachment into the right-of-way along SW 32 Street as well as adequate horizontal clearance from the driveway onto SW 65 Avenue. Based on these and other conditions outlined in its memorandum, the PWWM Department does not object to this application. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When request #2, to allow the modification of a condition of a prior resolution pertaining to the site plan, is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval with conditions of this request would be **compatible** with the surrounding area. The submitted plans depict the existing religious facility, daycare and pre-school use within the 22,260 sq. ft., two-story religious facility. Said plans indicate that the existing religious facility has adequate parking areas to accommodate the existing religious and educational uses on the subject parcel. However, staff notes that the PWWM Department's memorandum indicates that approval of the application is subject to conditions outlined in its memorandum, one of which entails the removal of the canopy encroachment from the right-of-way along SW 32 Street. As such, subject to this and the other conditions outlined in the PWWM memorandum and the memorandum from the other departments reviewing the application, staff opines that approval with conditions of the submitted plans for the existing facility, would not create any new visual impacts on the surrounding area and would not have a negative impact on traffic on the abutting rights-of-way, SW 65 avenue, SW 32 Street or SW 67 Avenue.

For the reasons that were previously outlined, staff opines that the site plan inclusive of the proposed daycare and pre-school use is visually similar in scale and compatible with the surrounding residential and daycare uses. Additionally, as previously mentioned, staff opines that approval of this application would not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. **Therefore, except as hereby modified to show the removal of the canopy encroachment into the right-of-way, staff recommends approval with conditions of request #2, under the Generalized Modification Standards, Section 33-311(A)(7).**

When request #3 to permit an existing carport to setback 0' (25' required) from the side street (north) property line is analyzed under analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff opines that approval would be **incompatible** with the area and would be detrimental to the community. The existing canopy extends into the public right-of-way along SW 32 Street and provides a visual and physical obstruction for pedestrians along this section of the roadway. Staff notes that the PWWM objects to the existing canopy encroachment in its memorandum and requests that it be removed from the right-of-way. In addition, staff notes that request #8 also addresses the obstruction that the existing carport creates within the safe sight distance triangle. Although the applicant is requesting approval of a relocation of the carport to the property line to setback 0' from the property line abutting SW 32 Street, staff opines that it this may still create a potential danger to pedestrians from vehicular traffic exiting from this driveway. **As such, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b) NUV Standards**.

When the applicant's request to permit a proposed one way driveway with a minimum of 10' (14' required) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff opines that approval of this request would not be detrimental to the surrounding area and would not have a negative impact on traffic on the abutting right-of-way to this driveway, SW 65 Avenue. Based on the memorandum from the Traffic Division of the PWWM, providing this driveway is used for one-way traffic and only for traffic exiting the religious facility onto SW 65 Avenue, the 4' reduction in the width would not have a negative impact on traffic on the abutting roadways. Further, staff opines that subject to the conditions outlined in the PWWM memorandum, the reduced driveway width would not create a negative impact on traffic flow within the religious and educational facility. Therefore,

staff opines that approval with conditions of request #4, to permit the 10' wide driveway will maintain the basic intent and purpose of the zoning, sub-division and other land use regulations and would be **compatible** with the surrounding area. **Staff therefore, recommends approval with conditions of request #4 under Section 33-311(A)(4)(b), NUV Standards.**

Additionally, the applicant also seeks the approval of variances of the setbacks for the religious facility and the proposed daycare use which are classified as public assemblage uses in the Zoning Code (Section 33-17). Requests #5 through #7 pertain to the physical setback of the existing sanctuary building and the pre-school buildings from the 32nd Street right-of-way line, the setback of the existing buildings from the rear (south) property lines and from the residences located on the abutting properties to the east respectively.

When requests #5 through #7 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff opines that that approval with conditions would not have a negative visual or aural impact on the surrounding residential uses and would be **compatible** with the surrounding area. Staff notes that pursuant to Resolution #2-ZAB-279-63, the then existing church buildings were approved for a variance to setback 15' (50' required) from the side (east) property line. However, staff's research of the prior approvals did not indicate that the church buildings were approved for reduced setbacks from the residential buildings to the east which is the subject of request #7 for reduced setbacks from the rear (south) property lines as is being requested in request #6. Further, said records did not indicate that the reduced setback from the front property line abutting SW 32 Street was approved. Staff opines that since the church and school have been in existence at this location for the past 50 years, the approval of the aforementioned requests will not create any new visual impacts on the surrounding residences. Further, staff opines that the 0.1' setback variance being requested form the south property line is minimal, is likely due to construction error and will not create a negative visual or aural impact on the abutting residences located to the south. In addition, staff notes that the religious facility abuts the rear (north) property lines of these residences to the south which are setback more than 25' from the property line separating them from the public assemblage uses on the subject property. Therefore, staff opines that the aural impact of said uses on the abutting residences to the south will be very minimal. **Based on the foregoing analysis, staff recommends approval with conditions of requests #5 through #7 under Section 33-311(A)(4)(b) Non-Use Variances From Other than Airport Regulations.**

When request #8, to permit structures over 2.5' high within the safe sight distance triangle of the driveway abutting SW 32 Street is analyzed under the Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval with conditions, only as it applies to the playground fencing would be **compatible** with the surrounding area. For reasons that were previously discussed, staff is not supportive of the existing canopy which encroaches into the right-of-way and concurs with the opinion indicated in the PWWM memorandum that the canopy be removed. Staff opines that the existing canopy poses a potential risk to passersby along SW 32 Street and traffic exiting the religious facility from the circular driveway. However, staff opines that the mesh fence surrounding the playground provides only a minimal visual screening and does not create any potential risks to pedestrians or traffic along SW 32 Street abutting the egress drive. **Therefore, staff recommends a modified approval with conditions of request #8, to permit only the playground fence within the safe sight distance triangle under the NUV Standards, Section 33-311(A)(4)(b)**.

The applicant also seeks to permit the religious and educational facility with five (5) less street trees than the required 27 street trees (request #9). When this request is analyzed under Non-Use Variance Standards, Section 33-311(A)(4)(b), staff opines that approval with conditions, would be **compatible** with the surrounding area. Staff notes that currently, the existing site only has about three (3) street trees all located in the northeast section of the subject property abutting SW 32 Street. The plans submitted by the applicant indicate an additional 22 street trees along SW 32 Street and in front of the existing buildings. As such, although the applicant intends to provide less street trees than required, it will provide a welcome visual enhancement to the surrounding area. Additionally, staff opines that the proposed trees will mitigate the negative visual impact of the two (2) story religious and educational facility on the existing residences located to the north across SW 32 Street. **Therefore, staff recommends approval with conditions of request #9 under the NUV Standards, Section 33-311(A)(4)(b)**.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has an ingress/egress drive as well as a circular drive for drop-off along SW 32 Street as well as an egress only drive along SW 65 Avenue. Further, staff notes that the plans also show a total of 34 parking spaces, which is 10 more spaces than required for the religious facility and educational uses.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions of request #1, requests #4 through #7 and request #9; modified approval with conditions of requests #2 and #8, and denial without prejudice of request #3.

CONDITIONS FOR APPROVAL: (For requests #1 and 2 and requests nos.4 through 9 only).

1. That all the conditions of Resolution 2-ZAB-279-63, remain in full force and effect except as herein modified.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Coral Villa Baptist Church & Christian Academy" prepared by Villa & Associates., Inc., Sheet A-1 dated stamped received 9/12/13, sheet L-1 dated stamped received 9/23/13 and the remaining 4 sheets dated stamped received 6/19/13 for a total of 6 sheets, except as herein amended to show the removal of the canopy from the right-of-way and from the safe sight distance triangle.

3. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Fire Department, the Miami-Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).

4. That the daycare and pre-school use shall be restricted to a maximum number of 200 children.

5. That the hours of operation for the daycare and pre-school shall be between 6:00 A.M. to 7:00 P.M.

6. That the daycare use may be conducted on the premises Monday through Friday.

7. That the applicant to provide a minimum of six (6) visitor parking spaces adjacent to the main daycare entrance that are reserved for daycare vehicle loading/unloading during the peak arrival and dismissal times (typically 7 – 9 AM and 4 – 6 PM).

8. That the applicant obtain a Certificate of Use for the daycare and pre-school use from, and promptly renew the same annually with, the Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

9. That all signage be in compliance with the zoning regulations and that no caricatures be placed on the fences or walls of the structure.

10. That the appropriate signage and pavement markings must be provided for the exit only driveway onto SW 65 Avenue.

11. That the canopy be removed from the right-of-way and from the safe sight distance triangle along SW 32 Street prior to final permit approval.

12. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section and the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources.

13. That the applicant comply with all applicable conditions and requirements of he Public Works and Waste Management Department.

ES:MW:NN:JV:CH

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

ZONING RECOMMENDATION ADDENDUM

Coral Villa Baptist Church
Z12-060

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

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

Low-Density Residential (Pg. I-31)	*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.*
Residential Communities (Pg. I-26)	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks,* ***houses of worship, daycare centers****, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

Coral Villa Baptist Church
Z12-060

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; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*
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*
Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.	*All building or other structures or any part thereof, intended for public assemblage, wherein provisions are made for fifty (50) or more persons to assemble in one (1) room or such structure as an auditorium, church, club, hospital, sanitarium, school, theater, night club, amusement park structure and similar structures, excluding hotels, motels and apartments shall be located or placed only in business or industrial districts, as herein provided, and shall comply with the following:* *(1) No building for public assemblage shall be located closer than twenty-five (25) feet to any property line which abuts on a public highway or alley, or closer than fifty (50) feet of any property line abutting a lot under different ownership than that on which the structure is to be placed, or closer than seventy-five (75) feet to an existing residential building.* *(3) In EU-1 and EU-2 Districts, where the setback from the front building line is greater than the minimum specified by this section, buildings for public assemblage shall set back at least the minimum distance required, namely, fifty (50) feet from the front property line.* *(4) No building for public assemblage in EU-M, EU-1 and EU-2 Districts shall be closer than seventy-five (75) feet to any property line abutting a lot under ownership other than that on which the structure is to be placed.* *(7) Ample parking facilities for buildings for public assemblage shall be provided off the highway right-of-way. Parking facilities for a church, school, or other buildings used for noncommercial purposes in a residential district may be permitted in the same district with said church, school or other buildings used for noncommercial purposes, provided no parking lot or special parking area is closer than twenty-five (25) feet to any property under different ownership which is zoned RU or EU unless the parking area is separated from such lot by a wall or hedge approved by the Director.*

4. CORAL VISTA BAPTIST CHURCH
(Applicant)

13-11-CZ10-4(13-060)
Area 10/District 06
Hearing Date: 11/07/13

Property Owner (if different from applicant) **Educational Invest. At Coral Villa, LLC.**

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
1952	Central Baptist Church of Miami	- Special Exception to permit a Church.	BCC	Approved
1956	Riverside Baptist Church	- Special Exception to permit a School.	BCC	Approved
1958	Coral Villa Baptist Church	- Zone change from RU-1 to RU-3. - Special Exception to permit expansion of existing Church. - Modification of Resolution 9560-1956.	BCC	Approved
1963	Coral Villa Baptist Church	- Non- Use variance of Lot Area and Setback Requirements.	ZAB	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: August 26, 2013

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

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

Subject: C-10 #Z2013000060-1st Revision
Coral Villa Baptist Church
3201 SW 67th Avenue
Modification of Previous Resolution Site Plan to Permit a Day Care
and Non-Use Variance of Setback Requirements.
(RU-1) (1.625 Acres)
13-54-40

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

APPROVED FOR COMPLIANCE WITH:

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

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

Wastewater Disposal
The subject property is served by a septic tank as a means for the disposal of domestic liquid waste. The closest public sanitary sewer is located approximately 196 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Furthermore, the existing development would generate a wastewater flow of approximately 3,997 gallons per day (gpd). This translates into a sewage loading rate of 2063 gpd/acre which would not be in compliance with the maximum sewage loading of 1,500 gpd/acre allowed in the Code. Therefore, the proposed development will require a sewer main extension in accordance with the Code requirements.

Civil drawings for any proposed sewer main extension will need to be approved by the utility and the DERM Wastewater Permitting Section. Please note, the utility will provide the actual points of connection for the subject property.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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 alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

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

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

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 subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said 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 approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305) 372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2013

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

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

Subject: Z2013000060
Name: Coral Villa Baptist Church
Location: 3201 SW 67 Avenue
Section 13 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 4 and 7 through 14, Block 29 of Plat Book 8, Page 27.

Additional improvements may be required at time of permitting.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. Although traffic concurrency does not apply, this application will generate approximately **152 PM** daily peak hour vehicle trips.

Public Works and Waste Management Department Traffic Engineering Division Comments:

Miami Dade County Public Works and Waste Management Department Traffic Engineering Division (TED) recommends approval of the subject application provided the comments indicated below are incorporated into the related documentation and implemented in the field.

Site Plan Review

1. A public sidewalk along the site's SW 32nd Street frontage must be provided. Also, a pedestrian walkway connection from the public sidewalk to the building's main entrance must be provided.
2. The onsite parking lot must maintain a 22 foot vehicle back out space throughout the lot. The pavement width should be verified at the pavement southwest corner of the building.
3. The existing canopy encroachment into the R/W must be removed.
4. The swale area along SW 32nd Street must be restored.
5. The site's driveway onto SW 65th Avenue must operate as either 20 foot wide two-way or 10 foot wide "exit only" so that no parking lot "dead end" scenario occurs. The fire Department may require wider driveway dimensions.
6. The driveway onto SW 65th Avenue must provide adequate horizontal clearance to the existing fences on both sides (6 feet without curb or 1-1/2 feet to face of curb).

7. The appropriate signage and pavement markings (e.g. stop sign, do not enter sign, stop bar, and pavement arrows) must be provided for the exit only driveway.

Paving and Drainage submittal shall be made to TED to review all traffic control device placement design and to confirm compliance with the above Site Plan comments.

Please contact Ricardo Gavilan P.E. of TED at 305-375-2030, if you have any questions concerning this recommendation.

Memorandum

MIAMI-DADE COUNTY

Date: July 12, 2013

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

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

Subject: Coral Villa Baptist Church (13_060)

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

The applicant is requesting an unusual use, a non-use variance and a modification of Resolution No. 2-ZAB-279-63 to permit a daycare and preschool where a church and educational building exist on the property. Establishment of daycare and preschool uses on the same property as church and educational building will likely be considered commercial units per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

REVISION 1

Memorandum

Date: 24-SEP-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000060

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated July 10, 2013.
OBJECTIONS:
These objections are to FINAL AD #4 (non use variance requesting to permit a One-Way driveway with a width of 10 feet) - One-Way drives shall be no less than 15 feet width for Fire Department access.

Service Impact/Demand

Development for the above Z2013000060
located at 3201 SW 67 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1531 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: 7:17 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

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: 22-OCT-13

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

CORAL VILLA BAPTIST CHURCH	3201 SW 67 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000060

HEARING NUMBER

HISTORY:

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

Coral Villa Baptist Church

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Coral Villa Baptist Church

NAME AND ADDRESS	Percentage of Stock
Christine Slade	0%
Guillermo Escalona	0%

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 _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED
23.062
JAN 19 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

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: _____

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: Theodore R. Bayer VP
(Applicant) Coral Villa Baptist Church

Sworn to and subscribed before me this 9 day of MAY, 2013. Affiant is personally know to me or has produced FLORIDA DRIVER'S LICENSE as identification.

_____
(Notary Public)

THEODORE R. BAYER
MY COMMISSION # DD908000
EXPIRES: July 15, 2013
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

My commission expires: _____ Seal

*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.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Educational Investments at Coral Villa, LLC DBA Smart Starts Day School, Inc.

NAME AND ADDRESS	Percentage of Stock
Smart Educational Group LLC (100% owned by Virginia Garcia)	50%
7990 SW 117 Avenue, Ste. 210, Miami, FL 33183	
Educational Resource Holdings LLC (100% owned by	50%
Maria Christina Ortega)	
3001 SW 3rd Avenue, Miami, FL 33129	

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 _____ 23-060

NAME AND ADDRESS	Percentage of Interest

RECEIVED
JAN 19 2023
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

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: _____

NAME AND ADDRESS	Percentage of Ownership

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____

(Applicant) Educational Investments at Coral Villa, LLC
DBA Smart Starts Day School, Inc

Sworn to and subscribed before me this 10 day of May, 20 13. Affiant is personally know to me or has produced FLDL# _____ as identification.

_____
(Notary Public)

My commission expires: November 28, 2014

Seal

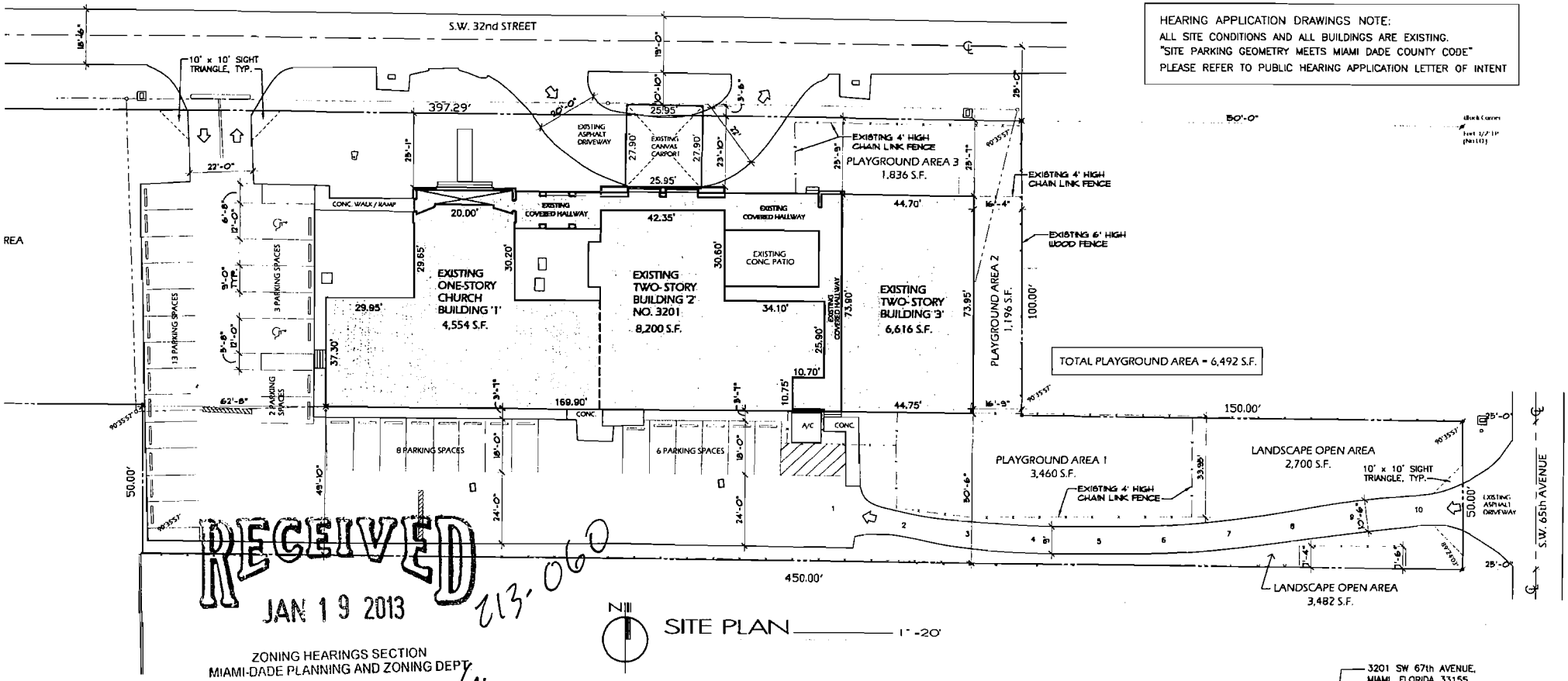
JULIANA ROJAS
MY COMMISSION EXPIRES NOV 28, 2014
#EE45494
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

*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.

ENLARGE SITE PLAN

24

HEARING APPLICATION DRAWINGS NOTE:
ALL SITE CONDITIONS AND ALL BUILDINGS ARE EXISTING.
"SITE PARKING GEOMETRY MEETS MIAMI DADE COUNTY CODE"
PLEASE REFER TO PUBLIC HEARING APPLICATION LETTER OF INTENT



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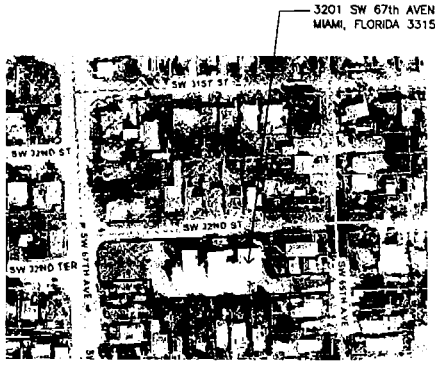
JAN 19 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

213-060

SITE PLAN 1"=20'



SITE SUMMARY

LOCATION — 3201 SW 67th AVENUE, MIAMI, FLORIDA 33155

FOLIO NUMBERS - 30-4013-006-5080

ZONING — RU-1 — CHURCH / PRE-SCHOOL - DAYCARE USE

ZONING RESOLUTIONS — ZB-168-61 AND 2-ZAB-279-63

LOT AREA — TOTAL NET: 64,700 SQ. FT. (1.49 ACRES)

EXISTING BUILDINGS:

- CHURCH BUILDING '1' - ONE STORY — 4,554 SQ. FT.
- PRE-SCHOOL BUILDING '2' - TWO STORY — 8,200 SQ. FT.
  - 1st FLOOR — 4,100 SQ. FT.
  - 2nd FLOOR — 4,100 SQ. FT.
- PRE-SCHOOL BUILDING '3' - TWO STORY — 6,616 SQ. FT.

SETBACKS:

- FRONT - NORTH (EXISTING) — 23'-10"
- SIDE - EAST (EXISTING) — 16'-4"
- REAR - SOUTH (EXISTING) — 49'-10"
- SIDE - WEST (EXISTING) — 62'-8"

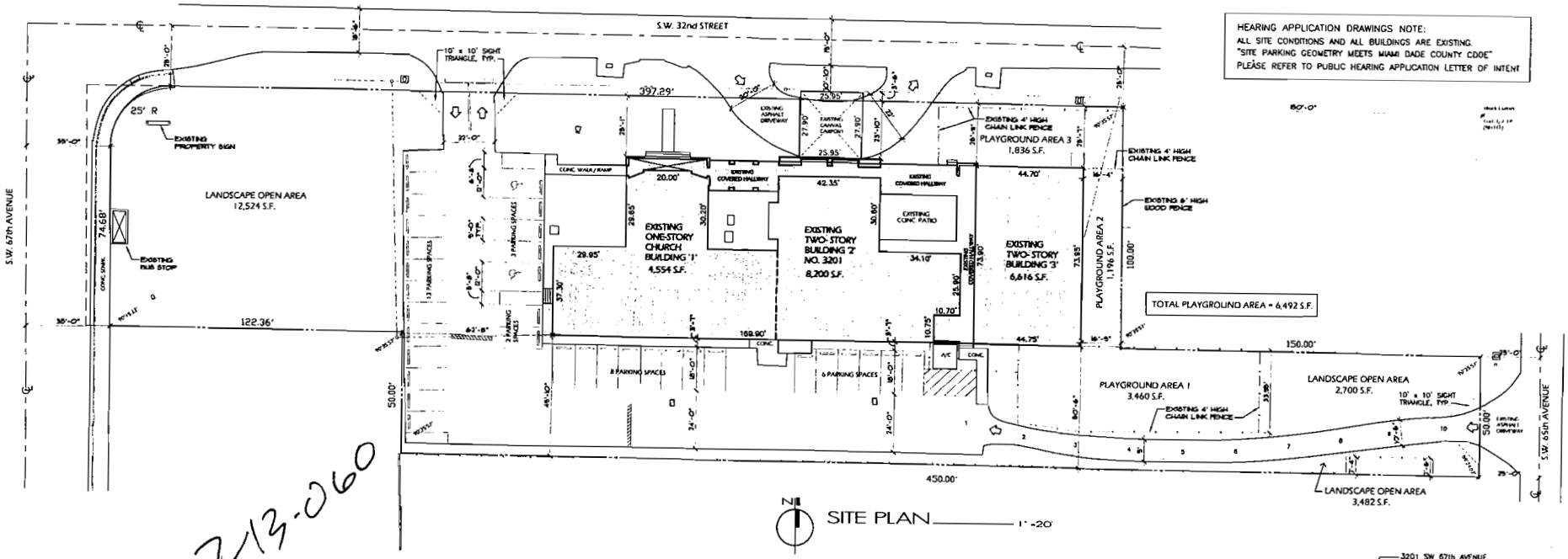
PARKING REQUIRED: AS PER 33-124 MDC ZONING CODE

- CHURCH (Worship Area = 2,346) — 1 / 100 SF — 24 SPACES
- PRE-SCHOOL / DAYCARE Infants-PK — 24 SPACES
  AS PER 33-124(L)1 & 2
  PRE-K: 1 SPACE PER STAFF x 24 = 24 SPACES

TOTAL PARKING REQUIRED FOR PRE-SCHOOL = 24 SPACES

25

HEARING APPLICATION DRAWINGS NOTE:
ALL SITE CONDITIONS AND ALL BUILDINGS ARE EXISTING.
"SITE PARKING GEOMETRY MEETS MIAMI DADE COUNTY CDOE"
PLEASE REFER TO PUBLIC HEARING APPLICATION LETTER OF INTENT



SITE PLAN 1"=20'

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SITE SUMMARY

LOCATION — 3201 SW 67th AVENUE, MIAMI, FLORIDA 33155

FOLIO NUMBERS 30-4013-006-5080

ZONING RU-1 CHURCH / PRE-SCHOOL - DAYCARE USE

ZONING RESOLUTIONS ZB-168-61 AND 2-ZAB-279-63

LOT AREA — TOTAL NET: 64,700 SQ. FT. (1.49 ACRES)

EXISTING BUILDINGS:

CHURCH BUILDING '1' - ONE STORY		4,554 SQ. FT.
PRE-SCHOOL BUILDING '2' - TWO STORY		8,200 SQ. FT.
1st FLOOR	4,100 SQ. FT.	
2nd FLOOR	4,100 SQ. FT.	
PRE-SCHOOL BUILDING '3' - TWO STORY		6,616 SQ. FT.
1st FLOOR	3,308 SQ. FT.	
2nd FLOOR	3,308 SQ. FT.	
COVERED HALLWAYS - 1st FLOOR		2,122 SQ. FT.
COVERED HALLWAYS - 2nd FLOOR		788 SQ. FT.
TOTAL EXISTING BUILDING AREA =		22,260 SQ. FT.
TOTAL EXISTING LOT COVERAGE =		14,064 SQ. FT. 21.8 %

SUMMARY OF OVERALL LOT COVERAGE:

TOTAL EXISTING BUILDING LOT COVERAGE	14,064 SQ. FT.	21.8 %
EXISTING ASPHALT PAVED AREA	17,926 SQ. FT.	27.7 %
OUTDOOR RECREATION OPEN SPACE	6,492 SQ. FT.	10.0 %
LANDSCAPE OPEN SPACE	26,198 SQ. FT.	40.5 %
TOTAL AREA =	64,700 SQ. FT.	100.0 %

SETBACKS:

FRONT - NORTH (EXISTING)	23'-10"
SIDE - EAST (EXISTING)	16'-4"
REAR - SOUTH (EXISTING)	49'-10"
SIDE - WEST (EXISTING)	62'-6"

PARKING REQUIRED: AS PER 33-124 MDC ZONING CODE

- CHURCH (Worship Area = 2,346) — 1 / 100 SF — 24 SPACES
- PRE-SCHOOL / DAYCARE Infants-PK — 24 SPACES
  AS PER 33-124(L)1 & 2
  PRE-K 1 SPACE PER STAFF x 24 = 24 SPACES

TOTAL PARKING REQUIRED FOR PRE-SCHOOL = 24 SPACES

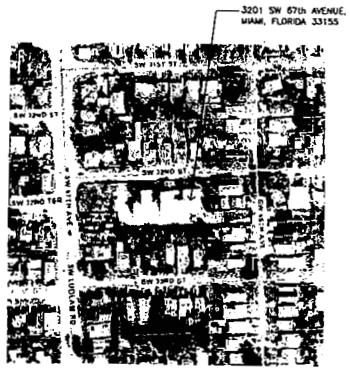
PARKING PROVIDED:

- STANDARD & 60 DEG. - 8.5' X 16' — 32 SPACES
- HANDICAP - 12.0' X 16' — 2 SPACES

TOTAL PARKING PROVIDED ON PAVED SURFACES — 34 SPACES

NOTES:
1. CHURCH AND SCHOOL FUNCTION ON A NON-CONCURRENT BASIS.
2. SITE PARKING GEOMETRY MEETS MIAMI DADE COUNTY CODE

LANDSCAPE NOTE:
ALL LANDSCAPING AND IRRIGATION IS EXISTING AND SHALL REMAIN AS IS.
LANDSCAPING WAS INSTALLED AS PER PRIOR PUBLIC HEARINGS. REFER TO SHEET L-1.



N LOCATION MAP 1"=20'

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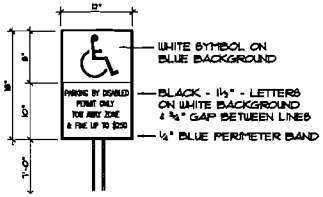
REVISIONS :		REVISIONS :	

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-6181
CONSULTANT :

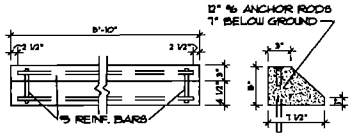
Corporation License # AA0003589
SEAL
JORGE L. VILLAVICENCIO
NO. AR0012110

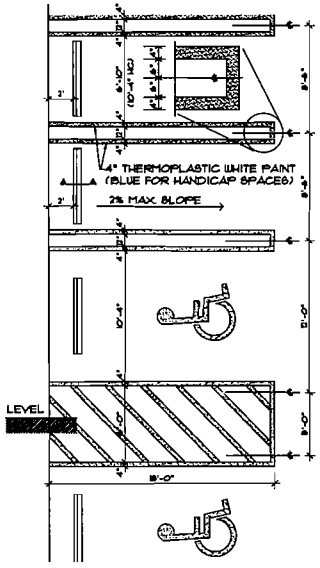
CORAL VILLA BAPTIST CHURCH
& CHRISTIAN ACADEMY
INFANTS - PRE-SCHOOL DAYCARE
3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

DATE : 06-14-13
SCALE : 1" = 20'
DATE SUBMITTED FOR REVIEW
DRAWING NO : A-1 OF 6



HANDICAP POST SIGN NTS





PARKING SPACE & CAR STOP DETAIL NTS

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

School Name: Coral Vila Christian Academy

School Address: 3201 SW 67th Avenue Tax Folio # 30-4013-006-5080

1. Is this an expansion to an existing school ☐ Yes ☒ No If yes, indicated the number of students: Students and age and grade ranges originally approved:
2. Total size of site: _____ x _____ = 64,700 sq. ft. / 43,560 sq. ft. = 1.49 acres
3. Number of children or students requested: 200 Ages: 0 - 5 years old (Infants to PK)
4. Number of teachers: 20 Number of administrative & clerical personnel: 4
5. Number of classrooms: 17 Total square footage of classroom area: 8,620 sq. ft.
6. Total square footage of non-classroom area (offices, corridors, bathrooms, kitchens, closets): 6,198 sq. ft.
7. Amount of outdoor recreation/play area in square footage: 6,492 sq. ft.

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: 0
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided = 34 spaces parking spaces required by §33-124(L) = 24 spaces
10. Indicate the number of auto stacking spaces: 10 provided _5 required.
11. Proposed height for the structure(s): 35'-0" See §33-151.18(g).
12. Size of identification sign: n/a x n/a = n/a sq. ft. (Signage is Existing) See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: Infants - Pk PreSchool shall operate Monday to Friday 7 am to 6 pm
14. Does the subject facility share the site with other facilities? x Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.18).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☐ No (If yes, describe the residential uses and indicate same on the plans). No Residential Uses

3.

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

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERELAP, 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 200 (number of children) = 7,000 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 Schools (Grades 7-8)

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

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 7,000 sq. ft.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 8,620 sq. ft.

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 100 (½ of children) = 4,500 sq. ft.

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

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

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 4,500 sq. ft.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 6,492 sq. ft.

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.
a. 28 trees are required per net acre. Trees required: 42 Trees provided: 64

b. Ten shrubs are required for each tree required. Shrubs required: 420 Shrubs provided: 620

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): 26,198 s.f.

4.

2/3-060

CHILD CARE CHECKLIST

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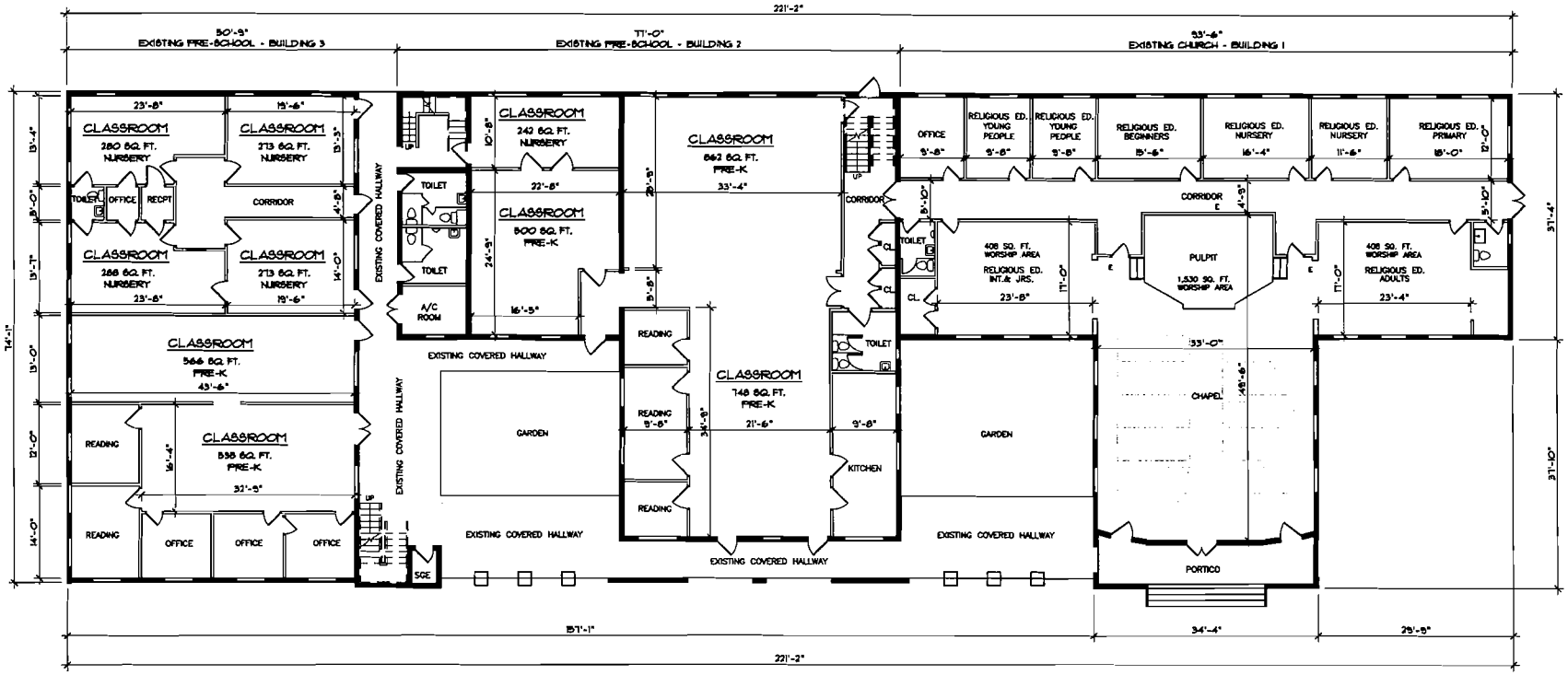
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7944 SW 48 STREET - MIAMI FL 33155 - (305) 661-5181
CONSULTANT :

Corporation License # AA0003589
SEAL
JORGE L. VILLAVICENCIO NO. AR0012110

CORAL VILLA BAPTIST CHURCH & CHRISTIAN ACADEMY
INFANTS - PRE-SCHOOL DAYCARE
3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

DATE : 08-14-12 | SCALE : 1" - 1'
DATE SUBMITTED FOR BIDS : —
DRAWING NO : A-2 OF 6



EXISTING 1st FLOOR PLAN — 1/8" = 1'-0"

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ARCHITECTURE - PLANNING - INTERIOR DESIGN
7844 SW 48 STREET - MIAMI FL 33155 - (305) 661-6151

CONSULTANT :

Corporation License # AA0003589

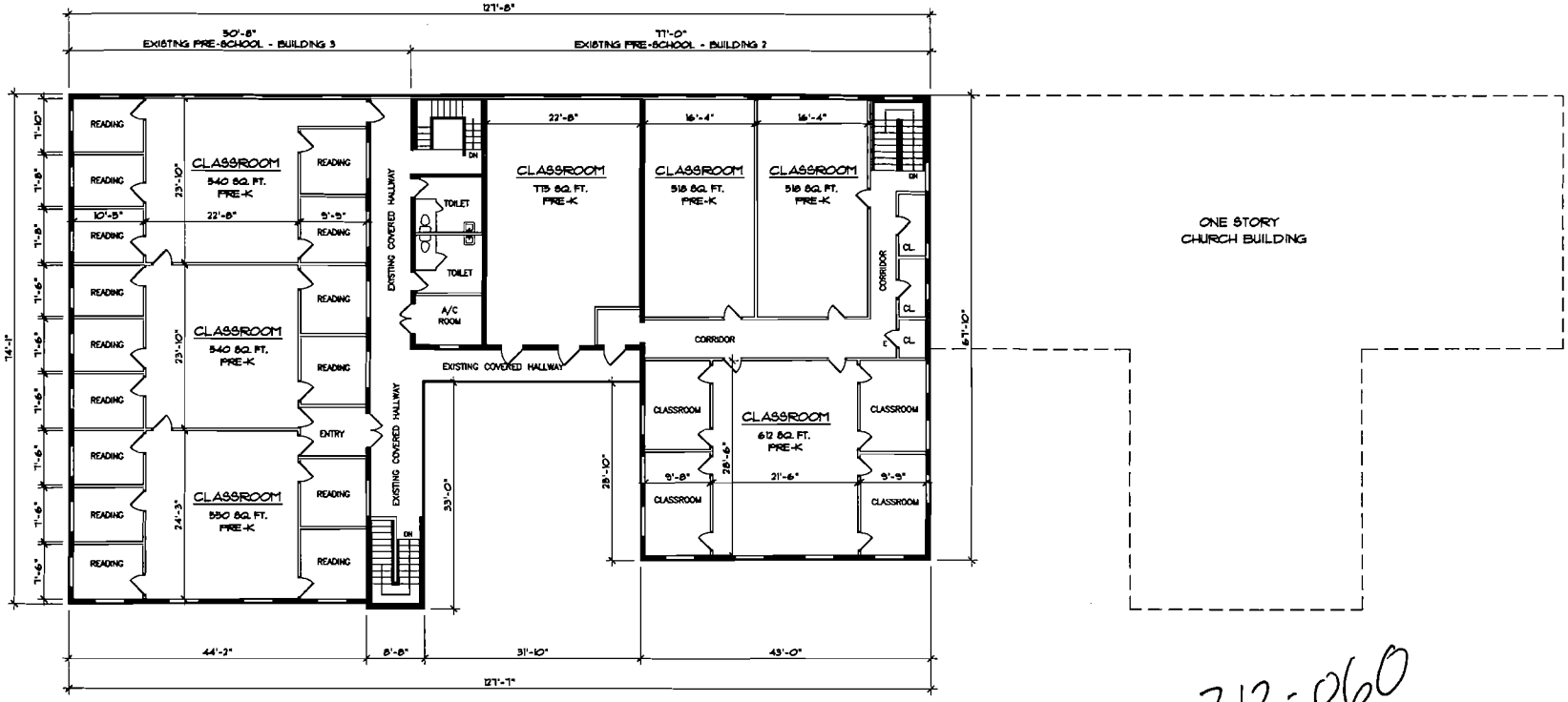
SEAL

JORGE L. VILLAVERDE
NO. AR0018110

CORAL VILLA BAPTIST CHURCH & CHRISTIAN ACADEMY
INFANTS - PRE-SCHOOL DAYCARE
3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

DATE : 06-14-12
SCALE : 1/8"
DATE REGISTER FOR REG. —
DRAWING NO : A-3 OF 6

28



EXISTING 2nd FLOOR PLAN — 1/8" = 1'-0"

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ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 40 STREET - MIAMI FL 33155 - (305) 661-9351

CONSULTANT :

Corporation License # AA0003589

SEAL

JORGE L. VILLAVICENCIO
NO. AR0012110

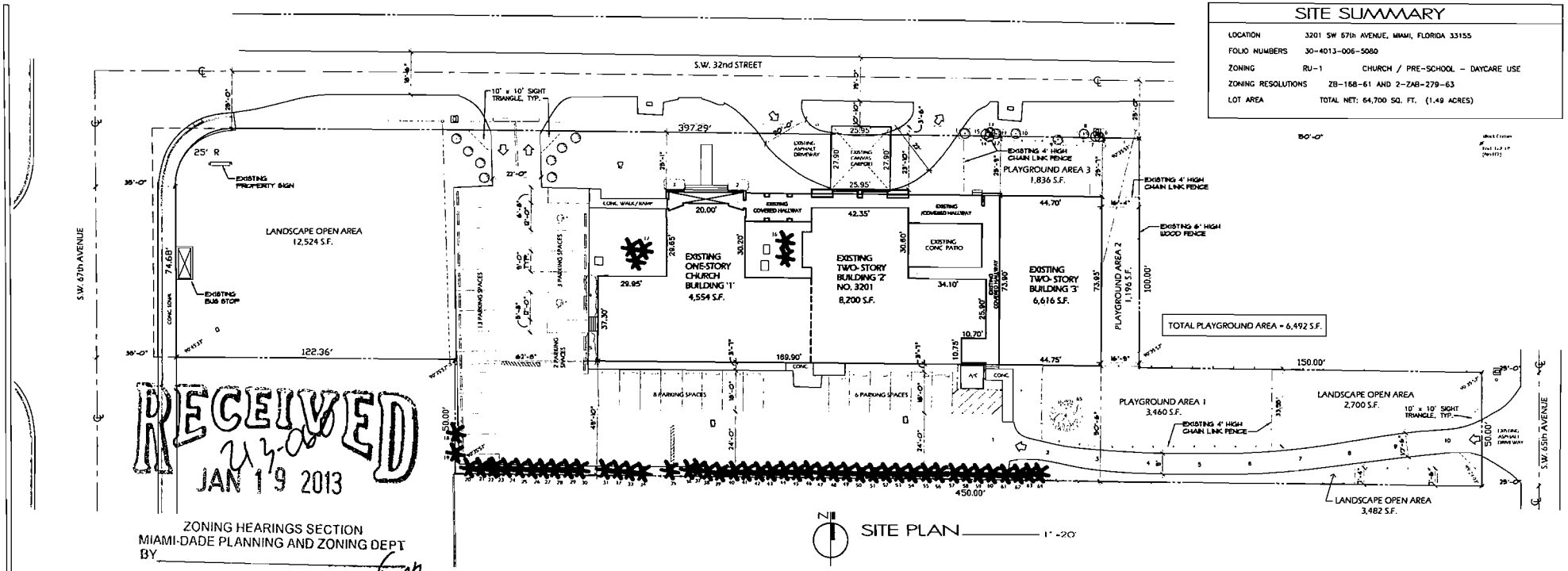
CORAL VILLA BAPTIST CHURCH & CHRISTIAN ACADEMY
INFANTS - PRE-SCHOOL DAYCARE
3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

DATE : 08-14-'12
SCALE : 1/8"
DATE SUBMITTED FOR BLDG : —
DRAWING NO : A-4 OF 6

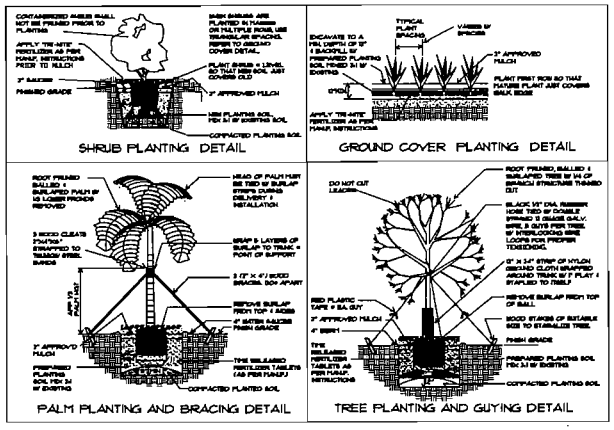
29

SITE SUMMARY

LOCATION	3201 SW 67th AVENUE, MIAMI, FLORIDA 33155
FOLIO NUMBERS	30-4013-006-5060
ZONING	RU-1 CHURCH / PRE-SCHOOL - DAYCARE USE
ZONING RESOLUTIONS	ZB-158-61 AND 2-ZAB-279-63
LOT AREA	TOTAL NET: 64,700 SQ. FT. (1.49 ACRES)



SITE PLAN 1"=20'



TREE TABLE

NO.	NAME	QUANTITY	DIAMETER (" ±)	SPREAD (' ±)	HEIGHT (' ±)	NO	NAME	QUANTITY	DIAMETER (" ±)	SPREAD (' ±)	HEIGHT (' ±)
1	HEDGE			5 X 65	8.0	34	CHRISTMAS PALM	2	0.55	7.0	7.0
2	HIBISCUS HEDGE			5 X 9	6.0	35	CHRISTMAS PALM	2	0.60	7.5	7.0
3	HIBISCUS HEDGE			5 X 9	6.0	36	CHRISTMAS PALM	2	0.40	6.0	6.5
4	HEDGE			5 X 18.5	5.0	37	CHRISTMAS PALM	1	0.65	6.0	8.0
5	HEDGE			5 X 15	5.0	38	CHRISTMAS PALM	3	0.60	8.0	8.5
6	SCHEFFLERA		0.45	8	24.0	39	CHRISTMAS PALM	3	0.75	10.0	10.0
7	SCHEFFLERA		0.35	8	20.0	40	CHRISTMAS PALM	2	0.35	6.0	6.5
8	SCHEFFLERA		0.70	20	22.0	41	CHRISTMAS PALM	3	0.55	8.0	9.0
9	SCHEFFLERA		0.70	14	18.0	42	CHRISTMAS PALM	3	0.60	6.0	7.5
10	SCHEFFLERA		0.55	10	16.0	43	CHRISTMAS PALM	1	0.60	8.0	8.0
11	SCHEFFLERA		0.70	12	22.0	44	CHRISTMAS PALM	3	0.55	8.0	8.0
12	SCHEFFLERA		0.30	8	12.0	45	CHRISTMAS PALM	1	0.65	8.0	8.0
13	SCHEFFLERA		0.65	8	18.0	46	CHRISTMAS PALM	2	0.50	6.0	6.5
14	SCHEFFLERA		0.70	9	26.0	47	CHRISTMAS PALM	1	0.35	5.5	4.5
15	SCHEFFLERA		0.30	8	18.0	48	CHRISTMAS PALM	2	0.60	6.0	6.5
16	ARECA PALM CLUSTER		3.5 X 12	21	20.0	49	CHRISTMAS PALM	3	0.50	6.0	6.5
17	ARECA PALM CLUSTER		14 X 15.5	30	26.0	50	CHRISTMAS PALM	2	0.30	6.0	6.0
18	CHRISTMAS PALM	2	0.35	8	7.5	51	CHRISTMAS PALM	3	0.80	7.5	8.0
19	CHRISTMAS PALM	2	0.35	9	9.5	52	CHRISTMAS PALM	3	0.40	6.0	6.5
20	CHRISTMAS PALM	2	0.60	10	9.0	53	CHRISTMAS PALM	2	0.30	6.0	5.0
21	CHRISTMAS PALM	2	0.60	10	10.0	54	CHRISTMAS PALM	2	0.35	6.0	5.5
22	CHRISTMAS PALM	2	0.60	9	9.0	55	CHRISTMAS PALM	3	0.60	6.0	7.0
23	COCONUT PALM	1	0.45	7	7.0	56	CHRISTMAS PALM	3	0.70	7.0	8.5
24	CHRISTMAS PALM	2	0.65	9	10.0	57	CHRISTMAS PALM	2	0.60	7.0	8.0
25	CHRISTMAS PALM	2	0.60	9	9.5	58	CHRISTMAS PALM	1	0.60	6.0	7.0
26	CHRISTMAS PALM	2	0.60	8	8.5	59	CHRISTMAS PALM	1	0.40	5.0	5.5
27	CHRISTMAS PALM	2	0.5	8	8.0	60	CHRISTMAS PALM	3	0.45	6.0	6.5
28	CHRISTMAS PALM	2	0.5	6	7.5	61	CHRISTMAS PALM	2	0.30	6.0	5.5
29	CHRISTMAS PALM	1	0.40	5	6.0	62	CHRISTMAS PALM	3	0.30	6.0	6.0
30	CHRISTMAS PALM	2	0.4	5	7.0	63	CHRISTMAS PALM	2	0.50	6.0	6.0
31	CHRISTMAS PALM	1	0.60	7	7.5	64	CHRISTMAS PALM	2	0.40	5.0	5.5
32	CHRISTMAS PALM	2	0.55	6	7.0	65	OAK	1	1.00	16.5	30.0
33	CHRISTMAS PALM	1	0.45	6	6.0						

LANDSCAPE LEGEND

Zoning District: RU-1 Net Lot Area: 1.49 acres 64,700 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan. Net lot area = 64,700 square feet x .25 % = 16,175 s.f.	16,175 S.F.	
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan. The number of parking spaces 36 x 10 square feet per parking space = 360 s.f.	360 S.F.	
C. Total square feet of landscaped open space required by Chapter 33 = A + B = 16,515 s.f.	16,515 S.F.	26,198 S.F.
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space = 26,198 square feet		
B. Maximum lawn area (St. Augustine sod) permitted = 50 % x 64,700 square feet = 32,350 s.f.	32,350 S.F.	26,198 S.F.
TREES		
A. The number of trees required per net lot acre: 28 TREES PER NET ACRE. = 28 trees x 1.49 net lot acreage = 41.72 TREES	42	
B. 30 % palm trees allowed = the number of trees required 42 x 30 % = 12.6. There are 96 existing palms / 2 = 48 trees	13	
C. Percentage of native trees required = the number of trees required 65 x 30 % = 19.5. Note: All trees provided are of native species.	20	
D. Street trees (max. average spacing of 35' o.c.) 546.97 linear feet along street / 35 = 15.6	16	
E. Parking lot trees (1 per 80 s.f. of parking landscape area) 340 s.f. / 80 = 4.25 trees	4	
F. Total number of trees required & provided =	62	64
SHRUBS		
A. The total number of trees required 62 x 10 = 620 required shrubs.	620	620
B. The number of shrubs required x 30 % = the number of native shrubs required	186	620

IRRIGATION PLAN Required by Chapter 33. Auto Irrigation ✓ or hose bib ____ provided.

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LANDSCAPE NOTE:
ALL LANDSCAPING AND IRRIGATION IS EXISTING AND SHALL REMAIN AS IS.
LANDSCAPING WAS INSTALLED AS PER PRIOR PUBLIC HEARINGS.
REFER TO LANDSCAPE VARIANCE GRANTED IN RESOLUTION # 4-ZAB-188-84
39 TOTAL TREES REQUIRED, HOWEVER, THERE ARE 122.5 EXISTING TREES ON THE PROPERTY

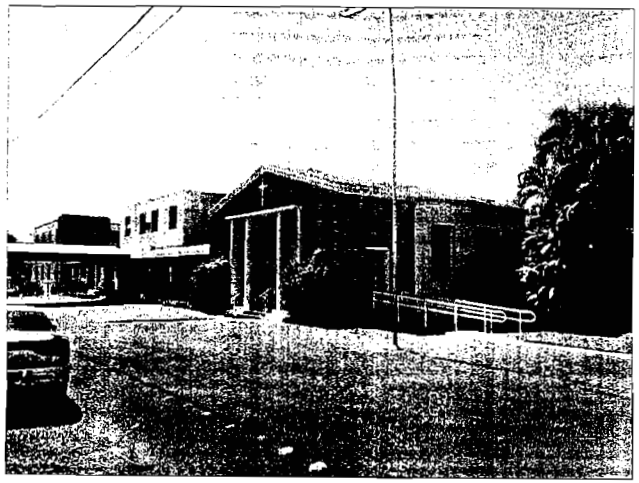
REVISIONS : | REVISIONS :

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-6181
CONSULTANT :

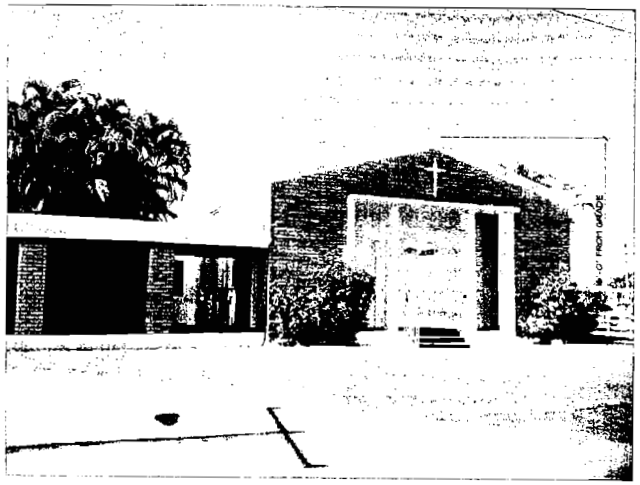
Corporation License # AA0003589
SEAL
JORGE L. VILLAVICENCIO NO. AR0012110

CORAL VILLA BAPTIST CHURCH & CHRISTIAN ACADEMY
INFANTS - PRE-SCHOOL DAYCARE
3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

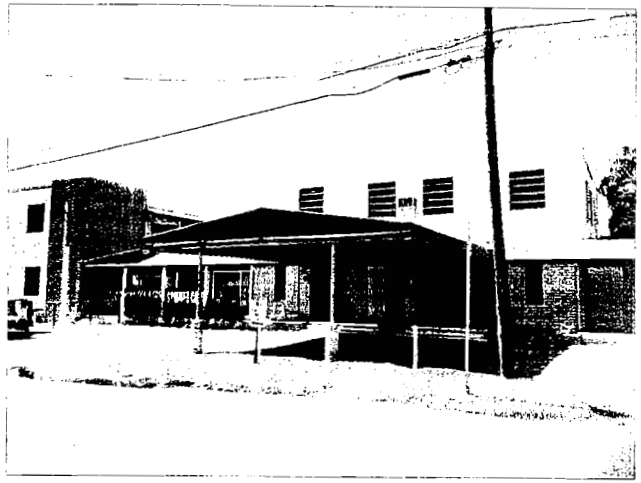
DATE : 08-14-13 | SCALE : 1" = 20'
DATE SUBMITTED FOR REV. : —
DRAWING NO : L-1 of 1



EXISTING NW ELEVATION



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION

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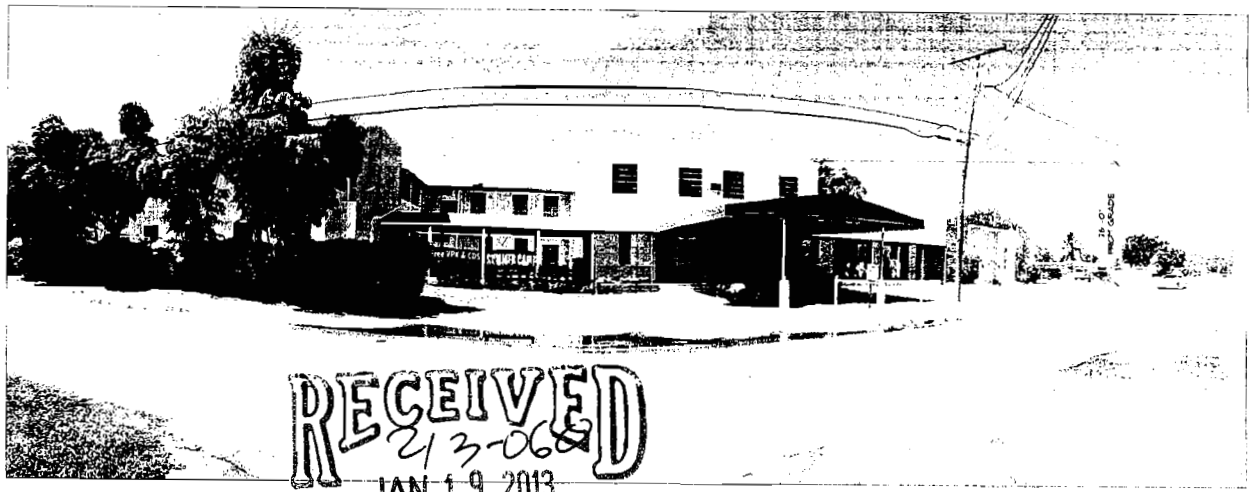

EXISTING NORTH ELEVATION

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REVISIONS :

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL 33155 - (305) 661-6161

CONSULTANT :

Corporation License # AA0003589

SEAL

JORGE L. VILLAVICENCIO
NO. AR0012110

CORAL VILLA BAPTIST CHURCH
& CHRISTIAN ACADEMY
INFANTS - PRE-SCHOOL DAYCARE
3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

DATE : 06-14-13
SCALE : 1/4"
DATE SUBMITTED FOR SEAL :
DRAWING NO : A-5 OF 6

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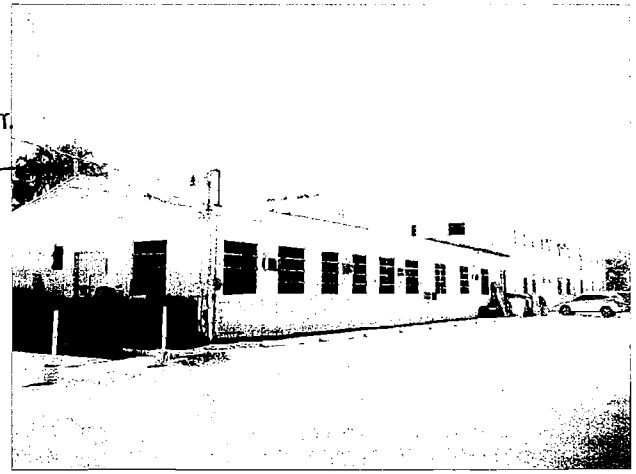
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: for E.F.

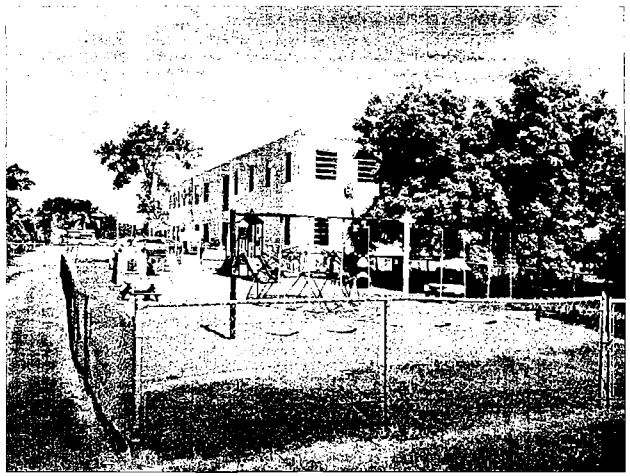
EXISTING WEST ELEVATION

EXISTING SW ELEVATION

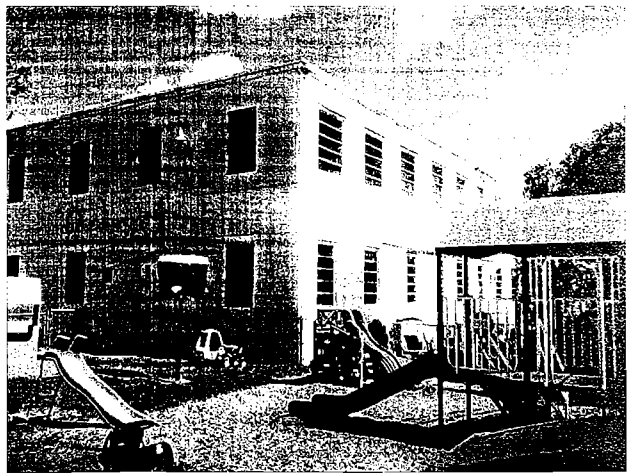


EXISTING SW ELEVATION

EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING SE ELEVATION

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REVISIONS :		REVISIONS :	

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - MIAMI FL. 33155 - (305) 661-6161
CONSULTANT :

Corporation Licence # AA0003589
SEAL
JORGE L. VILLAVICENCIO
NO. AR0012110

CORAL VILLA BAPTIST CHURCH & CHRISTIAN ACADEMY

INFANTS - PRE-SCHOOL DAYCARE

3201 SW 67th AVENUE - MIAMI, FLORIDA 33155

DATE : 06-14-'13	SCALE : 1/4"
DATE SUBMITTED FOR REVIS.	—
DRAWING NO :	A-6 OF 6

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

School Name: Coral Vila Christian Academy

School Address: 3201 SW 67th Avenue Tax Folio # 30-4013-006-5080

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

2. Total size of site: _____ x _____ = 64,700 sq. ft. / 43,560 sq. ft. = 1.49 acres

3. Number of children or students requested: 200 Ages: 0 - 5 years old (Infants to PK)

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

5. Number of classrooms: 17 Total square footage of classroom area: 8,620 sq. ft.

6. Total square footage of non-classroom area (offices, corridors, bathrooms, kitchens, closets): 6,196 sq. ft.

7. Amount of outdoor recreation/play area in square footage: 6,492 sq. ft.

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: 0

9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided = 34 spaces parking spaces required by §33-124(L) = 24 spaces

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

11. Proposed height for the structure(s): 35'-0" See §33-151.18(g).

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

13. Days and hours of operation: Infants - Pk PreSchool shall operate Monday to Friday 7 am to 6 pm

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

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

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

213-060

32

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 OVERELAP, 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 200 (number of children) = 7,000 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 Schools (Grades 7-8)

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

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 7,000 sq. ft.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 8,620 sq. ft.

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 100 (½ of children) = 4,500 sq. ft.

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

300 sq. ft. x (remaining children) = sq. ft.

c. Grades 7-12 800 sq. ft. x (first 30 children) = sq. ft.

300 sq. ft. x (next 300 children) = sq. ft.

150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 4,500 sq. ft.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 6,492 sq. ft.

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

a. 28 trees are required per net acre. Trees required: 42 Trees provided: 64

b. Ten shrubs are required for each tree required. Shrubs required: 420 Shrubs provided: 620

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): 26,198 s.f.

School Address: 3201 SW 67th Avenue - Miami, Florida Zip Code: 33155.

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

Signed, sealed, executed and acknowledged on this 12th day of June 2013 at Miami-Dade County, Florida.

Jorge L. Villavicencio, R.A. _____
Signature

WITNESSES:

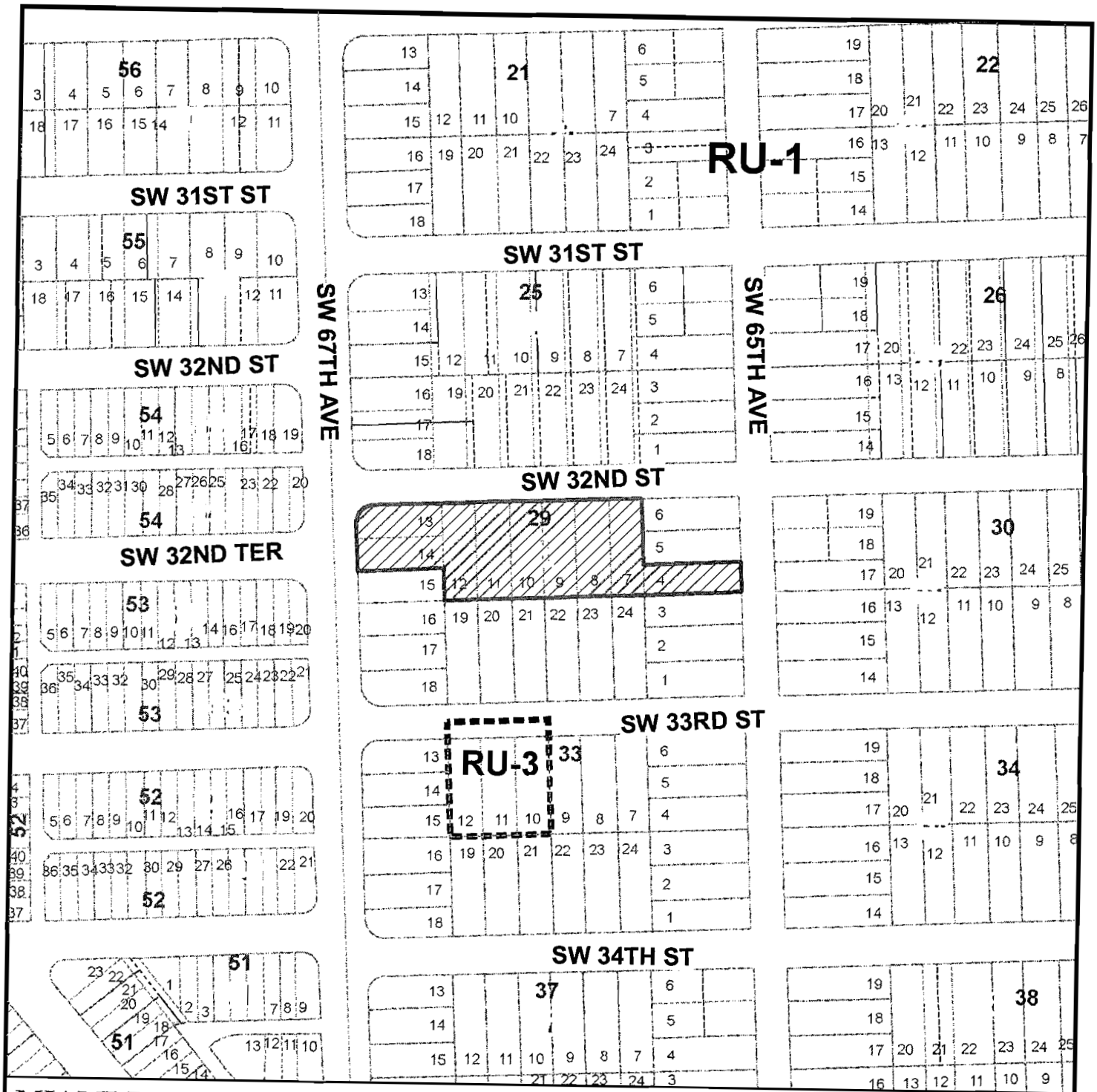
_____ #EE45494

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 12 day of June, 2013, before me personally appeared Jorge Villavicencio, 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:
November 28, 2014

JULIANA ROJAS
MY COMMISSION EXPIRES NOV 28, 2014
#EE45494
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000060

Section: 13 Township: 54 Range: 40
Applicant: CORAL VILLA BAPTIST CHURCH
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY
		35

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000060

N
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S

Section: 13 Township: 54 Range: 40
Applicant: CORAL VILLA BAPTIST CHURCH
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

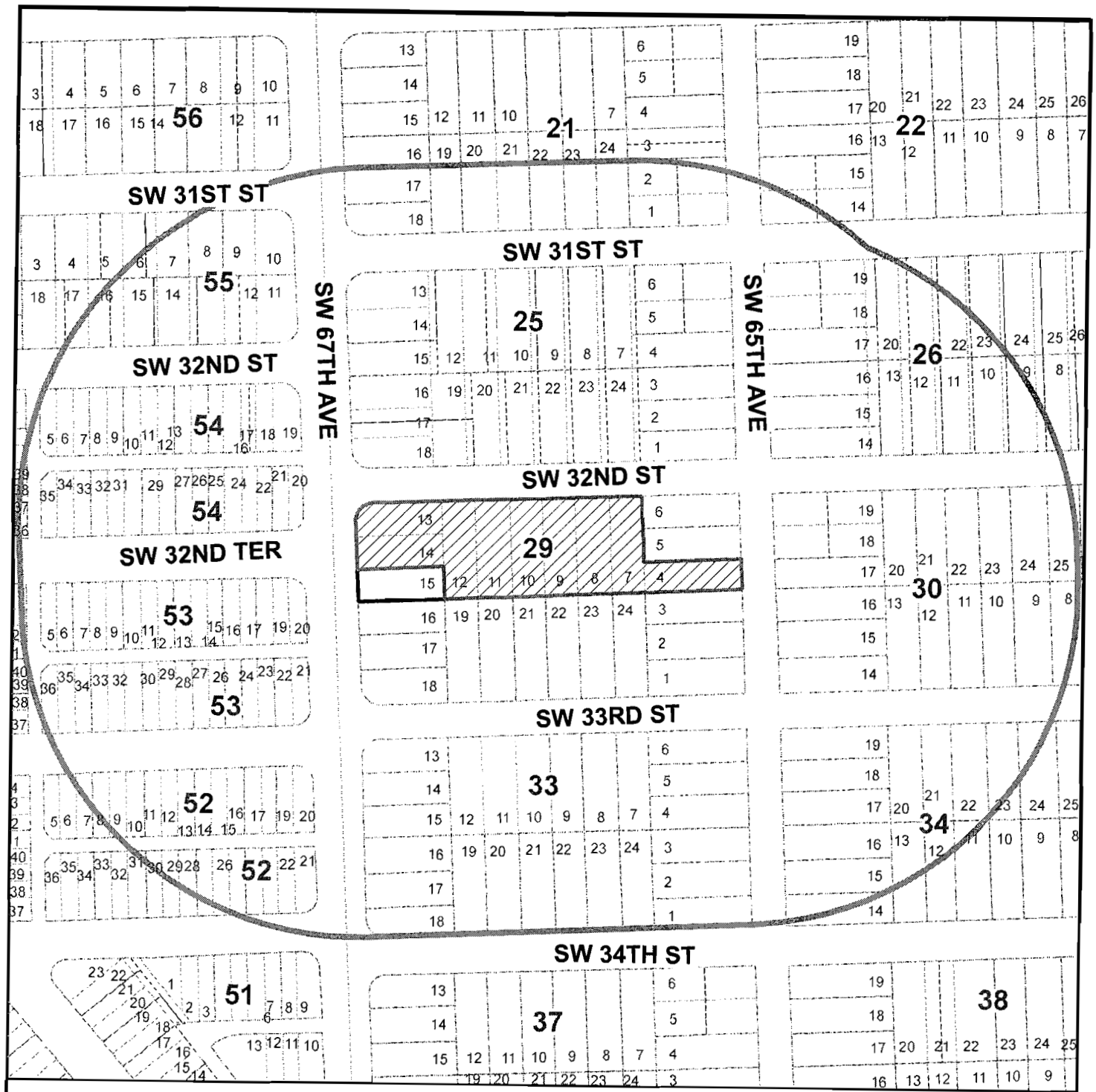
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY
		36



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000060

RADIUS: 500

Section: 13 Township: 54 Range: 40
Applicant: CORAL VILLA BAPTIST CHURCH
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

- Subject Property
- Contiguous Properties
- Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY
		37

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000060

N
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S

Section: 13 Township: 54 Range: 40
Applicant: CORAL VILLA BAPTIST CHURCH
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 28, 2013

REVISION	DATE	BY