FINAL AGENDA

2-4-2014 Version # 1

COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Tuesday, March 18, 2014 at 6:30 p.m.

PREVIOUSLY DEFERRED

A.	14-1-CZ10-1	TAMIAMI CENTRAL PLAZA, LLC	11-80	10-54-40

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, MARCH 18, 2014

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

A. TAMIAMI CENTRAL PLAZA, LLC.(14-1-CZ10-1 (11-80) **10-54-40**
Area 10/ Dist. 10

(1) MODIFICATION of Paragraph #1 of Declaration of Restrictions recorded in Official Record Book 26099, Pages 3871 - 3876, reading as follows:

FROM:

"1.) Prohibited Uses

Nowithstanding the permitted uses in BU-1A zoning district, the following uses shall be prohibited on the subject property:

A) Medical centers as it relates to Building 3 (the theatre building) in the plans on file with this application entitled "Las Americas Central Plaza Inc." as prepared by Monteserin Architectural Service, consisting of one page, dated stamped received 12-5-06.

B) Attended, non-motorized donation collection vehicles;

C) Donated good centers;

D) Information booth, gate house and security station;

E) Automobile and light truck, new sales agency;

F) Automobile service stations;

G) Automobile self-service gas stations;

H) Automobile storage;

I) Boats;

J) Bowling alleys;

K) Convention halls;

L) Medical observation dormitory;

M) Mortuaries or funeral homes;

N) Motorcycles sales and repair;

O) Natatoriums;

P) Open-air theatres;

Q) Propagating and growing plants for sale;

R) Skating rinks;"

TO:

"1.) Prohibited Uses

Nowithstanding the permitted uses in BU-1A zoning district, the following uses shall be prohibited on the subject property:

A) Attended, non-motorized donation collection vehicles;

B) Donated goods center;

C) Information booth, gate house and security station;

D) Automobile and light truck, new sales agency;

E) Automobile service stations;

F) Automobile self-service gas stations;

G) Automobile storage;

H) Boats;

I) Bowling alleys;

J) Convention halls;

K) Medical observation dormitory;

L) Mortuaries or funeral homes;

M) Motorcycles sales and repair;

N) Natatoriums;

O) Open-air theatres;

P) Propagating and growing plants for sale;

Q) Skating rinks;"

(2) DELETION of Condition #2 of Resolution CZAB10-65-07, passed and adopted by Community Zoning Appeals Board #10, reading as follows:

"2. That Medical Center and Supermarket uses be prohibited in Building #3 and Building #4."

The purpose of the above requests is to allow the applicant to delete conditions prohibiting medical center and supermarket uses in building #3 and building #4.

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Site Plan & Parking Calculation for: Festival Plaza" as prepared by Octavio A. Santurio A.I.A dated stamped received 10/31/13 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: 8500 SW 8 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 9.68 Acres

Department of Regulatory and Economic Resources Recommendation: Approval with conditions, subject to the acceptance of the modified declaration of restrictions.

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: Z11-080 (14-1-CZ10-1) **March 18, 2014**
Item No. A

Recommendation Summary	
Commission District	10
Applicant	Tamiami Central Plaza, LLC
Summary of Requests	The applicant is seeking to modify a condition of a previously approved resolution along with a paragraph of a declaration of restrictions in order to allow the location of medical office and supermarket uses in certain buildings on the property within which they are currently restricted.
Location	8500 SW 8 Street, Miami-Dade County, Florida.
Property Size	8.68 acres
Existing Zoning	BU-1A
Existing Land Use	Office/retail center
2015-2025 CDMP Land Use Designation	Business and Office Low-Medium Density Residential, 6 to 13 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions, subject to the acceptance of the modified declaration of restrictions.**

This item was deferred from the January 15, 2014 meeting of Community Zoning Appeals Board (CZAB) #10), to allow the applicant to meet with staff on issues brought up by the neighbors at the meeting.

REQUESTS:

1. Modification of Paragraph #1 of a Declaration Of Restrictions recorded in ORB 26099, PG 3871-3876, and reading as follows:

   From: "1. **Prohibited Uses**

   Notwithstanding the permitted uses in BU-1A zoning district, the following uses shall be prohibited on the subject property:

   A) Medical centers as it relates to Building 3 (the theatre building) in the plans on file with this application entitled "Las Americas Central Plaza Inc." as prepared by Monteserin Architectural Service, consisting of one page, dated stamped received 12-5-06.

   B) Attended, non-motorized donation collection vehicles;

   C) Donated good centers;

   D) Information booth, gate house and security station;

   E) Automobile and light truck, new sales agency;

F) Automobile service stations;

G) Automobile self-service gas stations;

H) Automobile storage;

I) Boats;

J) Bowling alleys;

K) Convention halls;

L) Medical observation dormitory;

M) Mortuaries or funeral homes;

N) Motorcycles sales and repair;

O) Natatoriums;

P) Open-air theatres;

Q) Propagating and growing plants for sale;

R) Skating rinks;"

To: "1 **Prohibited Uses**

Notwithstanding the permitted uses in BU-1A zoning district, the following uses shall be prohibited on the subject property:

A) Attended, non-motorized donation collection vehicles;

B) Donated good centers;

C) Information booth, gate house and security station;

D) Automobile and light truck, new sales agency;

E) Automobile service stations;

F) Automobile self-service gas stations;

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L) Mortuaries or funeral homes;

M) Motorcycles sales and repair;

N) Natatoriums;

O) Open-air theatres;

P) Propagating and growing plants for sale;

Q) Skating rinks;"

2. Deletion of Condition #2 of Resolution CZAB10-65-07, passed and adopted by Community Zoning Appeals Board #10, reading as follows:.

"2. That Medical Center and Supermarket uses be prohibited in Building #3 and Building #4."

The purpose of the above requests is to allow the applicant to delete conditions prohibiting medical center and supermarket uses in building #3 and building #4.

A Plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Site Plan & Parking Calculation for Festival Plaza" as prepared by Octavio A. Santurio A.I.A. dated stamped received 10/31/13 and consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The 9.68 +/- acre BU-1A, Limited District zoned subject property has been the subject of numerous zoning hearings from 1961 through to 2011, and now consists of a shopping center with retail shops, restaurants, offices and a banquet hall. Most recently, pursuant to Resolution #CZAB10-65-07, the subject property was approved to allow a reduced number of parking spaces for a theatre or banquet hall. At the time of the latter application, the applicant proffered a declaration of restrictions that prohibited the use of Building #3 for a medical center. Additionally, a condition of said resolution prohibited the use of Buildings #3 and #4 for medical centers or supermarket uses.

The applicant now seeks to modify the aforementioned condition of the prior resolution as well as a paragraph of the declaration of restriction proffered with said resolution prohibiting medical center and supermarket uses in building #3 and building #4.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1A; office/retail center	Business and Office/ Low-Medium Density Residential, 6 to 13 dua

North	SW 8 Street/Tamiami Canal BU-1A; service station/office building	Business and Office
South	RU-2; single-family residences	Low-Medium Density Residenti 6 to 13 dua
East	RU-4M; condominium buildings RU-2; duplex residences	Business and Office Low-Medium Density Residential, 6 to 13 dua
West	BU-1; shopping center RU-1; single-family residence	Business and Office Low-Medium Density Residential, 6 to 13 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is comprised of an existing shopping center with retail stores, restaurants, offices and a banquet hall located at 8500 SW 8 Street. The surrounding area is characterized by commercial retail uses as well as multi-family and single-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to have medical center and supermarket uses within the existing shopping center. However, the expansion of the available areas for these uses on the subject parcel could result in an intensification of the uses throughout the subject parcel that may result in additional traffic impacts on the abutting roadways, SW 8 Street and SW 86 Court.

CDMP ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the previously mentioned northern portion of the property as being within the Urban Development Boundary (UDB) for **Business and Office** use. The Business and Office designation *accommodates a full range of sales and service activities which includes, among other things, retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments.* The southern 150' of the property is designated as **Low-Medium Density** on the LUP map of the CDMP. The Low-Medium Density designation allows single-family homes, townhouses and low-rise apartments. Approval of the requested modification will not change the existing BU-1A zoning or the commercial uses on the entire subject property. **Therefore, staff opines that approval of the application would be consistent with the CDMP Land Use Element interpretative text for properties designated Business and Office and Low-Medium Density on the CDMP LUP map.**

ZONING ANALYSIS:

When requests #1 and #2, to the permit the modification of a paragraph of a declaration of restrictions proffered and accepted with a prior resolution and the deletion of a condition of said resolution are analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of these requests would be **compatible** with the surrounding area.

Although, approval of this application could allow the applicant to intensify the office and retail uses on the southern portion of the parcel, staff is supportive of this application with conditions for the reasons that will be outlined below.

Approval of the aforementioned requests would allow the applicant to remove the restrictions on the location of the medical office and supermarket uses within the subject property. The prior resolution and declaration of restrictions being modified through this application do not permit medical office and supermarket uses within buildings #3 and #4. These buildings are the southernmost buildings on the site and based on the survey submitted by the applicant are located 72' to 75' from the rear (south) property line which abuts single-family residences. Staff notes that the applicant is not seeking to modify the previously approved site plans to increase the height of the buildings or to approve additions to the buildings that would reduce the spacing to the rear (south) property lines. As such, staff opines that approval of the requests would not create any new visual impact on the single-family residences to the south and therefore, would remain **compatible** with the area.

Staff notes that based on the list of existing uses provided by the applicant in the letter of intent, that there are already medical office uses on the subject property other than buildings #3 and #4. Further, staff opines that the supermarket use is similar to the other retail uses that are allowed in the BU-1A zoning district. However, due to the proximity of buildings #3 and #4 to the residential uses to the south, as a condition for approval, staff recommends that in the future if a supermarket is located within any of the aforementioned buildings, that the delivery and pick-up times should be restricted to reduce any negative aural impact from the delivery vehicles on the residences to the south.

In addition, memoranda submitted with this application by the Platting and Traffic review Section and the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER) do not indicate that the approval of requests #1 and #2 would result in excessive traffic or provoke a nuisance that would be incompatible with the area concerned. Said memoranda indicate that the application respectively meets the traffic concurrency and level of service (LOS) standards for an initial development order. **Therefore, subject to the acceptance of the modified declaration of restrictions, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing retail and office center with adequate parking and drives. The plans depict the facility with two (2) ingress egress points along SW 8 Street and SW 86 Court.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions, subject to the Board's acceptance of the proffered declaration of restrictions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution CZAB10-65-07 remain in full force and effect, except as herein modified.

2. That all the Paragraphs of the Declaration of Restrictions recorded in ORB 26099, PG 3871-3876, remain in full force and effect, except as herein modified.

3. 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.

4. That the deliveries and trash pick-up for any supermarket use located in building #3 or building #4 be restricted to Monday through Friday 7 AM through 7 PM, and 9 AM to 5 PM only on Saturday and Sunday.

ES:MW:NN:EJ:CH

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

ZONING RECOMMENDATION ADDENDUM

Applicant: *Tamiami Central Plaza*
PH: *Z11-080*

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.*
Low-Medium Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Low Medium Density Residential****. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*

ZONING RECOMMENDATION ADDENDUM

Applicant: *Tamiami Central Plaza*
PH: *Z11-080*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

A. TAMIAMI CENTRAL PLAZA, LLC
(Applicant)

14-1-CZ10-1(11-080)
Area 10/District 10
Hearing Date: 03/18/14

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
1957	E.B. Elliott Advertising Co.	- Special Exception to permit a Billboard sign.	BCC	Approved
1958	Westchester Inc.	- Zone change from RU-1 to BU-1.	BCC	Approved with Condition(s)
1961	Westbrooke Pool & Cabana, Inc	- Zone change from BU-1 to BU-2.	BCC	Approved
1973	Director	- Multiple Zone change.	BCC	Approved In Part
1975	Roda Ent. Inc.	- Use Variance to permit alcohol sales. - Non-Use Variances of spacing and zoning regulations.	BCC	Approved with Condition(s)
1977	Cari Garcia	- Use Variance and Special Exception to permit a beauty parlor.	ZAB	Approved with Condition(s)
1979	Roda Enterprises, Inc.	- Multiple Zone change.	BCC	Approved with Condition(s)
1980	Dade County Invest. Co.	- Special Exception to permit a proposed shopping center.	ZAB	Approved with Condition(s)
1982	Dade County Investments Co.	- Non-Use Variance of parking requirements.	ZAB	Approved with Condition(s)

1982	Aralin Inc.	- Special Exception of alcohol spacing.	ZAB	Approved
1983	Habana Madrid Inc.	- Special Exception of cocktail lounge and alcohol spacing.	BCC	Approved with Condition(s)
1983	Billiaros Yards Inc.	- Special Exception to permit a proposed bar in conjunction with a proposed billiard hall and alcohol spacing.	ZAB	Approved with Condition(s)
1996	Salon Azul	- Special Exception of spacing requirement as applied to alcoholic beverage. - Special Exception to permit the sale of alcolohic beverages in connection with an existing banquet hall in the BU-1A District.	ZAB	Approved with Condition(s)
2007	Tamiami Central Plaza, Inc.	- Modification of condition of resolution. - Non-Use Variance of parking.	C10	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.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP

#1

APPLICANT'S NAME: **Tamiami Central Plaza, LLC**

REPRESENTATIVE: Juan J. Mayol, Esq.

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-1-CZ10-1 (11-080)	January 15, 2014	CZAB10		14

REC: Deferral with leave to amend.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

■ DEFER: ☐ INDEFINITELY ■ TO: 3/18/14 ■ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ Item was deferred at Applicant's expense. The Applicant requested to defer the Item to address issues with staff regarding the wall fence.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	**M**	Julio R. CACERES	X		
VICE CHAIRWOMAN	**S**	Miriam PLANAS	X		
COUNCILMAN		Gerardo RODRIGUEZ	X		
COUNCILMAN		Robert SUAREZ	X		
COUNCILMAN		Manuel VALDES	X		
COUNCILMAN		Toufic ZAKHARIA	X		
CHAIRMAN		Richard M. GOMEZ	X		
		VOTE:	7	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **DAVID HOPE**

11

Memorandum

MIAMI-DADE COUNTY

Date: December 26, 2012

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

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

Subject: C-10 #Z2011000080-1st Revision
Tamiami Central Plaza, LLC
8500 S.W. 8 Street
To Permit the Allied Health Care Clinical College/University of a Site with a Greater Lot Area than Permitted and Modification of a Previous Resolution and Deletion of an Agreement to Permit Medical Uses and an Allied Health Care Clinical College within a Shopping Center
(BU-1A) (9.68 Acres)
10-54-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

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

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

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

Stormwater Management
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 for this property.

Please be advised that 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 require permits for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
Trees resources will not be impacted by this proposal. Be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
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: December 17, 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: Z2011000080
Name: Tamiami Central Plaza, LLC
Location: 8500 SW 8 Street
Section 10 Township 54 South Range 40 East

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

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: January 14, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: # Z11-080
Tamiami Central Plaza, 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

#Z11-080
Tamiami Central Plaza, LLC

Application: ***Tamiami Central Plaza, LLC*** is requesting the deletion of Declaration of Restrictions recorded in Official Record Book 26099, Pages 3871 - 3876 and Condition #2 of Resolution No. CZAB10-65-07 regarding a shopping center. The property currently zoned in a Limited Business district (BU-1A).

Size: The subject property is 9.68 acres.

Location: The subject property is generally located at 8500 SW 8th Street in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 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, Deletion of restrictions regarding a shopping center will likely be considered development for a "commercial unit." 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
6) Steel (cans, scrap)

2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (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: December 20, 2012

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: Z2011000080: Tamiami Central Plaza, LLC
Revised Letter of Intent dated 11-29-12

Application Name: Tamiami Central Plaza, LLC

Project Location: The site is located at 8500 SW 8 St, Miami-Dade County.

Proposed Development: The applicant is requesting the modification of a previous resolution to meet market demands within an existing shopping center. Review includes revised Letter of Intent dated 11-29-12.

Impact and demand: The letter of intent specifies that the purpose of the changes is to permit non-residential uses. Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

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

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

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

REVISION 1

Memorandum

Date: 24-DEC-12

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

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

Subject: Z2011000080

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated 07/26/11.
These comments are related to application dated 11/29/12.
APPROVAL
No objection via case Z2011000080.

Service Impact/Demand

Development for the above Z2011000080
located at 8500 SW 8 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1396 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:20 minutes

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 06-JAN-14
REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

TAMIAMI CENTRAL PLAZA, LLC	8500 SW 8 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000080

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES

BLDG OPEN: THERE ARE NO CURRENT OPEN BUILDING REGULATIONS CASES

BLDG CLOSED: BUILDING CASE #20120155149-B, WAS OPENED ON SEPTEMBER 10, 2012, FOR FAILURE TO OBTAIN THE REQUIRED BUILDING PERMIT (S) PRIOR TO COMMENCING WORK ON THE INSTALLATION OF AN AIR CONDITIONING SYSTEM. A NOTICE OF VIOLATION WAS ISSUED ON THE SAME DAY. THE VIOLATION WAS CORRECTED ON MAY 28, 2013. THE CASE WAS CLOSED ON MAY 30, 2013.

TAMIAMI CENTRALL PLAZA, LLC

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

REPORTER NAME:

20

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: **Tamiami Central Plaza, LLC**

NAME AND ADDRESS	Percentage of Stock
Agustin Herran, 8500 S.W. 8th Street, Suite #228 Miami, Florida 33144-4002	**80%**
Magaly Santana, 8500 S.W. 8th Street, Suite #228 Miami, Florida 33144-4002	**20%**

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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BY AH

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest

Date of contract: _____

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

_____

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

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

Signature: _____

Agustin Herran, Manager

Sworn to and subscribed before me this 23rd day of June, 2011. Affiant is personally known to me or has produced _____ as identification.

_____

(Notary Public)
ILEANA RAMIREZ
MY COMMISSION # DD 951267
EXPIRES: June 10, 2014
Bonded Thru Notary Public Underwriters

My commission expires:

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

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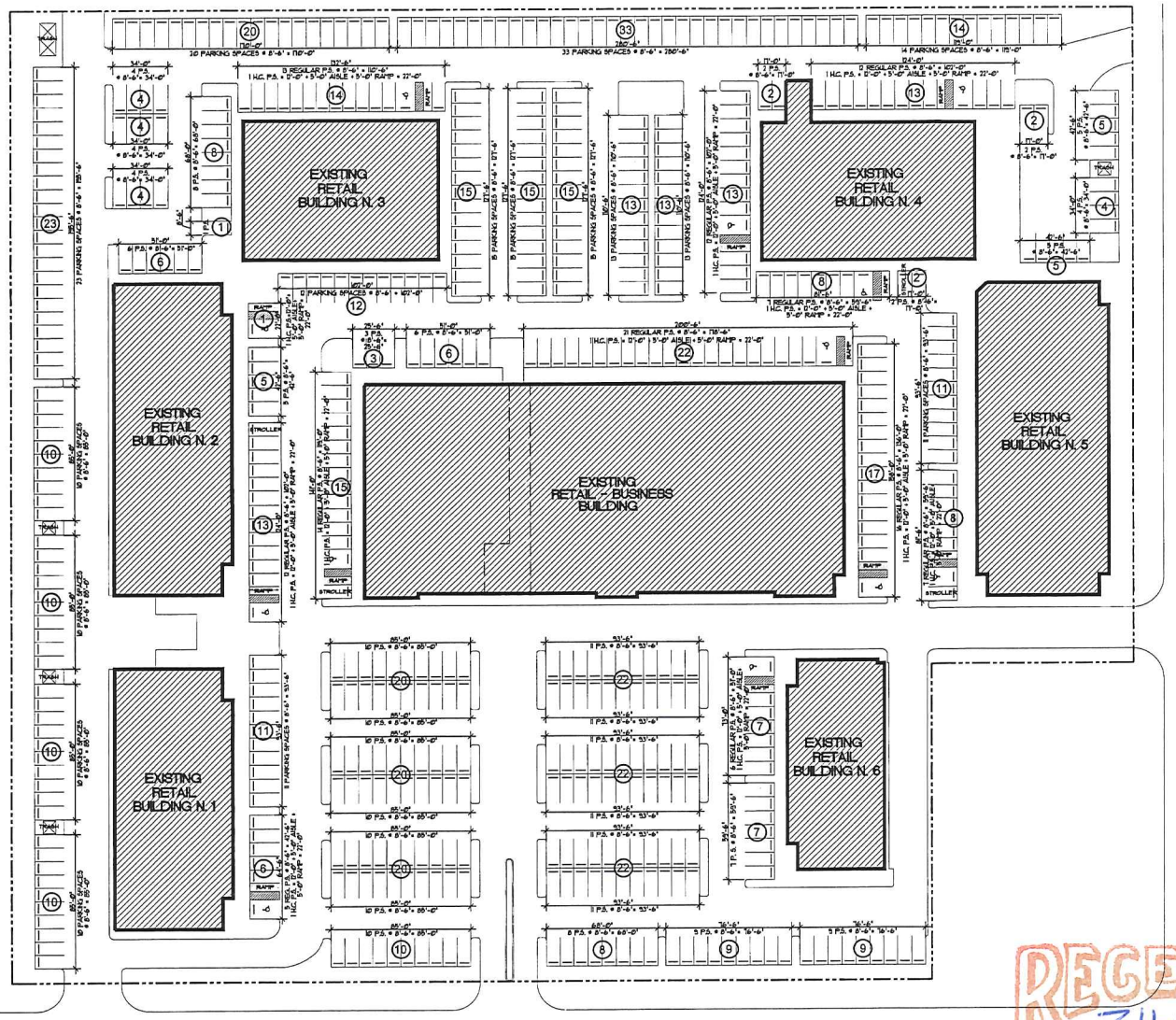
LOCATION MAP NTS



SITE PLAN NTS

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ENLARGED SITE PLAN

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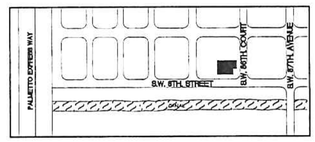
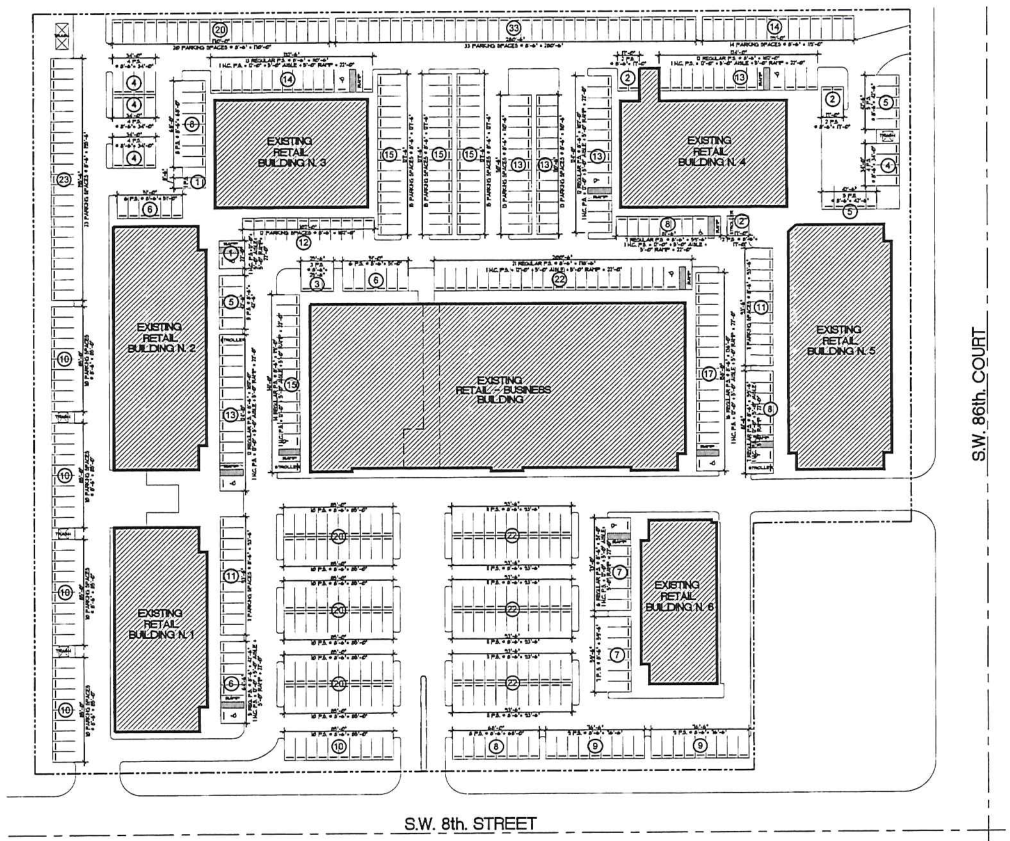


LOCATION MAP NTS



SITE PLAN NTS

TENANT	Suite	Total SF	Patron Area (PA) or Classroom Area (CA)	Remaining SF	USE	DETAIL USE	RATIO/SF
Chase	8534-36	5,178	N/A	N/A	bank	full service bank	1 per 400
		5,178					13 spaces
Blue Banquet Hall	8528	5,450	3,450	2,000	banquet	banquet hall facility	1 per 100 of PA
		5,450	3,450	2,000			35 spaces
Junior Palace Academy	8460	2,545	4 employees	N/A	daycare	children's daycare	1 per each employee
		2,545	4 employees				4 spaces
Carbello Animal Clinic	8468	1,450	N/A	N/A	office	veterinarian office	1 per 400
VACANT	8470	1,450	N/A	N/A	office	VACANT	1 per 400
Martinez & Hernandez MD	8480	668	N/A	N/A	office	doctor office	1 per 400
Vacant	8484	530	N/A	N/A	office	administration office	1 per 400
B&B Health Rehabilitation	8494	805	N/A	N/A	office	medical rehabilitation center	1 per 400
Crystl Kids Pediatrics	8496	1,113	N/A	N/A	office	medical center	1 per 400
Leasing Office	8502-R	1,000	N/A	N/A	office	property showroom/mgmt office	1 per 400
Vanidades	8506	3,118	N/A	N/A	office	medical center	1 per 400
First Rate Insurance Agency	8506-2	700	N/A	N/A	office	insurance agency	1 per 400
Speech Pathology & Ed. Ctr.	8510	5,080	N/A	N/A	office	speech therapist	1 per 400
Geico	8514	1,388	N/A	N/A	office	insurance agency	1 per 400
FAU - Small Business Div.	224	2,050	N/A	N/A	office	job placement services & counseling	1 per 400
General Real Estate Corp.	226-30	2,864	N/A	N/A	office	real estate brokers & managers	1 per 400
GREC	232-34	1,724	N/A	N/A	office	real estate brokers & managers	1 per 400
Machado & Herran, PA	236-38	1,728	N/A	N/A	office	law office	1 per 400
Salas Realty	240	1,145	N/A	N/A	office	Real Estate	1 per 400
Jesus Salas	242	300	N/A	N/A	office	real estate office	1 per 400
Vacant	244	1,156	N/A	N/A	office	consultants	1 per 400
Vanidades	246	630	N/A	N/A	office	clinic office	1 per 400
Vanidades	248	650	N/A	N/A	office	office	1 per 400
Flamingo Title Ins Agency	250	830	N/A	N/A	office	Title insurance agency	1 per 400
Grupo Internacional	252	630	N/A	N/A	office	non profit	1 per 400
Fajardo & Associates LLC	254	650	N/A	N/A	office	CPA	1 per 400
Fajardo & Associates LLC	256	630	N/A	N/A	office	CPA	1 per 400
Insurance Training 101	258	650	N/A	N/A	office	administration office	1 per 400
E & L Health Services	260	650	N/A	N/A	office	home health care office	1 per 400
Yitos Group LLC	266	300	N/A	N/A	office	multiservices	1 per 400
Lutheran Services	270	3,749	N/A	N/A	office	non profit	1 per 400
Republican Party	280	850	N/A	N/A	office	campaign office	1 per 400
Municipio de Camaguey	286	804	N/A	N/A	office	non profit cultural organization	1 per 400
Vacant	288	684	N/A	N/A	office	Vacant	1 per 400
Vacant	290	805	N/A	N/A	office	Vacant	1 per 400
Vacant	292	844	N/A	N/A	office	Vacant	1 per 400
Dede Physical Therapic	294	803	N/A	N/A	office	physical therapic	1 per 400
TerraMar Realty & Mortgage	8544	800	N/A	N/A	office	real estate and mortgage	1 per 400
Compucare Systems	8552	650	N/A	N/A	office	services	1 per 400
Rainbow	8554	860	N/A	N/A	office	administration of distribution	1 per 400
Sociedad Secreta de Don Juanes	8556	650	N/A	N/A	office	sales & marketing	1 per 400
Avanti Travel	8558	750	N/A	N/A	office	travel agency	1 per 400
Edith Suarez, DMD	8560	860	N/A	N/A	office	medical office/dentist	1 per 400
Excellence Diagnostic	8568	1,260	N/A	N/A	office	medical center	1 per 400
La Suiza Bakery	8572	630	N/A	N/A	office	administration	1 per 400
Vacant	8574-76	1,260	N/A	N/A	office	Vacant	1 per 400
Vacant	8578	1,080	N/A	N/A	office	Administration	1 per 400
Julio Batista Medical Office	8584	630	N/A	N/A	office	medical doctor office	1 per 400
Vacant	8482	4,200	N/A	N/A	office	Vacant	1 per 400
Gallardo Law Offices	8492-98	2,280	N/A	N/A	office	Law Office	1 per 400
Geico	8516	750	N/A	N/A	office	office	1 per 400
Better Business Consultants	202	950	N/A	N/A	office	Accounting office	1 per 400
Vacant	218	1,485	N/A	N/A	office	Office	1 per 400
Clutch	204	1,500	N/A	N/A	office	Office	1 per 400
Clutch	220	860	N/A	N/A	office	office	1 per 400
		63,291					158 spaces
La Suiza Bakery	8564	250	250	N/A	bakery sit down area	bakery sit down area	1 per 50 of PA
Starbucks	8442	2,125	500	1,625	restaurant	coffee shop/sit down restaurant	1 per 50 of PA
Kitchen Grill	8444	1,590	500	1,090	restaurant	restaurant	1 per 50 of PA
Cold Stone Creamery	8448	1,500	350	1,150	restaurant	ice cream	1 per 50 of PA
Vacant Restaurant	8488	6,750	3,000	3,750	restaurant	restaurant/cafeteria /lounge	1 per 50 of PA
Vacant Restaurant	8490	1,300	500	800	restaurant	lounge	1 per 50 of PA
La Portena Restaurant	8518-20	1,850	900	950	restaurant	italian restaurant & argentinian grill	1 per 50 of PA
Subway	8540-42	1,900	500	1,400	restaurant	sandwich shop	1 per 50 of PA
Rossy"s Restaurant	8586	1,360	400	960	restaurant	cafeteria	1 per 50 of PA
		18,625	6,900	11,725			138 spaces
Gamestop	8446	1,568	N/A	N/A	retail	computer game	1 per 300
Manny's Formal Wear	8450	1,464	N/A	N/A	retail	Tuxedo shop	1 per 300
Let's Go Wireless Inc.	8452	1,358	N/A	N/A	retail	cellular/beepers/ sales/repairs	1 per 300
All Uniform Wear	8456	2,900	N/A	N/A	retail	uniform sales	1 per 300
Enterprise Rent A Car	8462	1,450	N/A	N/A	retail	auto rental agency	1 per 300
Entenmanns	8464	1,450	N/A	N/A	retail	bakery goods	1 per 300
Hair Impact	8466	1,450	N/A	N/A	retail	full service hair & nail salon	1 per 300
Celebrity Supplies	8476	1,200	N/A	N/A	retail	beauty supply	1 per 300
For Kids Only	8502	1,500	N/A	N/A	retail	children's haircut salon	1 per 300
Designer Suits	8504-A	3,816	N/A	N/A	retail	men's casual and dress wear	1 per 300
Shoes from 5	8508	672	N/A	N/A	retail	shoes from $5	1 per 300
Vacant	8512	4,526	N/A	N/A	retail	Vacant	1 per 300
A.R.A. Medical Services	8538	1,079	N/A	N/A	retail	pharmacy & discount	1 per 300
Damuji Services	8548	720	N/A	N/A	retail	out of country package mail service	1 per 300
CP Barbershop Corp	8550	850	N/A	N/A	retail	barbershop	1 per 300
Better Alteration & shoe repair	8562	800	N/A	N/A	retail	sales of small ladies accessories	1 per 300
La Suiza Bakery	8566-70	2,800	N/A	N/A	retail	cuban bakeshop	1 per 300
Vacant	8580	630	N/A	N/A	retail	full service spa salon	1 per 300
Lucy's hair image	8582	630	N/A	N/A	retail	full service hair salon	1 per 300
Vacant	8530	4,600	vacant	vacant	retail	vacant	1 per 300
Vacant	222	860	vacant	vacant	retail	vacant	1 per 300
Vacant	262	630	vacant	vacant	retail	vacant	1 per 300
Vacant	264	300	vacant	vacant	retail	vacant	1 per 300
Sky Vapor	8546	785	vacant	vacant	retail	E Cigarette store	1 per 300
Vacant	8524	10,900	8,000	2,900	retail	Vacant	1 per 300
		49,198	8,000	2,900			164 spaces
Celebrity Celebrity	8472-74	2,900	2,000	900	school	beauty school and supply	1 per 100 of CA
Celebrity School of Beauty	8478	1,600	1,000	600	school	beauty school	1 per 100 of CA
Gold Coast Aikikai Inc	282-84	1,731	1,200	531	school	aikido school	1 per 100 of CA
		6,231	4,200	2,031			42 spaces
		160,488				TOTAL REQUIRED SPACES	654
						TOTAL # OF SPACES	698
						TOTAL OVERAGE OF SPACES	44

SITE PLAN & PARKING CALCULATION FOR:
" FESTIVAL PLAZA "
SHOPPING CENTER
8500 SW 8th. STREET
MIAMI, FLORIDA 33144

OWNER:
TAMIAMI CENTRAL PLAZA INC
8500 SW 8th. STREET SUITE 228
FLORIDA CITY, FLORIDA 33144
PHONE: (305) 262-6533

OCTAVIO A. SANTURIO A.I.A.
ARCHITECT
6262 Bird Road, Suite 3E - South Miami, Florida 33155
Tel. (305) 665-8844 / 665-8866 fax: (305) 661-7413
FL. AR. 0007679

REVISIONS	BY

DRAWN JOHN D.
CHECKED O.A.S.
DATE NOVEMBER 2012
SCALE AS SHOWN
JOB NO 0739
SHEET
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1 OF 1 SHEETS

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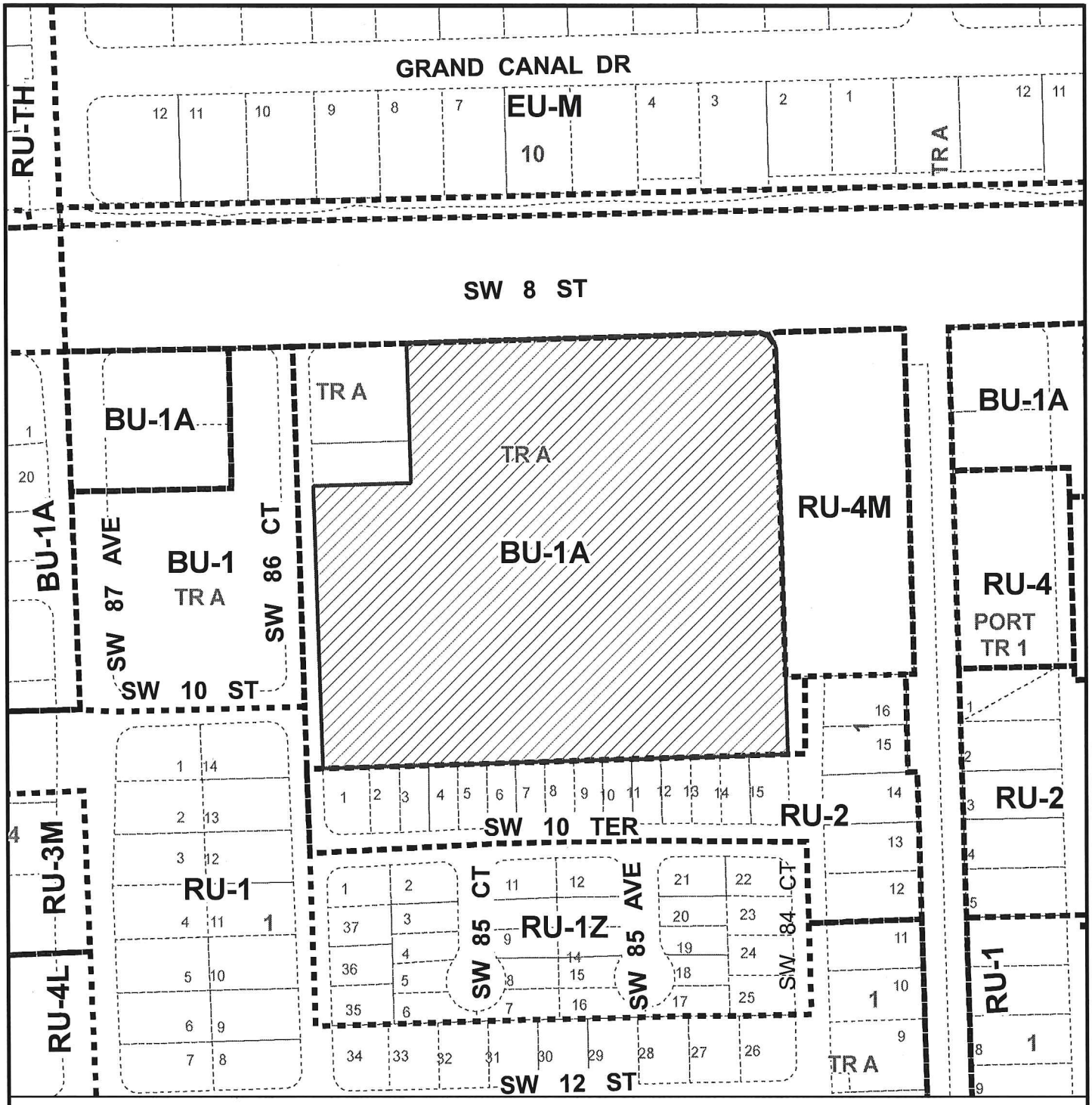

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000080

Section: 10 Township: 54 Range: 40
Applicant: TAMIAMI CENTRAL PLAZA, LLC
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, July 13, 2011

REVISION	DATE	BY
	25	

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000080

Section: 10 Township: 54 Range: 40
Applicant: TAMIAMI CENTRAL PLAZA, LLC
Zoning Board: C10
Commission District: 10
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Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 13, 2011

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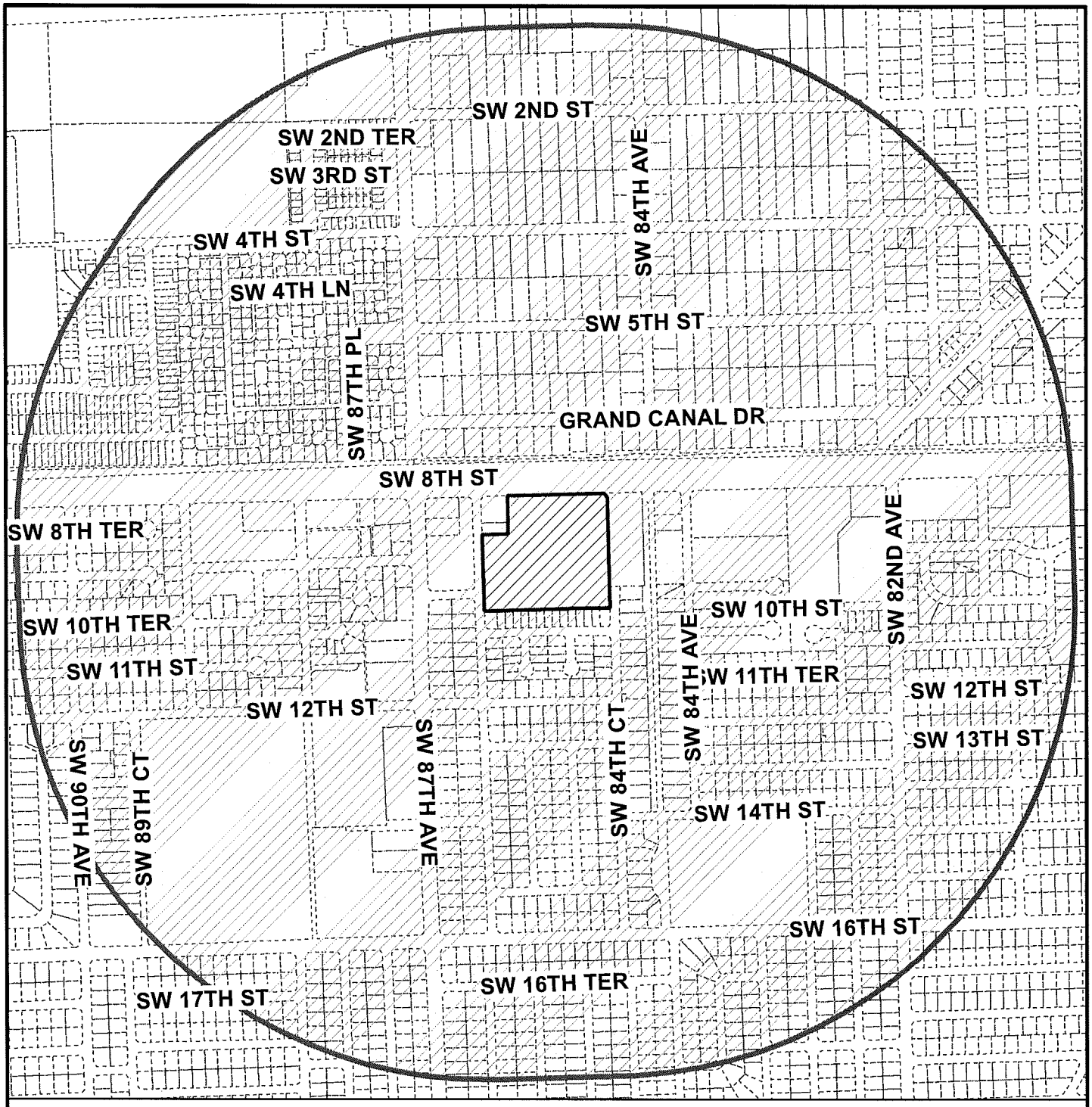

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000080

RADIUS: 2640

Section: 10 Township: 54 Range: 40
Applicant: TAMIAMI CENTRAL PLAZA, LLC
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
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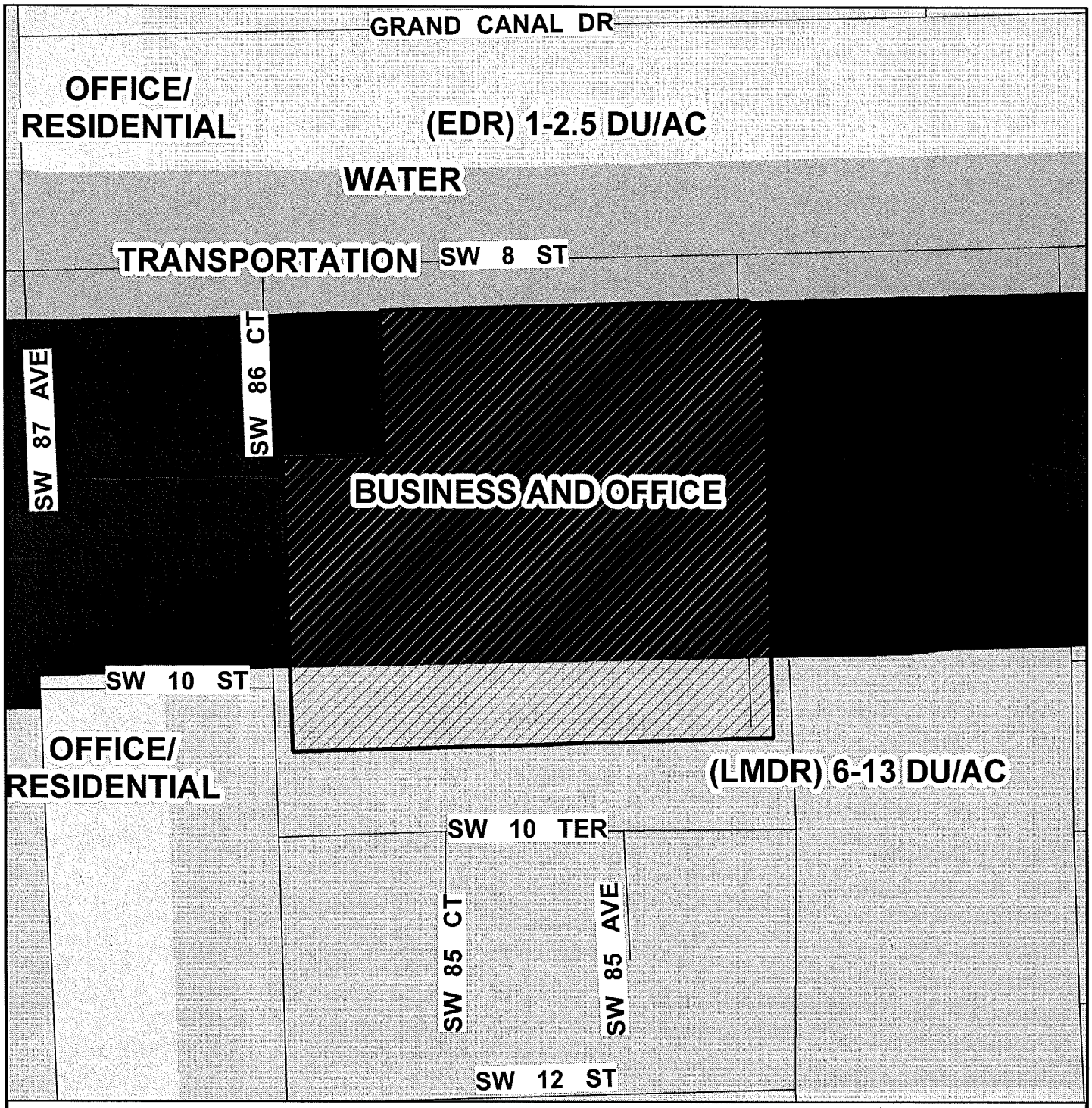

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000080

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Section: 10 Township: 54 Range: 40
Applicant: TAMIAMI CENTRAL PLAZA, LLC
Zoning Board: C10
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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY