

FINAL AGENDA

6-24-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 10

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 Avenue, Miami

Tuesday, July 29, 2014 at 6:30 p.m.

CURRENT

- | | | | | | |
|----|-------------|-------------------------------------------------------------------------------|--------|----------|---|
| 1. | 14-7-CZ10-1 | <u>ST. SIMON EPISCOPAL CHURCH, INC.</u> | 12-135 | 18-54-40 | N |
| 2. | 14-7-CZ10-2 | <u>APOSTOLATE OF DIVINE MERCY, INC &
LIFE CHURCH OF SOUTH FL. INC</u> | 13-72 | 22-54-40 | N |
| 3. | 14-7-CZ10-3 | <u>AMERICAN TOWER, LLC</u> | 14-5 | 03-54-39 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, JULY 29, 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

1. ST. SIMON EPISCOPAL CHURCH, INC (14-7-CZ10-1/12-135)

**18-54-40
Area 10/District 10**

- (1) SPECIAL EXCEPTION and UNUSUAL USE to permit a private school with grades Pre-Kindergarten through 12th.
- (2) MODIFICATION of Condition #1 of Resolution 4-ZAB-26-76 passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB10-12-02, passed and adopted by the Community Zoning Appeals Board 10, reading as follows:

From: #1 "That in the approval of the plan, the same be substantially in accordance with the plans submitted for the hearing entitled "Easter Seals, St. Simons Episcopal Church Adult Day Care Center" as prepared by R.E. Chisholm, Architects, Inc., dated 10/22/01 and consisting of 6 sheets."

To: #1 "That in the approval of the plan, the same be substantially in accordance with the plans submitted for the hearing entitled "St. Simons Episcopal Church" as prepared by Juan A. Montalvan, Architect, sheets A-1, A-2 & L-1 dated stamped received 2/28/14, all other sheets dated stamped received 10/25/13 for a total of 10 sheets."

The purpose of Request #2 is to allow the applicant to submit plans showing the elimination of the previously approved adult day care facility and to establish a proposed private school on the property.

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: 10950 SW 34 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.6 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with Conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**2. APOSTOLATE OF DIVINE MERCY, INC. & (14-7-CZ10-2/13-072)
LIFE CHURCH OF SOUTH FLORIDA, INC.**

**22-54-40
Area 10/District 10**

- (1) SPECIAL EXCEPTION to permit the expansion of a previously approved religious facility onto adjacent property to the south to include a nunnery and chapel.
- (2) Modification of Condition #2 of Resolution CZAB10-11-11, passed and adopted by the Community Zoning Appeals Board #10, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Divine Mercy-House Of Prayer", as prepared by David J. Cabarrocas/Architect dated stamped received 03/21/11, with sheet L-1 dated handwritten revision 04/14/11, consisting of 4 sheets.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Divine Mercy-House Of Prayer", as prepared by David J. Cabarrocas/Architect dated stamped received 1/23/14, consisting of 10 sheets.

The purpose of Request #2 is to allow the applicant to submit plans showing the expansion of the existing religious facility onto adjacent property to the south which include the addition of a nunnery and chapel.

- (3) NON-USE VARIANCE to permit an addition to the existing religious facility setback 7.5' (50' required) from the interior side (south) property line and spaced less than the required 75' from a residence under different ownership to the south.
- (4) NON-USE VARIANCE to permit parking spaces to be located within 25' of the official rights-of-ways (not permitted).

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: Lying South of SW 40 Terrace, between SW 84 Court & SW 85 Avenue, A/K/A 4101 & 4121 SW 85 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.33 Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. AMERICAN TOWER, LLC (14-7-CZ10-3/14-005)

**03-54-39
Area 10/District 11**

- (1) UNUSUAL USE to permit a 120' high Wireless Supported Services Facility and ancillary equipment.
- (2) NON-USE VARIANCE to permit the Wireless Supported Services Facility setback 132' (133.33' required) from the front (north) property line.

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

PH: Z12-135 (14-7-CZ10-1)

July 29, 2014

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	St. Simon Episcopal Church, Inc.
Summary of Requests	The applicant is seeking approval of a private school use on the subject property with grades pre-kindergarten through 12 th for 61 students. Additionally, the applicant seeks to modify a previously approved site plan in order to eliminate an approved adult daycare facility use and establish the aforementioned private school on the subject property.
Location	10950 SW 34 Street, Miami-Dade County, Florida.
Property Size	4.6 Acres
Existing Zoning	EU-1; Estates 1 Family 1 Acre Gross
Existing Land Use	Religious Facility/Daycare
2020-2030 CDMP Land Use Designation	Low-Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards , Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) SPECIAL EXCEPTION and UNUSUAL USE to permit a private school with grades Pre-Kindergarten through 12th.
- (2) MODIFICATION of Condition #1 of Resolution #4-ZAB-26-76 passed and adopted by the Zoning Appeals Board and last modified by Resolution #CZAB10-12-02, passed and adopted by the Community Zoning Appeals Board 10, reading as follows:

From: #1 "That in the approval of the plan, the same be substantially in accordance with the plans submitted for the hearing entitled "Easter Seals, St. Simons Episcopal Church Adult Day Care Center" as prepared by R.E. Chisholm, Architects, Inc., dated 10/22/01 and consisting of 6 sheets."

To: #1 "That in the approval of the plan, the same be substantially in accordance with the plans submitted for the hearing entitled "St. Simons Episcopal Church" as prepared by Juan A. Montalvan, Architect, sheets A-1, A-2 & L-1 dated stamped received 2/28/14, all other sheets dated stamped received 10/25/13 and consisting of 10 sheets."

The purpose of request #2 is to allow the applicant to submit plans showing the elimination of the previously approved adult day care facility and to establish a proposed private school on the property.

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

PROJECT HISTORY & DESCRIPTION:

The subject property consists of a 4.6 acres parcel of land developed with several buildings. A church, parish hall, classrooms, office and a pastor's residence exist in separate buildings throughout the site.

In 1976, pursuant to Resolution #4-ZAB-26-76, the subject property was approved to permit a private school with a day nursery and Kindergarten for 60 students. Subsequently, in 2002, pursuant to Resolution #CZAB10-12-02, the subject property was approved to permit an adult day care facility.

The current application seeks to eliminate the previously approved adult day care facility use and to establish a proposed private school on the property with grades pre-kindergarten through 12th for 61 students.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; religious facility and daycare	Low-Density Residential (2.5 to 6 du/a)
North	EU-1 and RU-1; single-family residences	Low-Density Residential (2.5 to 6 du/a)
South	EU-1 and EU-M; single-family residences and vacant land	Low-Density Residential (2.5 to 6 du/a)
East	RU-1; single-family residences	Low-Density Residential (2.5 to 6 du/a)
West	EU-M; single-family residences	Low-Density Residential (2.5 to 6 du/a)

NEIGHBORHOOD CHARACTER:

The subject property is currently developed with a religious facility and a daycare. The subject property is surrounded by single-family residences and vacant land.

SUMMARY OF IMPACT:

The approval of this application will provide the members of the existing religious facility with a new private school including grades pre-kindergarten through 12th for 61 students. However, since the proposed use will be located in the existing buildings, no new visual impacts will be created on the surrounding neighborhood. Further, staff opines that approval of the proposal will not create a negative impact on traffic on the abutting roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This land use category is *typically characterized by single family housing, e.g., single-family detached, cluster, and townhouses. It could include low-rise apartments with extensive*

surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Further, 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.* Further, the CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.*

The applicant proposes to utilize the existing buildings on the subject site for a new private school with grades pre-kindergarten through 12th for 61 students. Staff opines that although the proposed use could generate additional traffic for the surrounding area, the use is compatible with the area given that: the bulk and scale of the structures are similar to the abutting residential developments; does not exceed the maximum height requirement for this residential zoning designation; provides adequate access to the property, and exceeds the minimum parking requirements. Therefore, staff opines that approval of the proposed use is compatible with the surrounding neighborhood, in accordance with Policy LU-4A criteria.

Staff also opines that the proposed private school use would be adequately buffered by the existing landscaping elements which include the required street and lot trees and hedges. Staff further opines that approval of same would not create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways. Additionally, staff opines that the overall design of the existing buildings and location provide for a cohesive campus for the proposed private school because the façade and scale were previously designed to match that of the existing surrounding residential community. For these reasons, staff is of the opinion that the approval of the proposed private school use is **compatible** with the area based on the criteria described in the CDMP Land Use Element **Policy LU-4A, LU-4D** and **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities**, and the CDMP Land Use Plan map designation for the subject property.

ZONING ANALYSIS:

When request #1, to permit a private school with grades pre-kindergarten through 12th on the property is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of this request would be **compatible** with the surrounding residential community. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Miami-Dade Fire Rescue Department (MDFRD) and the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources 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 proposed private school with grades pre-kindergarten through 12th for 61 students in conjunction with the existing religious facility would not 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. **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 modify condition #1 of a prior resolution to allow the applicant to modify the previously approved site plan, is analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that approval of the same would be **compatible** with the surrounding neighborhood. Staff notes that the existing buildings on the subject property will be used for the proposed private school use and therefore will not create any new visual impact to the surrounding area. Again, staff notes that the buildings' footprints are not changing to accommodate the proposed 61 students. However, the applicant is enhancing the parking and traffic configuration to allow for the drop off and pick up of the anticipated 61 total students and, in staff's opinion, will provide a controlled and orderly parking situation that would benefit the esthetic character of the site and of the surrounding area. Staff further opines that the proposed use will not result in excessive traffic for the community given that religious services and activities are typically provided on the weekends and weekday evenings. Moreover, the memoranda submitted by the Departments concerned with reviewing this application do not object to the proposed application. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new additional daily peak hour trips, will not exceed the acceptable level of service of the surrounding roadways and meets the traffic concurrency criteria for an Initial Development Order.

The Division of Environmental Resources Management (DERM) of the RER indicates that the approval with conditions of the aforementioned request will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed facilities will have a negative impact on fire rescue services in the area. Based on the aforementioned, staff opines that the proposed private school use will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the surrounding residential area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted plans indicate that the subject property has ingress and egress drives along SW 34 Street. The applicant has provided 8 more parking spaces than the required 18 parking spaces for the 61 students and staff of the proposed private school.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #4-ZAB-26-76 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 "St. Simons Episcopal Church" as prepared by Juan A. Montalvan, Architect, sheets A-1, A-2 & L-1 dated stamped received 2/28/14, all other sheets dated stamped received 10/25/13 and consisting of 10 sheets, except as herein modified.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
5. That the applicant shall comply with all of 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 may be contained in its memorandum dated May 8, 2014.
6. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated March 26, 2014.
7. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
9. That at the time of Certificate of Use renewal and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
10. That the school use be limited to grades Pre-Kindergarten through 12th and be limited to a maximum of 61 students.
11. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the TOP that was submitted as part of the hearing application.
12. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
13. That the waste pick-up for the school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.

St. Simon Episcopal Church, Inc.

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14. That night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
15. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.

ES:MW:NN:CH:JV



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

NDN

ZONING RECOMMENDATION ADDENDUM

St. Simon Episcopal Church, Inc.
Z12-135

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation & 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)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care 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 relationship.</i>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Land Use Element LU-4D (Pg. I-11)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.</i>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2020, 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.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special exceptions, unusual and new uses	<i>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</i>
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ZONING RECOMMENDATION ADDENDUM

St. Simon Episcopal Church, Inc.
Z12-135

	<p><i>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. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a 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.</i></p>

1. ST. SIMON EPISCOPAL CHURCH, INC
(Applicant)

14-7-CZ10-1 (12-135)
Area 10/District 10
Hearing Date: 07/29/14

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

If so, who are the interested parties?

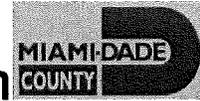
Disclosure of interest form attached? Yes No

Year	Applicant	Request	Board	Decision
1976	ST. SIMON'S EPISCOPAL CHURCH	- Unusual Use to permit nursery and kindergarten	ZAB	Approved with condition(s)
2002	St. Simon's Episcopal Church	- Modification of condition #1 of Resolution 4-ZAB-26-76, passed and adopted by the ZAB. - Unusual Use to permit an adult day care center.	C-08	Approved with condition(s)

Previous Zoning Hearings on the Property:

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: March 26, 2014

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

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

Subject: C-10 #Z2012000135-2nd Revision
St. Simon Episcopal Church, Inc.
10950 SW 34th Street, Miami, Florida 33165
Modification of a Previous Resolution to Permit a Private School
Grades 1-12; Special Exception to Permit a Private School Grades
1-12.
(EU-1) (4.6 Acres)
18-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

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

Potable Water Service and Wastewater Disposal

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

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM for further information regarding permitting procedures and requirements.

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

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of 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

According to the site plan submitted with this zoning application, the proposal will not impact tree resources. 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.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

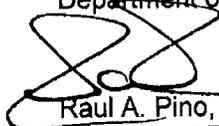
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 8, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2012000135
Name: St. Simon Episcopal Church, Inc.
Location: 10950 SW 34 Street
Section 18 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.

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 this application provided the comments indicated below are incorporated into the related documentation and implemented in the field.

Site Plan Comments

A 25 foot radius property line dedication should be made at all four corners of the property.

Traffic Study Comments

The traffic study is sufficient for the proposed traffic intensity of this application.

School Traffic Operations Plan (TOP) Comments

The TOP is acceptable.

Project Requirements

1. School Speed Zone signs (florescent yellow-green material must be used where applicable), pavement markings, and flashing beacons are required along SW 109 Avenue, SW 110 Avenue, and SW 34 Street. The school speed zone and flashing signals may be waived at this time with the provision that a school TOP policy explicitly stating that all students must be accompanied by an adult to and from school at all times is provided within a covenant for this facility and published as school policy; and the school administration agrees to timely design, purchase and install such traffic control devices if the Miami-Dade County Public Works and Waste Management Department determines the future need for said devices.

2. All project documents revised to incorporate any comments within this memo, including the Traffic Study and School Traffic Operation Plan, must be submitted and filed within the zoning records of this project.
3. A "Declaration of Restrictions" in favor of the Miami-Dade County Public Works and Waste Management Department must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school opening or expansion. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by TED.

Standard Comments

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian ramps (ADA) where applicable. All pedestrian crosswalks around the school must have ladder pavement markings.
2. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 feet within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to board approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
3. Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is suggested to review compliance with resolution conditions and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices (e.g., crosswalks) may be required at locations remote from this site along safe routes to school for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

PWWM reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please feel free to contact Jeff Cohen, P.E., Assistant Chief, at (305) 375-2030.

This land complies with chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

Additional improvements may be required at time of permitting.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **49 AM and 10 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
F-1090	SW 107 Ave. s/o SW 8 St.	C	C
F-1091	SW 107 Ave. n/o SW 40 St.	C	C
F-72	SW 40 St. e/o HEFT	C	C
9128	SW 24 St. w/o SW 107 Ave.	D	D

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

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

School Name: St. Simon Episcopal Church

School Address: 10950 SW 34 Street Tax Folio # 30 - 40180000960

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____
2. Total size of site: 660'2" x 303'6" = 200359 + 43,560 sq. ft. = 4.6 acres
3. Number of children or students requested: 61 Ages: PRE-K thru 18
4. Number of teachers: 6 Number of administrative & clerical personnel: 1
5. Number of classrooms: 6 Total square footage of classroom area: 1716 SF
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
235 SF
7. Amount of outdoor recreation/play area in square footage: 40000 SF

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:
Parents Drop-off
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 26 parking spaces required by §33-124(L) 18
10. Indicate the number of auto stacking spaces: 6 provided 5 required.
11. Proposed height for the structure(s): 11'0" See §33-151.18(g).
12. Size of identification sign: 2'0" x 3'0" = 6 sq. ft. 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: 7:30 AM to 6:00 PM
14. Does the subject facility share the site with other facilities? 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).

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ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____ 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 8 (number of children) = 280 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x 17 (number of children) = 510 sq. ft. of classroom area required.

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

25 sq. ft. x 36 (number of children) = 900 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 1690
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 1716

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 4 (1/2 of children) = 180

b. Grades 1-6

500 sq. ft. x 17 (first 30 children) = 8500

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

c. Grades 7-12

800 sq. ft. x 36 (first 30 children) = 28,800

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

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

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 39839
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 40000

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 FEB 28 2014
 PLANNING AND ZONING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

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: 129 Trees provided: 148

b. Ten shrubs are required for each tree required. Shrubs required 1200 Shrubs provided 1200

c. Grass area for organized sports/play area in square feet: 60107

d. Lawn area in square feet (exclusive of organized sports/play area): 120215

School Address: 10990 SW 34 Street Miami FL Zip Code: 33165

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

Signed, sealed, executed and acknowledged on this 7th day of September at Miami-Dade County, Florida.

Carlos J. Sandoval MD
Signature Carolina Ojama

WITNESSES

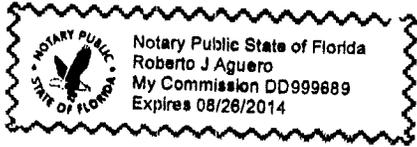
[Signature]
HENRY ALFONSO

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 7th day of September, before me personally appeared Carlos J. Sandoval / Carolina Ojama 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:

[Signature]
Roberto J. Aguero
MY COMMISSION EXPIRES
8/26/2014



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E 12-135
NOV 07 2012

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

Memorandum



Date: March 6, 2014

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

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

Subject: Z2012000135: ST. SIMON EPISCOPAL CHURCH, INC
Review includes plans stamped received 2/28/2014

Application Name: ST. SIMON EPISCOPAL CHURCH, INC

Project Location: The site is located at 10950 SW 34 ST, Miami-Dade County.

Proposed Development: The request is approval a special exception to permit a high school and modification of previously approved plans.

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



Memorandum

Date: 09-JUN-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2012000135

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated November 5, 2013.
 APPROVAL
 No objection to the site plan with a February 28, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2012000135
 located at 10950 SW 34 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1522 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 7:07 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 47 - Westchester - 9361 Coral Way
 Rescue, ALS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

DATE: 14-MAR-14
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

ST. SIMON EPISCOPAL CHURCH,
INC.

10950 SW 34 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000135

HEARING NUMBER

HISTORY:

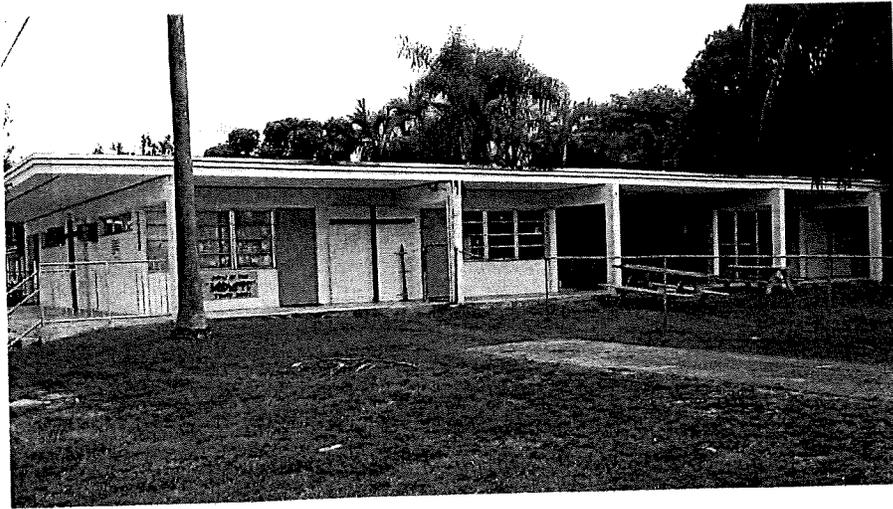
ENFORCEMENT HISTORY: NC: No open cases. BNC: No open cases.

St Simon Episcopal Church Inc

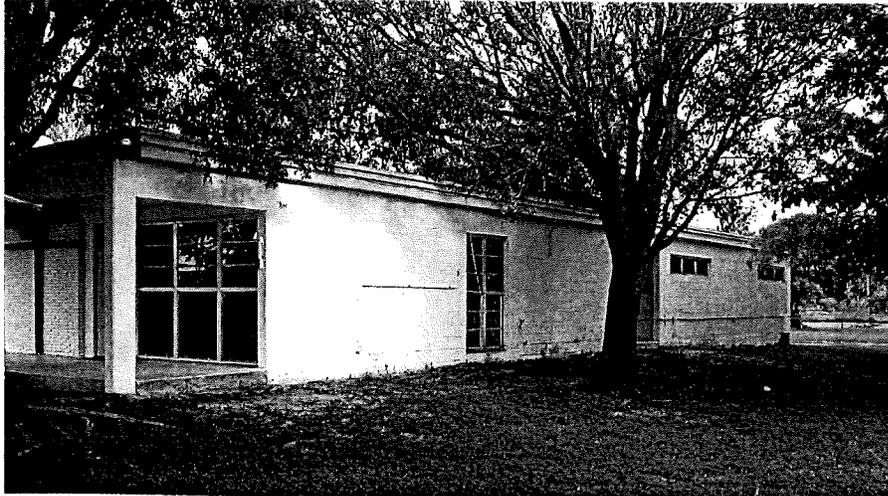
**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

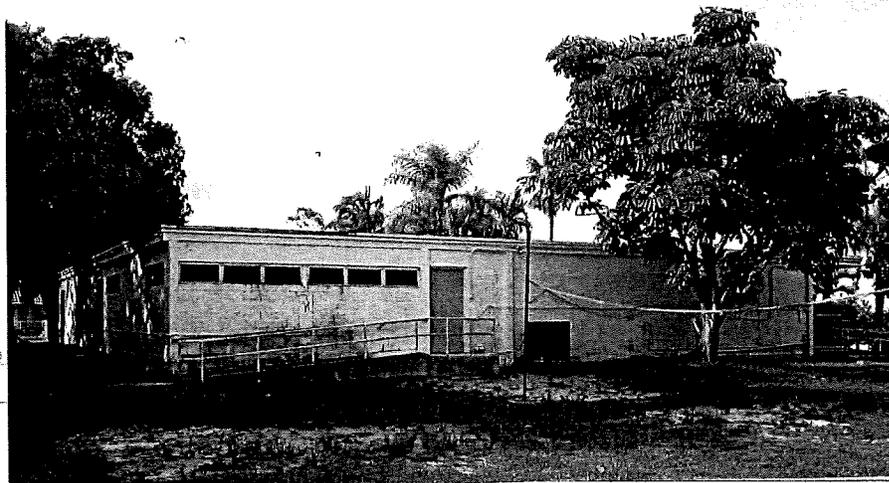
PHOTOGRAPHS
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION
212-145
[Signature]

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
Rev. Carlos Sandoval Rector	_____
Mr. Jose A. Snyama Administrador	_____
Mrs. Consuelo Ponce S.W.	_____
Mr. Roberto Aguero JW	_____
M. Heudi Alcooso V.	_____

Date of contract: Oct 2, 2012

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

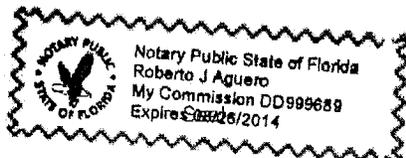
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

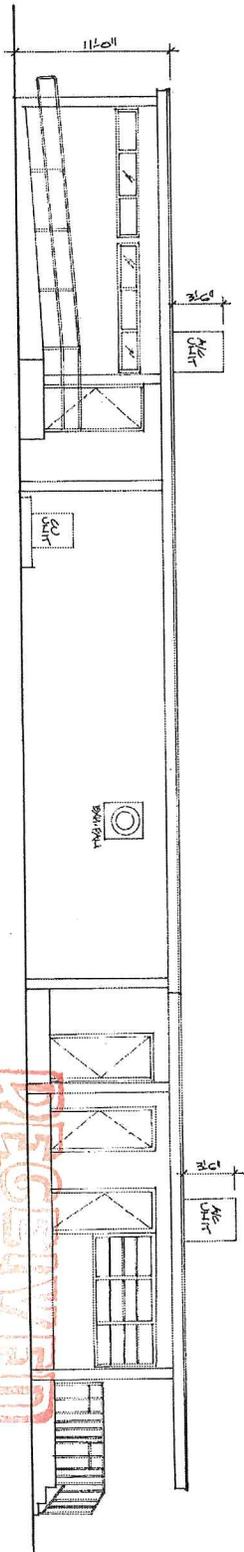
Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 2nd day of October 2012. Affiant is personally known to me or has produced _____ as identification.

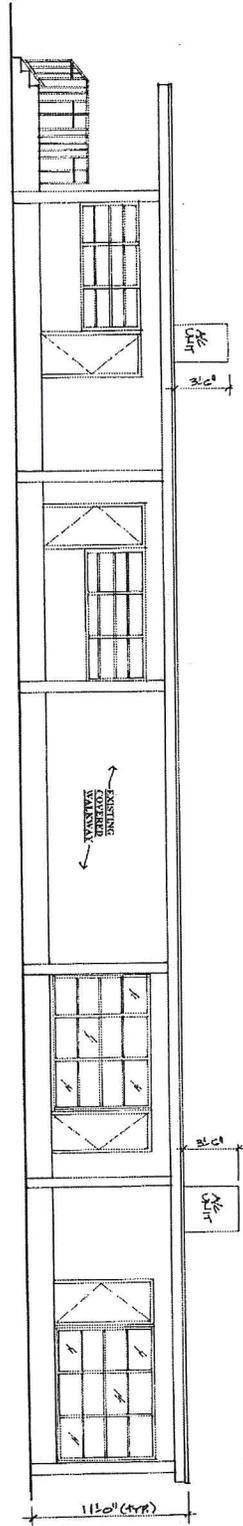
[Signature]
(Notary Public)
My commission expires: 8/26/2014



*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.



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"

ZONING HEAVY
MIAMI-DADE PLANNING
SECTION
BY [Signature] ZONING DEPT.
OCT 25 2013

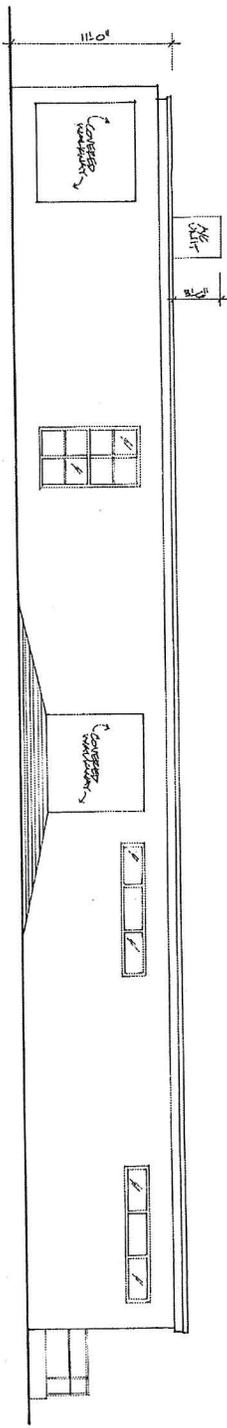
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212-65

DATE	BY	REVISIONS

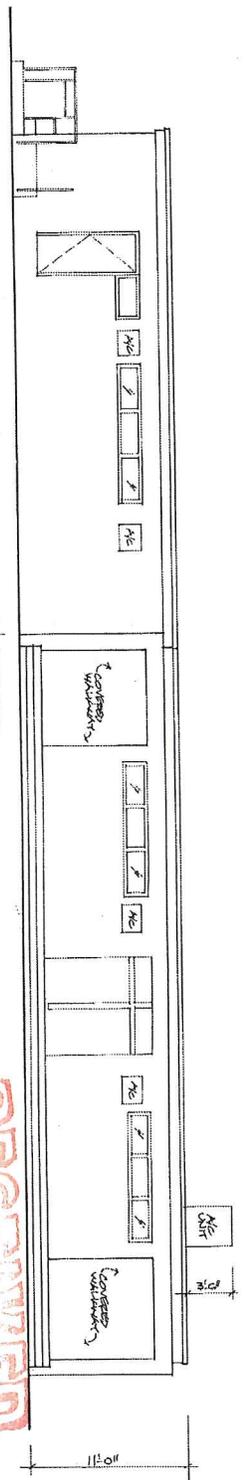
ST. SIMON EPISCOPAL CHURCH
10950 SW 34TH STREET
Miami, FL 33165
Parish Adm: Jose A. Suyama
PH: (305) 221-4753

JUAN A. MONTALVAN
ARCHITECT
MIAMI, FLORIDA

DATE	BY	REVISIONS



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



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

ZONING HEARING DECISION
MIAMI-DADE PLANNING AND ZONING DEPT.

RECEIVED
Z-12-1935
OCT 25 2013

BY

NO. OF SHEETS	4
SHEET NO.	A-5
DATE	10/1/13
DESIGNED BY	J.M.V.
CHECKED BY	J.M.V.
DATE	10/1/13
PROJECT NO.	10950 SW 34th Street

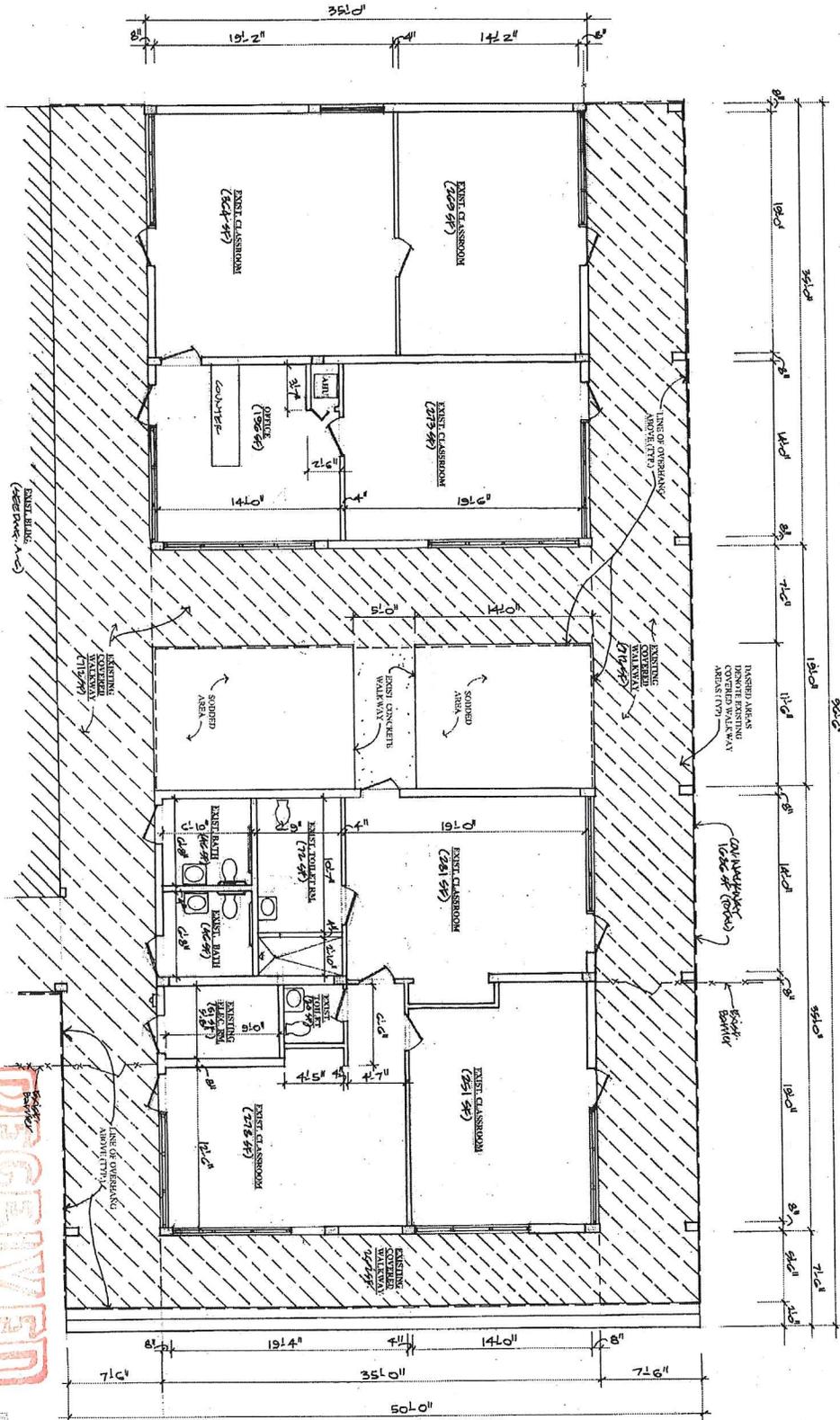
ST. SIMON EPISCOPAL CHURCH
10950 SW 34TH STREET
Miami, FL. 33165
Parish Adm: Jose A. Soyama
PH: (305) 221-4253

JUAN A. MONTALVAN
ARCHITECT
MIAMI, FLORIDA

1001 S.W. 40th Avenue
Miami, Florida 33135
(305) 296-6554

REVISIONS	BY

27



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0" (CLASSROOM BUILDING)
 AREA OF LEGALIZATION



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 ZONING DEPARTMENT
 MIAMI-DADE PLANNING AND ZONING DEPT.
 2013-135

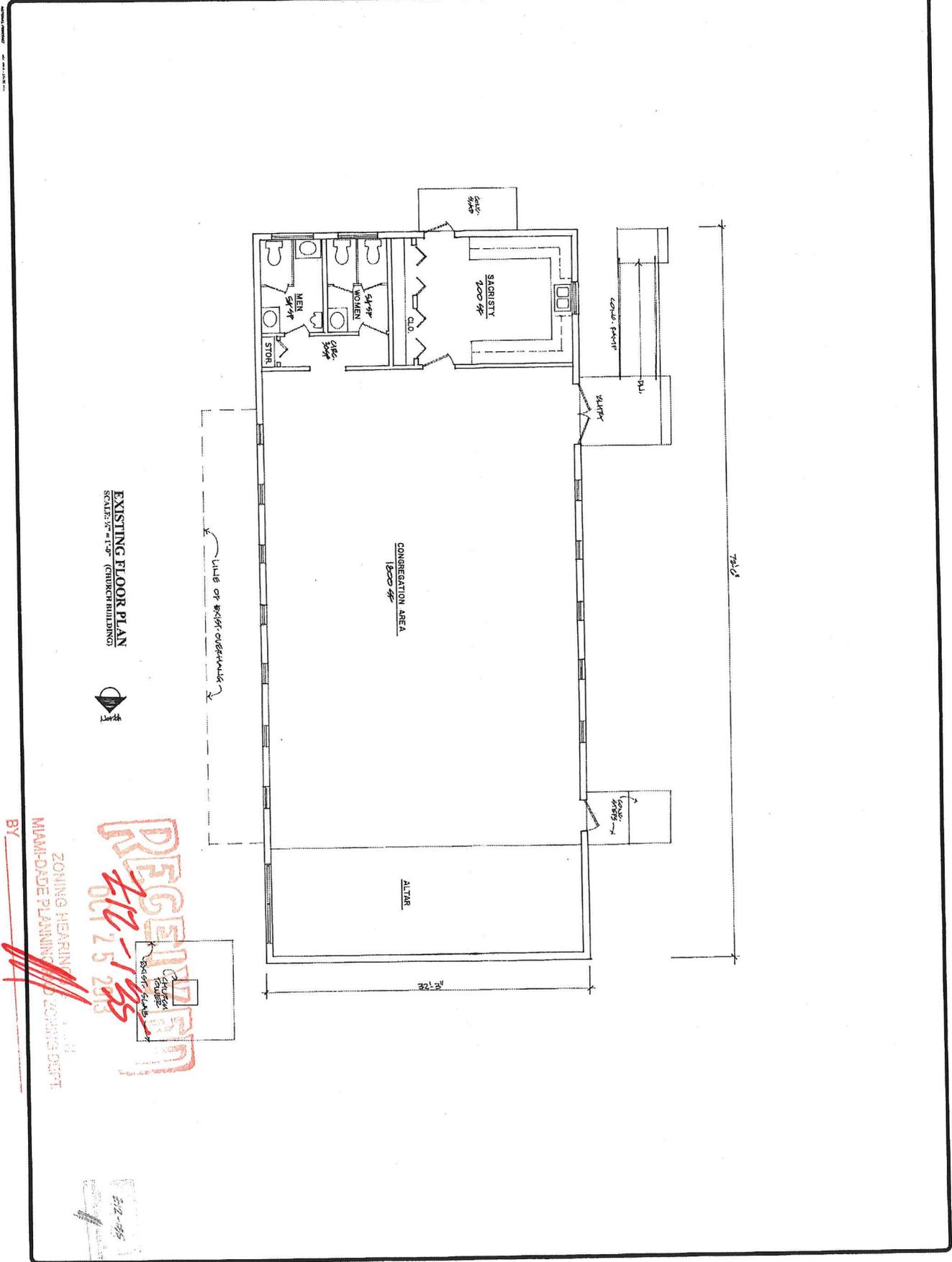
DATE	BY	REVISIONS
2/15/13	JM	

ST. SIMON EPISCOPAL CHURCH
 10950 SW 34TH STREET
 Miami, FL 33165
 Parish Adm: Jose A. Suyama
 PH: (305) 221-6753

JUAN A. MONTALVAN
 ARCHITECT
 MIAMI, FLORIDA
 1101 E. W. 40th Terrace
 Miami, Florida 33146
 (305) 222-4414

DATE	BY	REVISIONS

28



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0" (CHURCH BUILDING)



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#12-185
#12-25-2018

ZONING HEARING
MIAMI-DADE PLANNING
DEPT.

BY _____

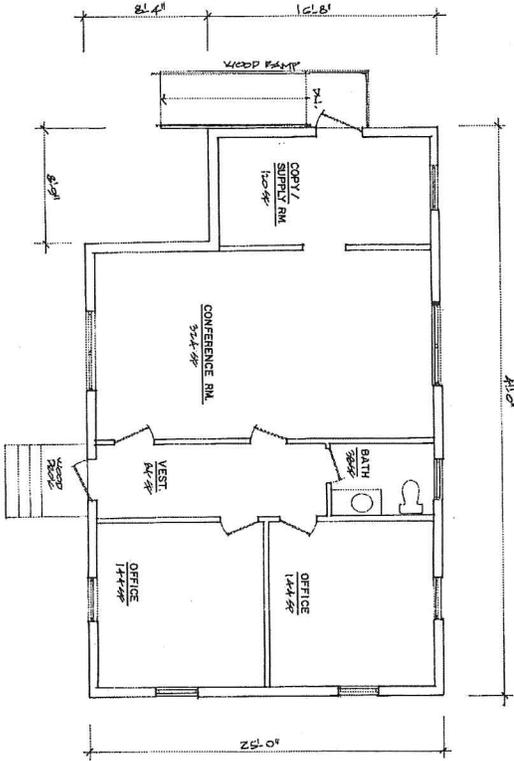
DATE	5/12-18
BY	JAM
PROJECT	ST. SIMON
NO.	10950 SW 34th Street
DATE	10/12/18
SHEET	10/12/18
NO.	A-7

ST. SIMON EPISCOPAL CHURCH
10950 SW 34TH STREET
Miami, FL 33165
Parish Adm: Jose A. Suyama
PH: (305) 221-4283

JUAN A. MONTALVAN
ARCHITECT
MIAMI, FLORIDA

10950 SW 34th Street, #100
Miami, Florida 33165
PH: (305) 221-4283

NO.	DATE	BY	DESCRIPTION



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0" (ADJ. OFFICE BUILDING)



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

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212-195
OCT 25 2013

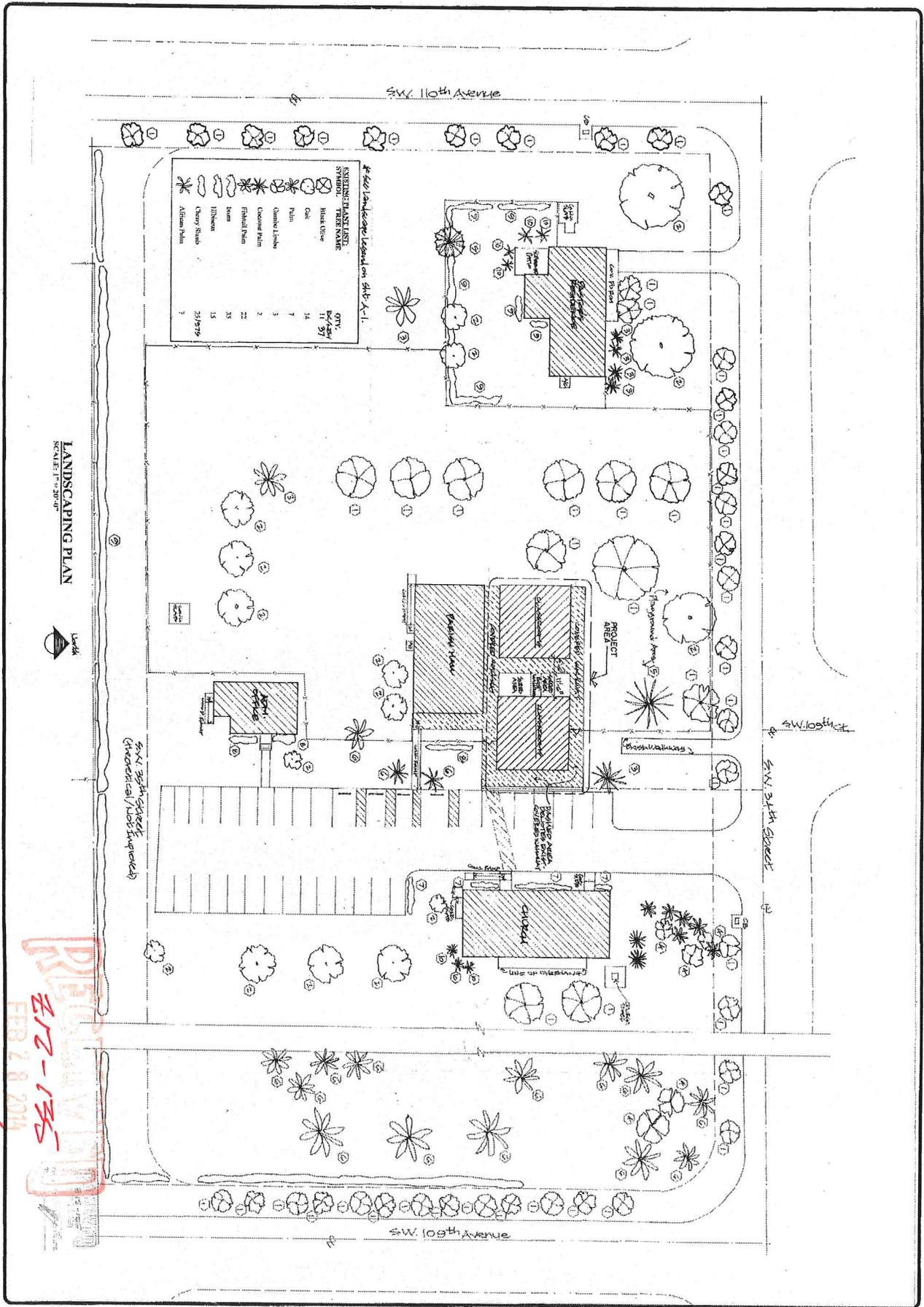
212-195

NO.	DATE	BY	REVISIONS
1	10/25/13	JAM	ISSUED FOR PERMIT
2	10/25/13	JAM	REVISIONS
3	10/25/13	JAM	REVISIONS
4	10/25/13	JAM	REVISIONS
5	10/25/13	JAM	REVISIONS
6	10/25/13	JAM	REVISIONS
7	10/25/13	JAM	REVISIONS
8	10/25/13	JAM	REVISIONS
9	10/25/13	JAM	REVISIONS
10	10/25/13	JAM	REVISIONS

ST. SIMON EPISCOPAL CHURCH
10950 SW 34TH STREET
Miami, FL 33165
Parish Adm: Jose A. Suyama
PH: (305) 221-4753

JUAN A. MONTALVAN
ARCHITECT
MIAMI, FLORIDA
11031 S.W. 42nd Terrace
Miami, Florida 33155
(305) 221-4854

NO.	DATE	BY	REVISIONS



See landscape legend on sheet L-1

SYMBOL	TREE NAME	QTY.
(Symbol)	Birds Nest	14
(Symbol)	Oak	11
(Symbol)	Palm	7
(Symbol)	Shrub	3
(Symbol)	Coconut Palm	2
(Symbol)	Floral Palm	22
(Symbol)	Yucca	33
(Symbol)	Drumstick	13
(Symbol)	Cherry Shrub	25/879
(Symbol)	Almond Shrub	3

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



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FEB 28 2014
212-133

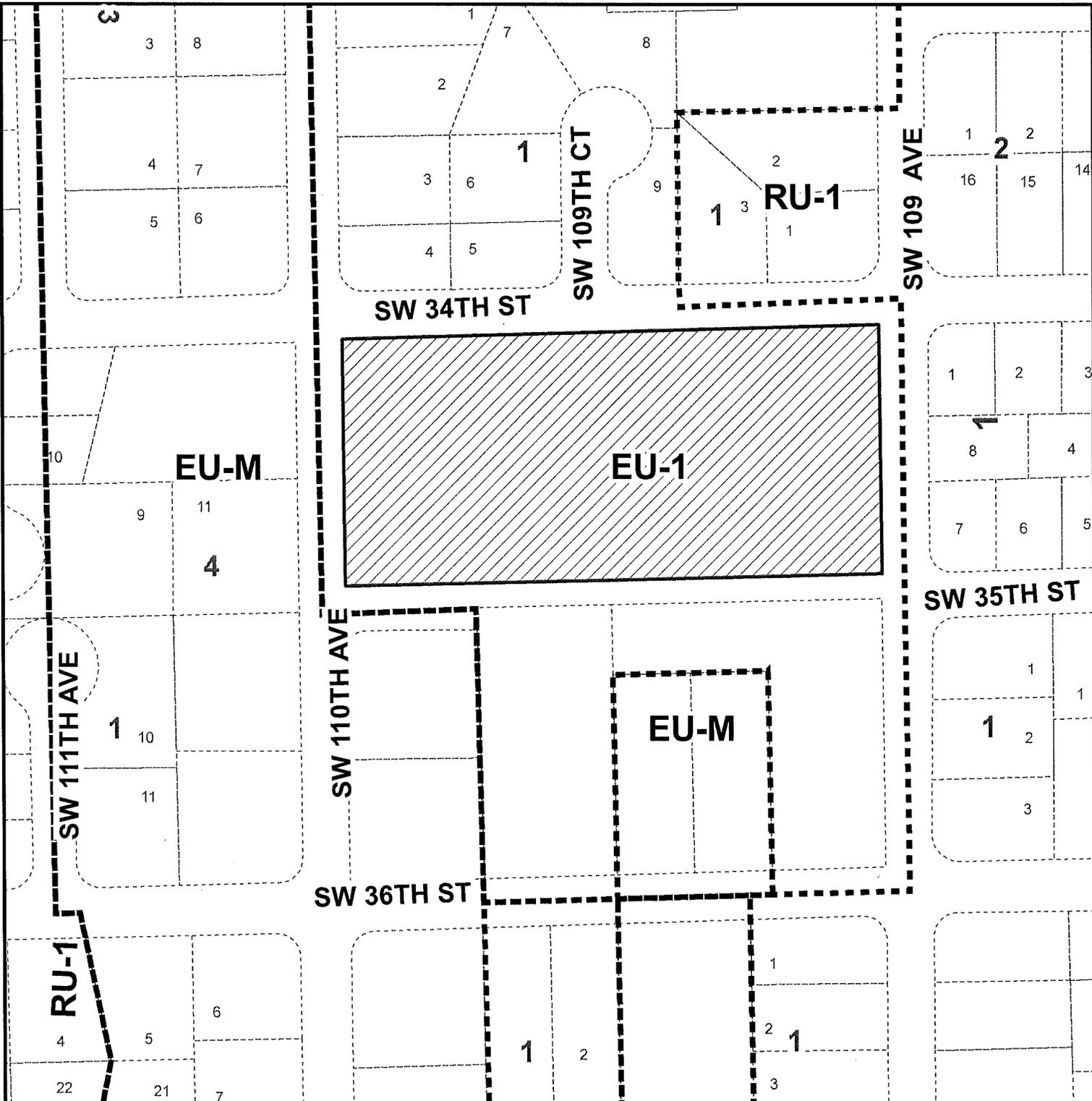
ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

DATE	BY	REVISIONS
L-1		

ST. SIMON EPISCOPAL CHURCH
10950 SW 34TH STREET
Miami, FL 33165
Parish Adm: Jose A. Suyana
PH: (305) 221-4283

JUAN A. MONTALVAN
ARCHITECT
MIAMI, FLORIDA
212/14
1031 S.W. 40th Terrace
Miami, Florida 33135
(305) 276-1534

DATE	BY	REVISIONS



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2012000135



Section: 18 Township: 54 Range: 40
 Applicant: ST. SIMON EPISCOPAL CHURCH, INC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, November 29, 2012

REVISION	DATE	BY
		34

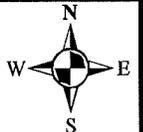


MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000135



Section: 18 Township: 54 Range: 40
 Applicant: ST. SIMON EPISCOPAL CHURCH, INC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

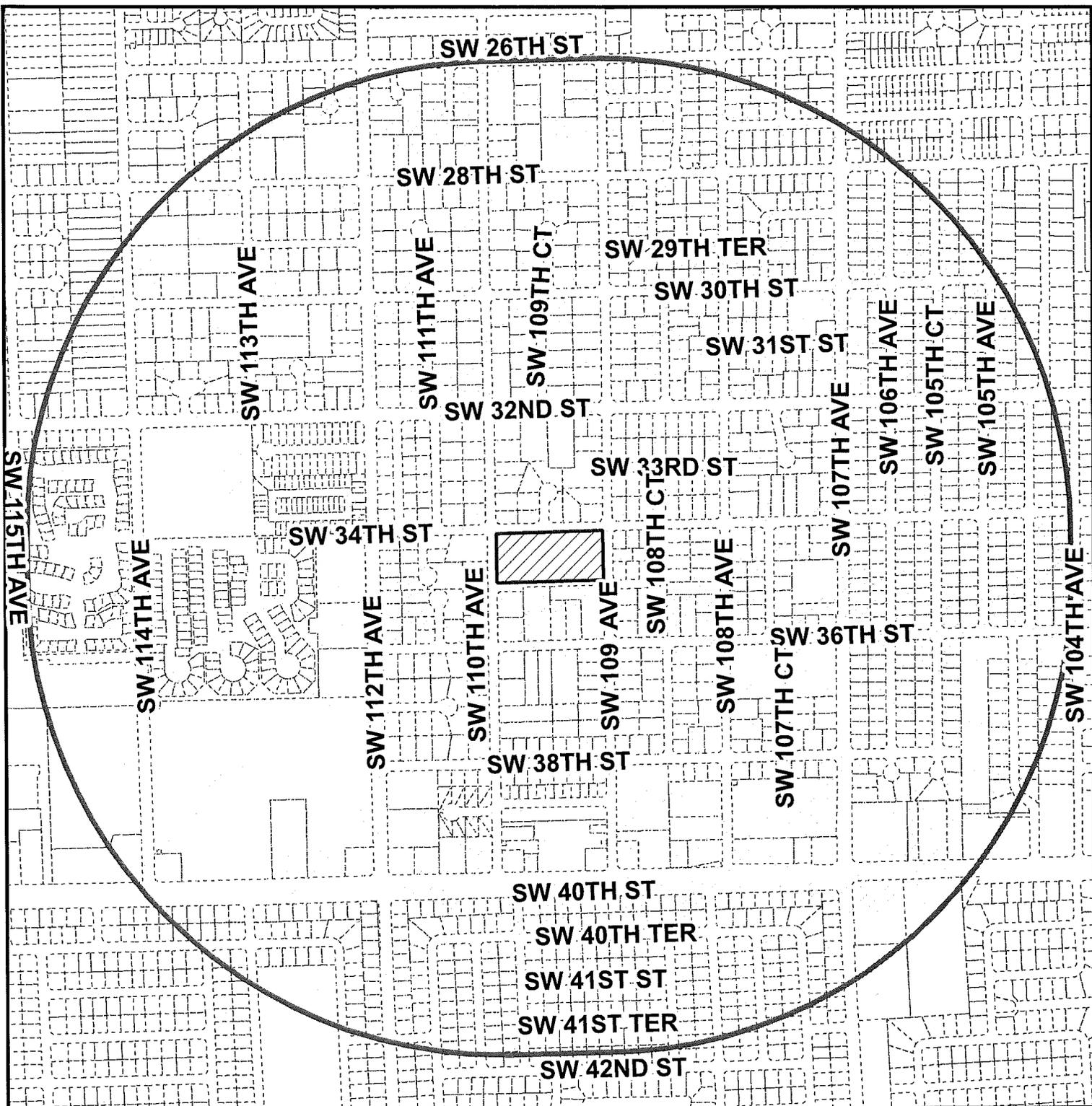
Legend

 Subject Property



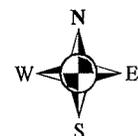
SKETCH CREATED ON: Thursday, November 29, 2012

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2012000135



Section: 18 Township: 54 Range: 40
 Applicant: ST. SIMON EPISCOPAL CHURCH, INC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

RADIUS: 2640

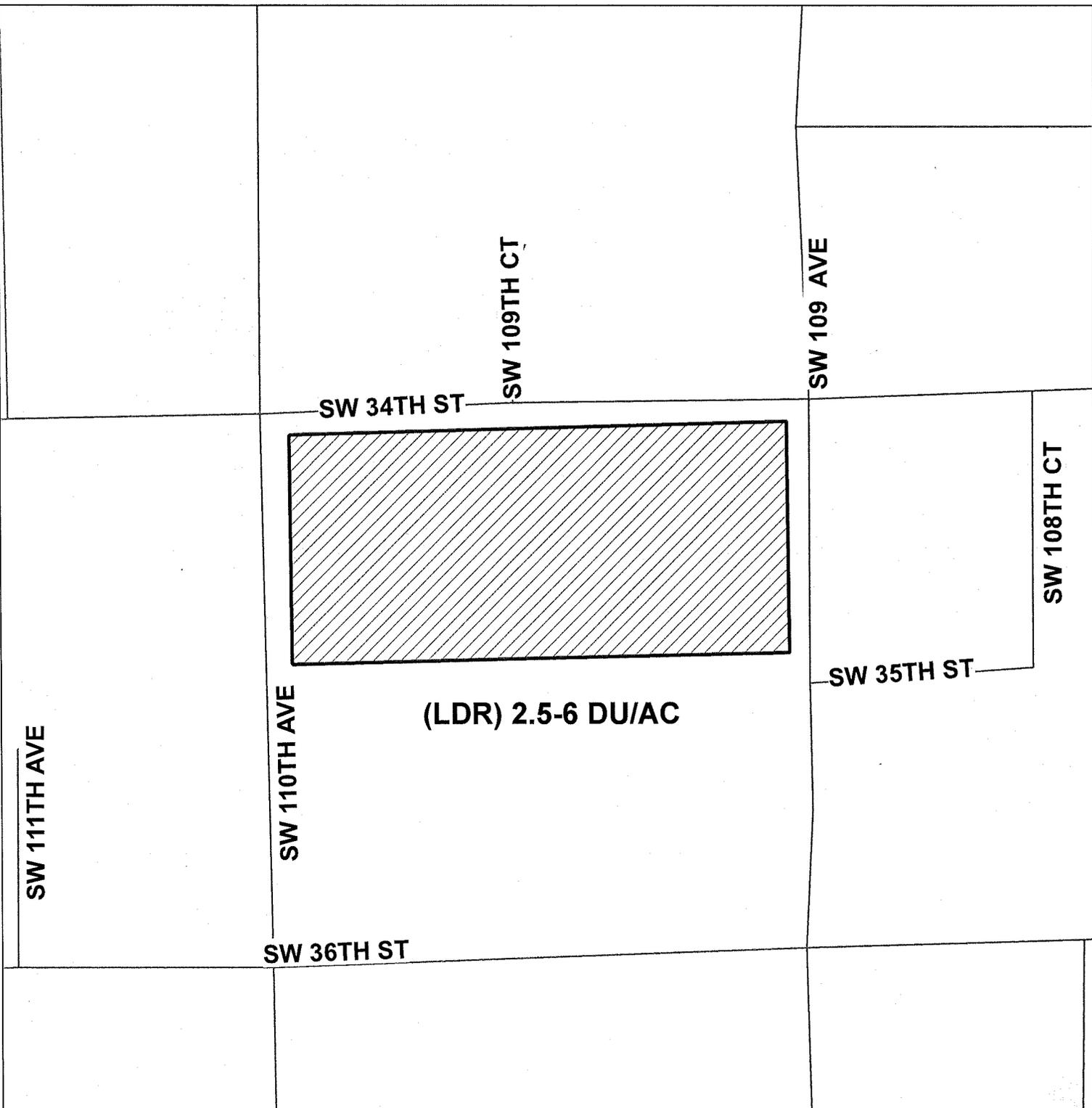
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, November 29, 2012

REVISION	DATE	BY
		36



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000135



Section: 18 Township: 54 Range: 40
 Applicant: ST. SIMON EPISCOPAL CHURCH, INC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, November 29, 2012

REVISION	DATE	BY

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

PH: Z13-072 (14-7-CZ10-2)

July 29, 2014

Item No. 2

Recommendation Summary	
Commission District	10
Applicants	Apostolate of Divine Mercy, Inc. and Life Church of South Florida, Inc.
Summary of Requests	The approval of this application will allow the applicants to submit revised plans for a previously approved religious facility, showing the expansion onto additional property. The application also seeks to permit the building of public assemblage with reduced setbacks from property lines and from residences, as well as a variance to the parking regulations.
Location	Lying South of SW 40 Terrace, between SW 84 Court & SW 85 Court Avenue, A/K/A 4101 & 4121 SW 85 Avenue, Miami-Dade County, Florida.
Property Size	1.33-acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Religious facility
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 – 6 du <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. SPECIAL EXCEPTION to permit the expansion of a previously approved religious facility onto adjacent property to the south to include a nunnery and chapel.
2. MODIFICATION of Condition #2 of Resolution #CZAB10-11-11, passed and adopted by the Community Zoning Appeals Board #10, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Divine Mercy-House of Prayer", as prepared by David J. Cabarroccas/Architect dated stamped received 3/21/11, with sheet L-1 last handwritten revision dated 4/14/11, consisting of 4 sheets.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Divine Mercy-House of Prayer", as prepared by David J. Cabarroccas/Architect dated stamped received 1/23/14, consisting of 10 sheets."

The purpose of Request #2 is to allow the applicants to submit plans showing the expansion of the existing religious facility onto an adjacent property to the south, which include the addition of a nunnery and a chapel.

3. NON-USE VARIANCE to permit an addition to the existing religious facility to setback 7.5' (50' required) from the interior side (south) and spaced less than the required 75' from a residence under different ownership to the south.
4. NON-USE VARIANCE to permit the proposed parking spaces to be located within 25' of the official right-of-ways (not permitted).

PROJECT DESCRIPTION AND PROJECT HISTORY:

Between 1965 and 1986, the northern 132' of the subject property was the subject of several zoning applications, which among other things permitted a non-commercial parking lot and a roofed pavilion for a playground for the kindergarten use for the religious facility to the north.

Pursuant to Resolution #CZAB10-11-11, the aforementioned portion of the subject property was approved to rescind and revoke the resolutions that approved said uses. In addition, said resolution permitted a religious facility and parsonage along with ancillary non-use variances of the setback, landscaping and parking regulations on this portion of the subject property.

The applicants now seek to permit the expansion of the religious facility uses onto the adjacent parcel to the south, in order to add a nunnery and a private chapel for sixteen (16) nuns to the previously approved uses. With this application, the applicants also seek ancillary non-use variances of the setback and spacing regulations for the facility, as well as a variance to the parking regulations.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; church and parsonage	Low-Density Residential (2.5 to 6 dua)
North	RU-2; duplex residence BU-1A; church and daycare	Business and Office
South	RU-1; single-family residence	Low-Density Residential (2.5 to 6 dua)
East	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
West	BU-1A: shopping center	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the previously approved 9,115 sq. ft. religious facility and parsonage and the proposed two-story, 3,772 sq. ft. residence and private chapel on the 1.33-acre parcel. The subject property abuts a similar religious facility use to the north, residential uses to the east and south and a shopping center to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to expand the residential uses for the existing religious residential facility to the north onto additional property to the south. However, the approval of the proposed expansion, with variances to the setback and parking location requirement of the Code could have a visual impact 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. The northern portion of the subject property contains an existing religious facility and parsonage that were approved pursuant to Resolution #CZAB10-11-11. The applicants now seek to expand the parsonage uses onto additional property. 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 the proposed residential use as a nunnery, is similar to the previously approved parsonage that was approved in conjunction with the religious facility to the north. Further, staff notes that the applicants now seek similar variances to the zoning regulations as were approved in the 2011 application, and the height and scale of the proposed buildings are similar to the surrounding residential uses to the east and south. Further, based on memoranda from the Departments reviewing the application, approval will not have a negative impact on the level of services in the surrounding area including traffic, and fire services. 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 modify the previously approved plans in order to allow the expansion of the existing religious facility uses onto additional property in order to permit a nunnery, 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:

The applicants seek to permit the expansion of an existing religious facility onto additional property (request #1) and to modify a previously approved plan for the facility on the adjacent property to the north in order to facilitate this expansion (request #2). When request #1, is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, along with request #2 under the Generalized Modification Standards, Section 33-311(A)(7), staff

opines that the approval of these requests would be **compatible** with the surrounding residential, institutional and commercial uses in this area. Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) and the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) and the Miami-Dade Fire Rescue Department (MDFRD), 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 aforementioned requests 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.

The applicants indicated in their letter of intent that although the uses will be extended onto the property to the south, the more intensive uses for the religious facility will remain on the parcel to the north. Said letter also indicates that the architectural design and the height and scale of the proposed addition to the parsonage buildings will be similar to the surrounding residential uses. Further, said letter indicates that the applicant will provide an adequate buffer to mitigate the expansion onto the property to the south. The applicant also amended the letter of intent and indicated that the proposed nunnery would accommodate only two (2) nuns per bedroom for a total of sixteen nuns. Further, said revised letter of intent indicated that the proposed residential facility would have a private chapel. Therefore, as conditions for approval, staff recommends that the nunnery be restricted to a maximum of sixteen (16) nuns and that the private chapel shall not be used for public worship or for religious retreats. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses and of request #2, under the Generalized Modification Standards, Section 33-311(A)(7).**

When request #3 to permit the proposed additions to the religious facility to setback 7.5' (50' requires) from property lines under a different ownership to the south and spaced less than 75' from a residence under different ownership to the south, along with request #4, to permit parking spaces within 25' of the official right-of-ways are 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 **compatible** with the area. Staff notes that the previously approved facility and parsonage were approved for similar setback, spacing and parking variances pursuant to Resolution #CZAB10-11-11. As such, staff opines that approval of these requests would not be out of character with the surrounding residential, institutional and commercial uses, and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations in this area. Further, as previously noted, the more intensive uses within the religious facility such as the sanctuary and entrance drives, will be maintained on the portions of the parcel to the north, away from the abutting residential uses to the south. **Staff therefore, recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b), NUV Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has an ingress/egress drives along the three (3) abutting roadways, SW 40 Terrace to the north, SW 84 Court to the east, and SW 85 Avenue to the west. Further, staff notes that the plans also show a total of 50 parking spaces, which is 18 more spaces than required for the religious facility and residential uses.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

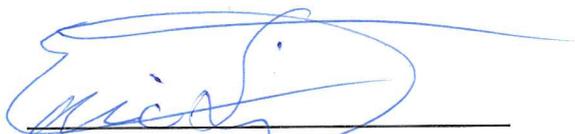
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #CZAB10-11-11, remain in full force and effect except as herein modified.
2. That the use of the proposed two (2)-story residence shall exclusively be used as a nunnery and private chapel.
3. That nunnery use shall be restricted to a maximum number of sixteen (16) nuns.
4. That such nunnery and private chapel use is and will remain exclusively private, shall not be open to the public, and it shall not be used for public worship, or religious retreats.
5. That the applicants shall install the wall and landscaping indicated in the plans along the interior side (south) property line prior to obtaining a Certificate of Occupancy for the proposed nunnery.

ES:MW:NN:EJ:CH



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

NON

ZONING RECOMMENDATION ADDENDUM

Apostolate of Devine Mercy, Inc. & Life Church of South Florida, Inc.
Z13-072

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

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

Low-Density Residential <i>(Pg. I-31)</i>	<i>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.</i>
Residential Communities <i>(Pg. I-26)</i>	<i>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.</i>
Policy LU-4A <i>(Page I-11)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	<i>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.</i>
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ZONING RECOMMENDATION ADDENDUM

Apostolate of Devine Mercy, Inc. & Life Church of South Florida, Inc.
Z13-072

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p>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.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>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</p>
<p>Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.</p>	<p>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:</p> <ol style="list-style-type: none"> (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.

**2. APOSTOLATE OF DIVINE MERCY, INC.
& LIFE CHURCH OF SOUTH FL. INC.
(APPLICANT)**

**14-7-CZ10-2(13-072)
Area 10/District 10
Hearing Date: 07/29/14**

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes No

Year	Applicant	Request	Board	Decision
1965	BIRD ROAD BAPTIST CHURCH.	- Unusual Use of zoning regulations and parking requirements.	ZAB	Approved with condition(s)
1982	Bird Road Baptist Church.	- Modification of site plan approved pursuant to resolution 4-ZAB-369-70.	ZAB	Approved with condition(s)
1986	Bird Road Baptist Church.	- Special Exception to permit expansion of the church kindergarten use.	ZAB	Approved with condition(s)
2011	LIFE CHURCH OF SOUTH FLORIDA. INC.	- Special Exception to permit a religious facility and a parsonage residence.	C-10	Approved with condition(s)

Previous Zoning Hearings on the Property:

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: April 11, 2014

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

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

Subject: C-10 #Z2013000072-2nd Revision
Apostolate of Divine Mercy, Inc., & Life Church of South FI, Inc.
4101 SW 85th avenue, Miami-Dade, FI
Non use Variance of Zoning regulations and Modification of
previously approved Resolution No. CZAB10-11-11
(RU-1) (1.33 Acres)
22-54-40

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). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code subject to the conditions below and may be scheduled for hearing.

Conditions for Covenant:

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property shall submit a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. The above-noted covenant must be submitted to and approved by DERM prior to scheduling the subject application for public hearing.

Wellfield Protection

The subject property is located within the Average Wellfield Protection Area for the Alexander Orr Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Potable Water Supply and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

Existing public water and public sanitary 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 of 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

Drainage restrictions may be applicable, since the site is located within the Average Wellfield Protection Area for the Alexander Orr Wellfield.

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

According to the landscape plan submitted with this zoning application, the property with folio 30-4022-006-0130 contains a specimen-sized tree (trunk diameter 18 inches or greater) along the southwest corner of the site that will be impacted by the proposed project. However, on April 10, 2014 representatives of the owner of the site, emailed photos of this tree to the Tree Permitting Program. DERM determined that the tree is a mahogany tree which is not in good condition. Therefore, DERM recommends approval of this zoning application; however please 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 Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also, pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

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

Please contact the Tree Permitting Program at 305-372-6574 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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: March 31, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2013000072
Name: Apostolate of Divine Mercy Inc. & Life Church of South Florida Inc.
Location: 4101 SW 85 Avenue
Section 22 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 subject to the following:

Parking spaces 7 and 13 must be striped out to provide for vehicular turnaround in the event all spaces are occupied.

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

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

Memorandum



Date: September 6, 2013

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

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

Subject: Apostolate of Devine Mercy, et al. (13_072)

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

The applicant is requesting a Special Exception, Modification of Condition #2 of Resolution CZAB10-11-11, and non-use variances to permit the expansion of a religious facility on the property. The church on the property will likely be considered a commercial unit 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.

Memorandum



Date: February 24, 2014

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

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

Subject: Z2013000072: APOSTOLATE OF DEVINE MERCY
Revised plan Submitted – Stamped received 1/23/2014

Application Name: APOSTOLATE OF DEVINE MERCY

Project Location: The site is located at 4101 SW 85 AVE, Miami-Dade County.

Proposed Development: The request for approval of a special exception to expand the religious facility.

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



Memorandum

Date: 04-FEB-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000072

Fire Prevention Unit:

No objection to the site plan with a January 23, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2013000072
 located at 4101 & 4121 SW 85 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1592 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 5:03 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 calculate based on site plan.

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

DATE: 07-FEB-14
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

APOSTOLATE OF DEVINE MERCY,
INC & LIFE CHURCH OF SOUTH
FL. INC

4101 & 4121 SW 85 AVE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000072

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC; No open cases.

Apostolate of Devine Mercy

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

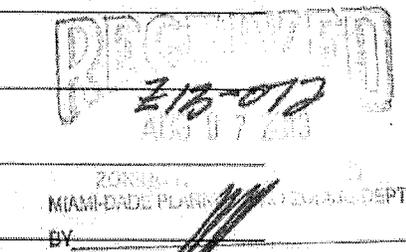
If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: Apostolate of Divine Mercy, Inc., a Florida non profit corporation

NAME AND ADDRESS: P.O. Box 140399, Coral Gables, Florida 33114-0399	Percentage of Stock
Director: Rafael A. de los Reyes, 5750 SW 45 Terrace, Miami, Florida 33155	N/A
President/Director: Rafael de los Reyes, 5750 SW 45 Terrace, Miami, Florida 33155	N/A
Secretary/Director: Jorge Almirall, 10305 SW 26 Terrace, Miami, Florida 33165	N/A
Treasurer/Director: Jose E. Fuentes, 8950 SW 156 Street, Miami, Florida 33157	N/A
Director: Maria Howard, 8911 Abbott Avenue, Surfside, Miami, Florida 33154	N/A
Director: Augusto Provedor, 12025 SW 19 Lane, #222, Miami, Florida 33175	N/A

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

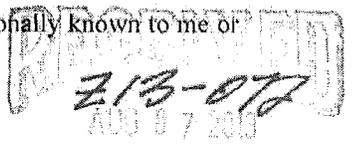
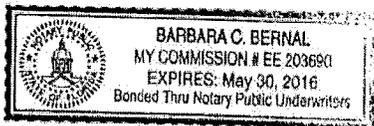
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
Rafael A. de los Reyes, President/Director

Sworn to and subscribed before me this 10th day of July, 2013. Affiant is personally known to me or has produced FL Driver's License as identification.

Barbara C. Bernal
(Notary Public)



My commission expires 5/30/16

MIAMI-DADE COUNTY CLERK'S OFFICE
BY _____

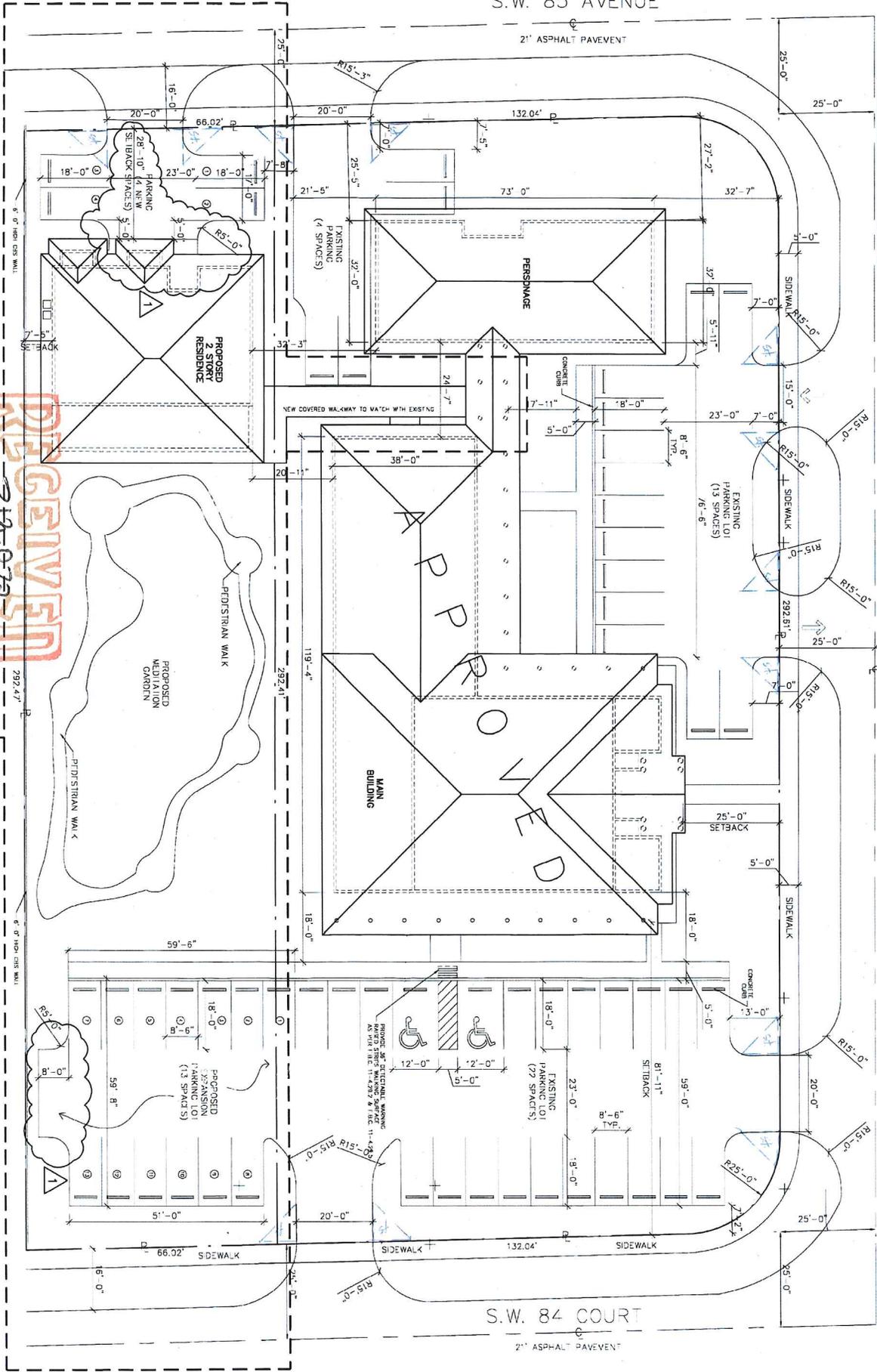
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

TAIL

HANDICAPPED PARKING
BLUE STRIPE

S.W. 85 AVENUE

NOTE:
RESIDENCE SOUTH SIDE 5'-0" FROM PROPERTY LINE
EXISTING RESIDENCE NORTH SIDE 5'-0" FROM PROPERTY LINE



S.W. 40 TERRACE

S.W. 84 COURT

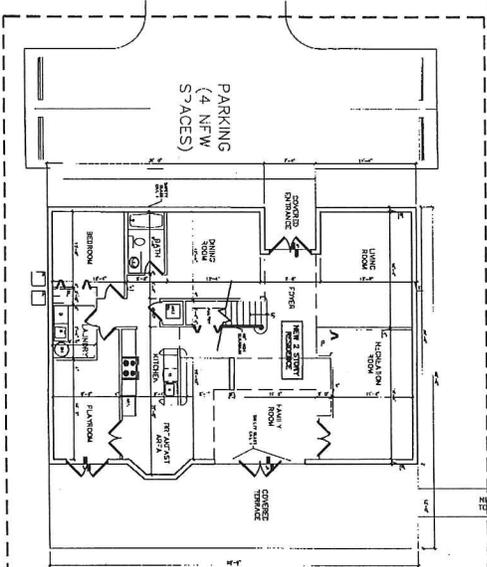
ZONING INFORMATION:

ENLARGED SITE PLAN

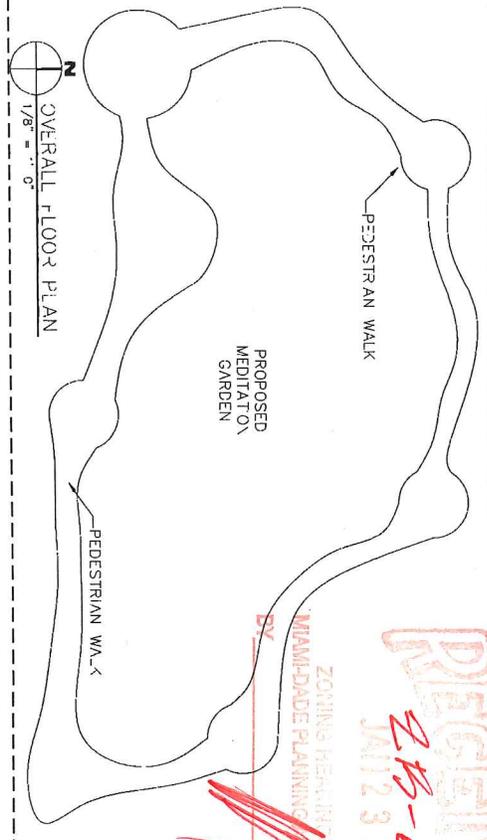
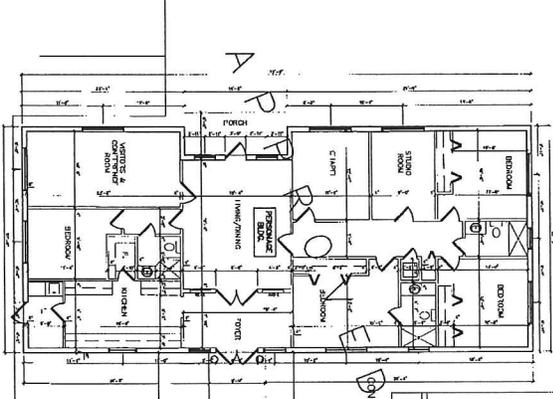
SITE PLAN

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

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219-078
JAN 23 2014



EXISTING PARKING (4 SPACES)



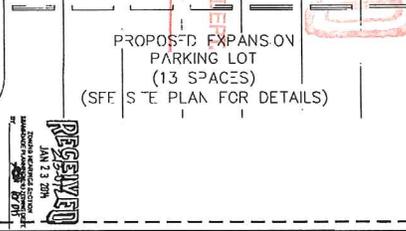
OVERALL FLOOR PLAN
1/8" = 1'-0"

PROPOSED MEDITATION GARDEN

RECEIVED
25-078
JAN 23 2014

ZONING HEALTH AND WELFARE
MIAMI-DADE PLANNING AND ZONING DEPARTMENT

PROPOSED EXPANSION



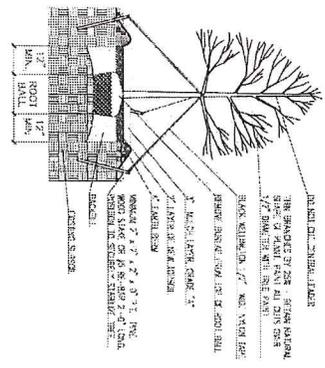
PROPOSED EXPANSION PARKING LOT (13 SPACES)
(SEE SITE PLAN FOR DETAILS)

EXISTING PARKING (22 SPACES)

RECEIVED
JAN 23 2014

SHEET: A-2 OF: 9	DIVINE MERCY HOUSE OF PRAYER SW 40 TERRACE, 84th COURT & 85th AVENUE, MIAMI, FLORIDA		REVISIONS		DRAWN: MR	COMM: DATE: 09/26/2013
	DAVID J. CABARROCAS / ARCHITECT - AR - 0004356				CHECKED: MR	(305) 661-9597
				4888 EL PRADO BOLLIVARD COCONUT GROVE, FLORIDA 33133		

21



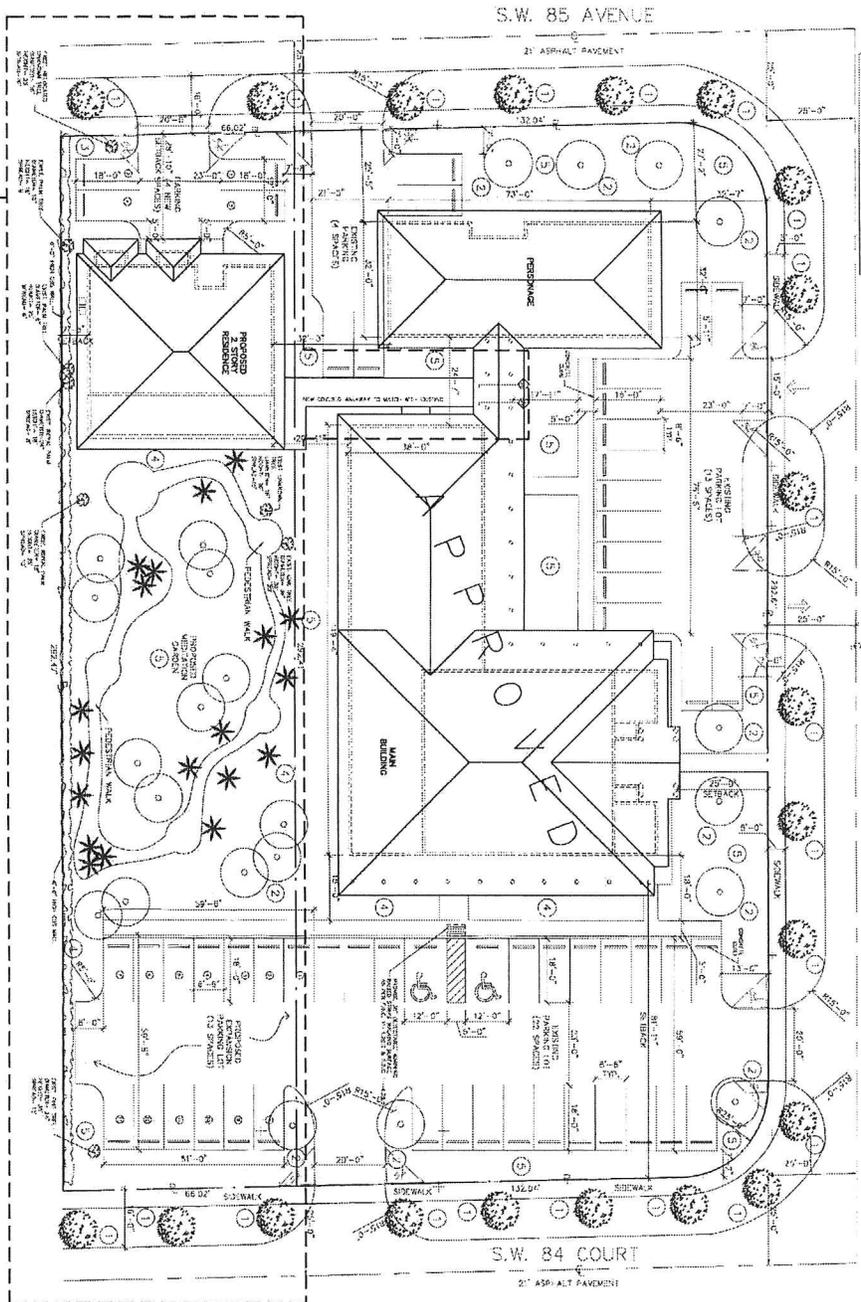
3 TYPICAL TREE PLANTING DETAIL

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY	PLANT SPECIES
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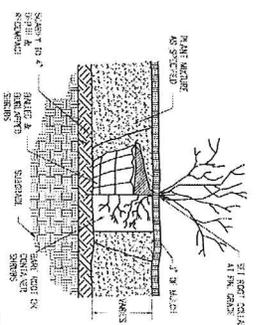
LANDSCAPE LEGEND

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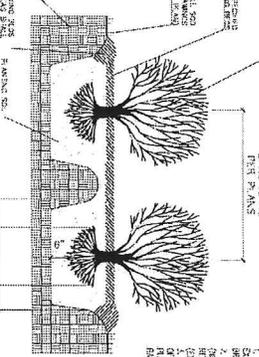


PROPOSED EXPANSION

LANDSCAPE PLAN



1 SITE PLAN PLANTING

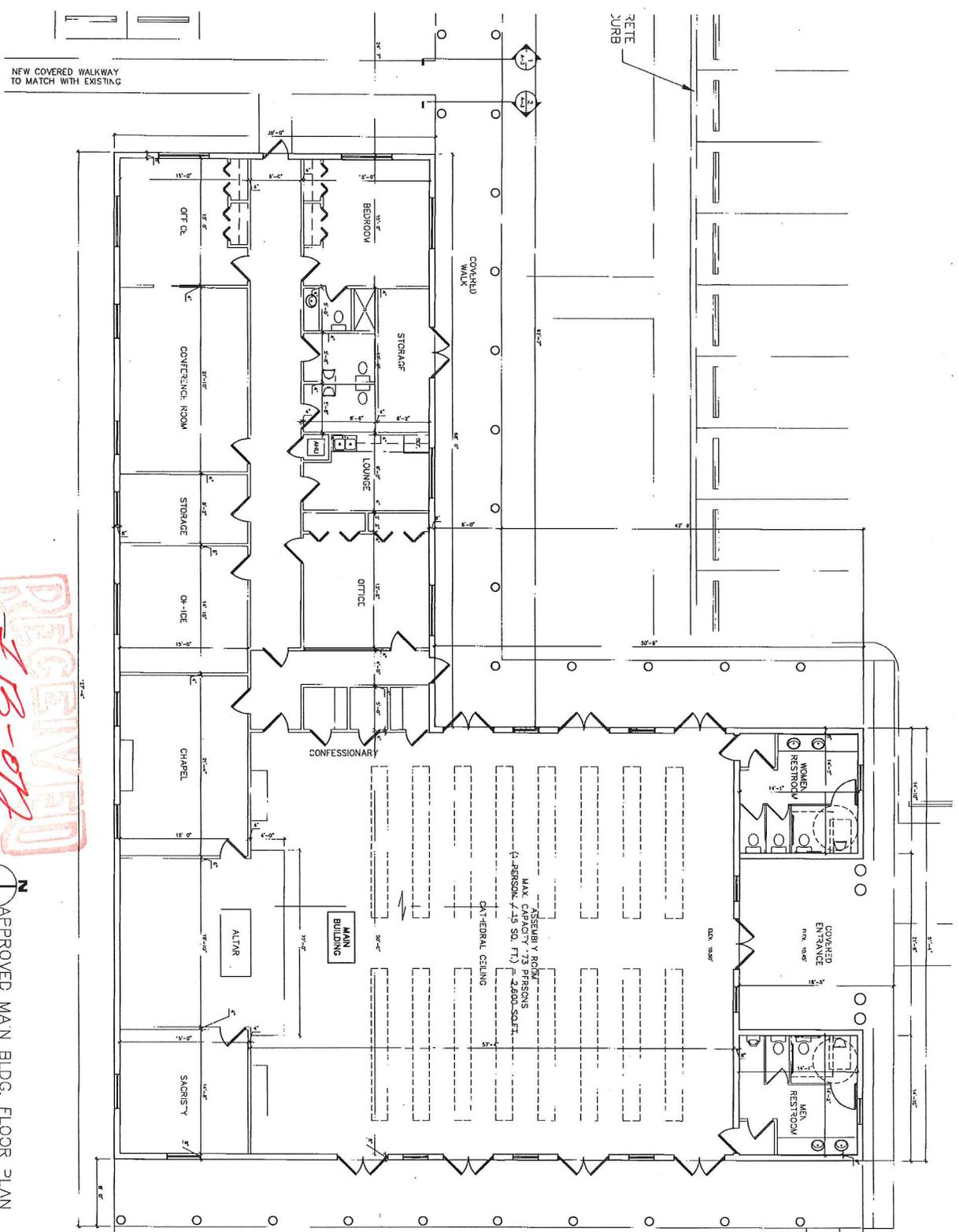


2 TYPICAL SITE PLAN PLANTING DETAIL

RECEIVED
 2-15-07
 02/12/3 2014

REVISIONS		DRAWN	CONV.
NO.	DESCRIPTION	MR	DATE

4888 EL PRADO BOULEVARD
 COCONUT GROVE, FLORIDA 33133
 (305) 661-9597



RECEIVED
JAN 23 2011
Z-13-072

ZONING HEAD SECTION
AND ZONING DEPT.

APPROVED MAN. BLDG. FLOOR PLAN
1/4" = 1'-0"

RECEIVED
JAN 23 2011

DIVINE MERCY HOUSE OF PRAYER
SW 40 TERRACE, MIAMI, FLORIDA

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

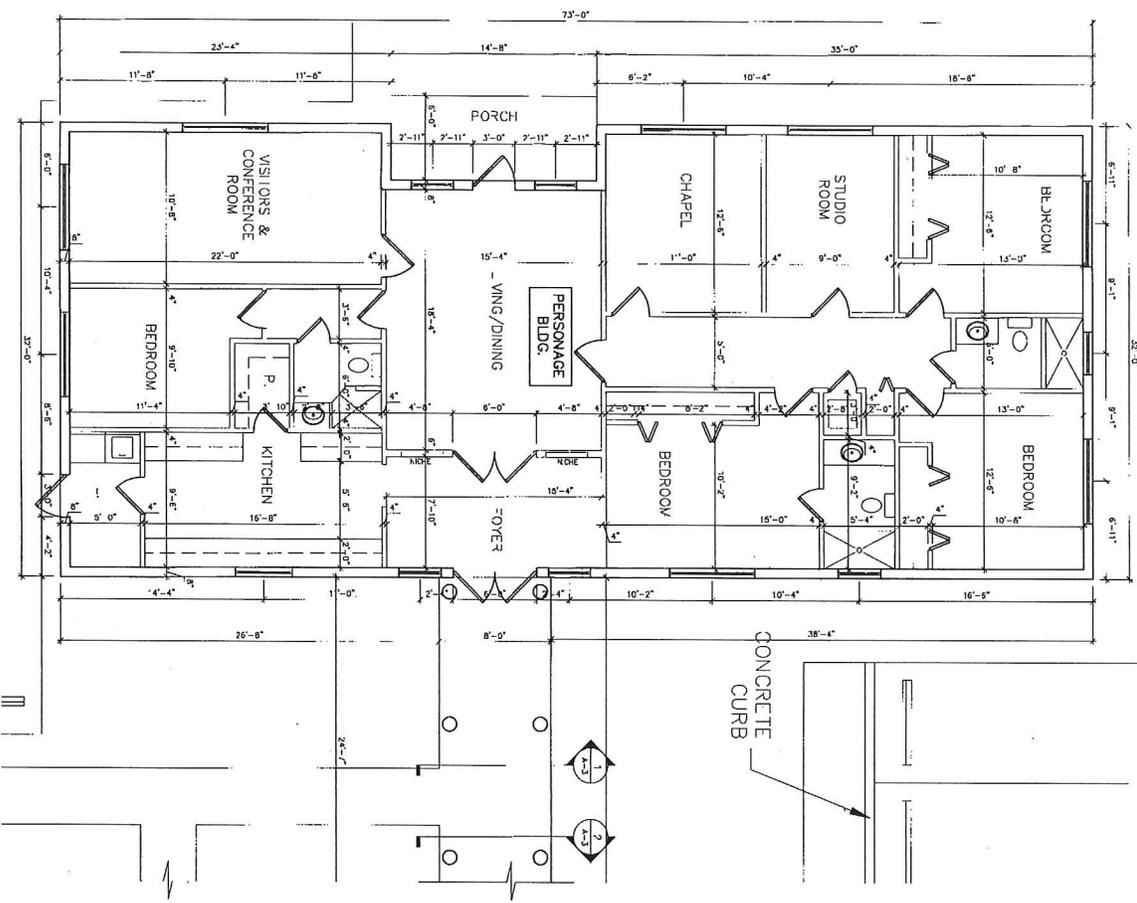
REVISIONS		DRAWN	COMPL.
		MR	
		CHECKED	DATE
			06/26/2013

4086 EL PRADO BOULEVARD
COCONUT GROVE, FLORIDA 33133

(305) 661-9597

SHEET A-3
OF 9

23



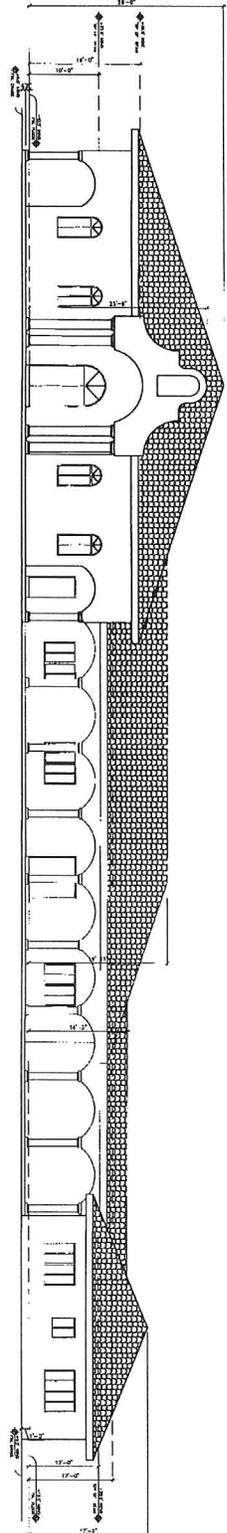
APPROVED PERSONAGE BLDG. FLOOR PLAN
 1/4" = 1'-0"

RECEIVED
 JAN 23 2014
 PLANNING AND ZONING DEPARTMENT
 CITY OF MIAMI

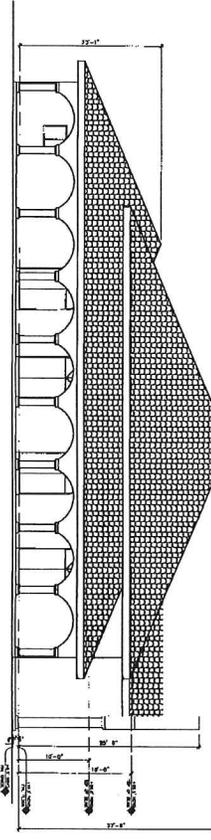
RECEIVED
 ZONING PERMITS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPARTMENT
 JAN 23 2014
 215-072

SHEET A-4 9	DIVINE MERCY HOUSE OF PRAYER SW 40 TERRACE, MIAMI, FLORIDA		REVISIONS		DRAWN MR	COMPL.
	DAVID J. CABARROCAS / ARCHITECT - AR - 0004356		CHECKED	DATE	08/26/2013	
4005 EL PRADO BOULEVARD COCONUT GROVE, FLORIDA 33133			(305) 681-9597			

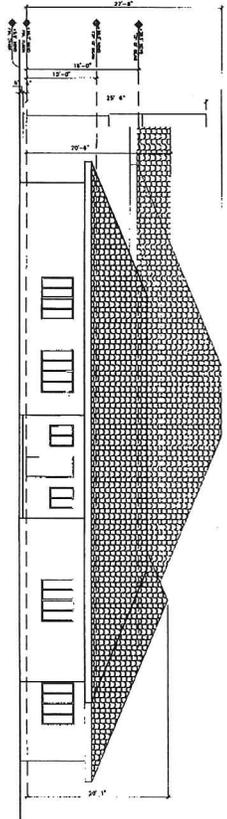
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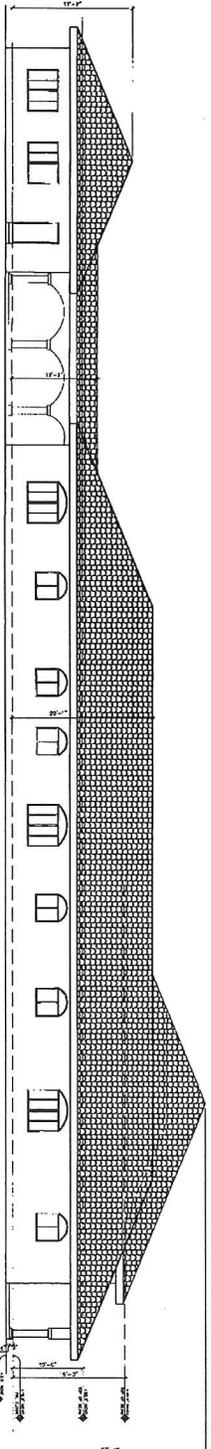
FRONT ELEVATION (NORTH)
1/8" = 1'-0"



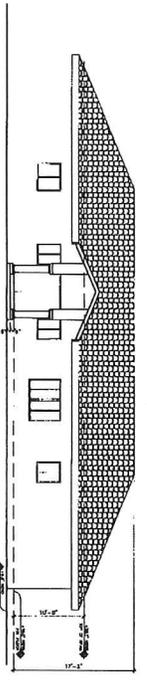
RIGHT SIDE ELEVATION (EAST)
1/8" = 1'-0"



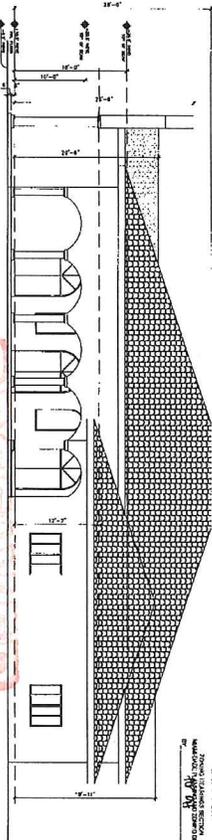
LEFT SIDE ELEVATION (WEST)
1/8" = 1'-0"



REAR ELEVATION (SOUTH)
1/8" = 1'-0"



SECTION 1
1/8" = 1'-0"



APPROVED MAIN BLDG. ELEVATIONS
1/8" = 1'-0"

SECTION 2
1/8" = 1'-0"

RECEIVED
2/13-07

RECEIVED
DAVID J. CABARROCAS ARCHITECT
ARCHITECT
2/13/07

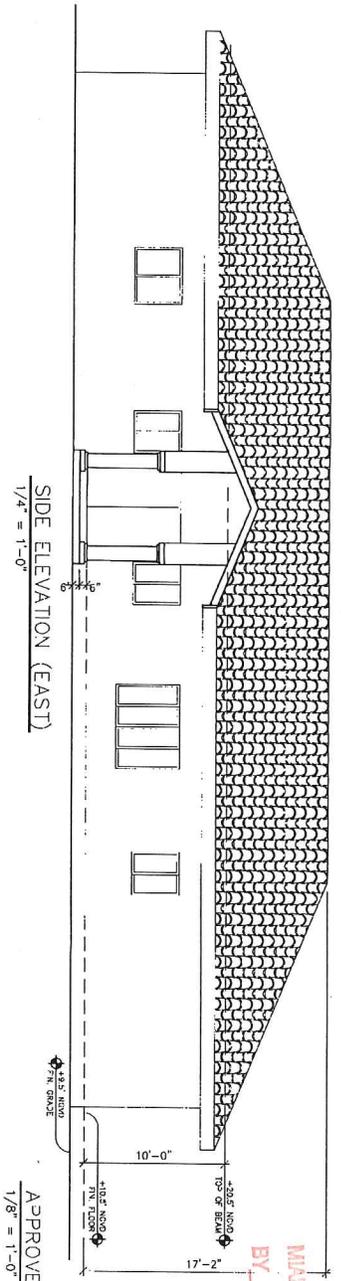
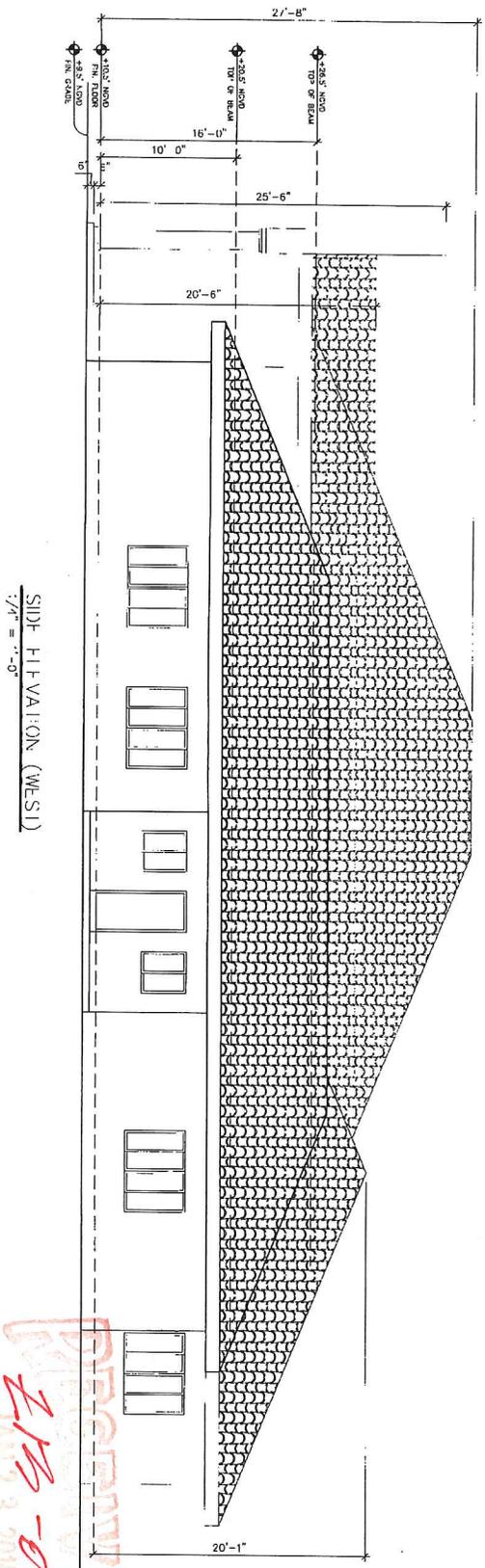
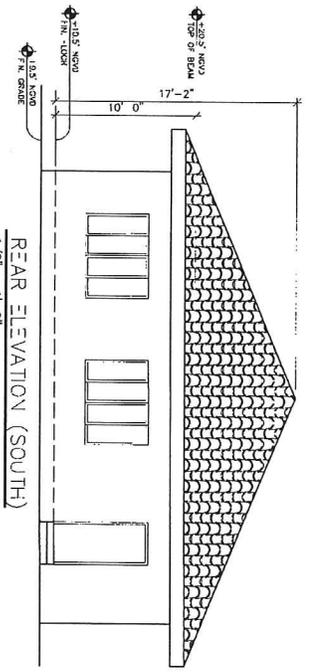
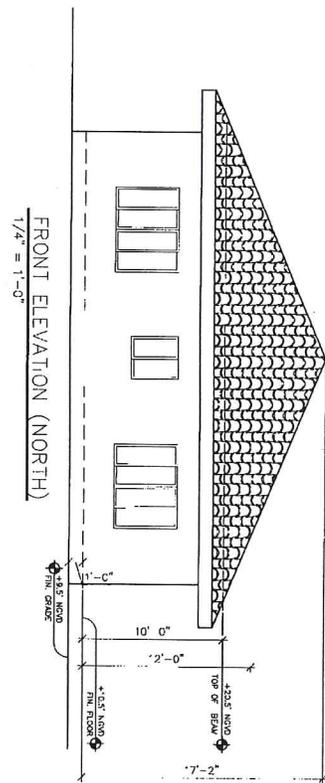
ZONING HEAVY SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DIVINE MERCY HOUSE OF PRAYER
SW 40 TERRACE, MIAMI, FLORIDA

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

REVISIONS		DRAWN:	COMM:
		MR	
		CHECKED:	DATE: 06/26/2013
		4086 EL PRADO BOULEVARD COCONUT GROVE, FLORIDA 33133	
		(305) 661-9597	

26



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 ZONING & PERMITS DIVISION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY [Signature]
 JAN 23 2014

RECEIVED
 ZONING & PERMITS DIVISION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY [Signature]
 JAN 23 2014

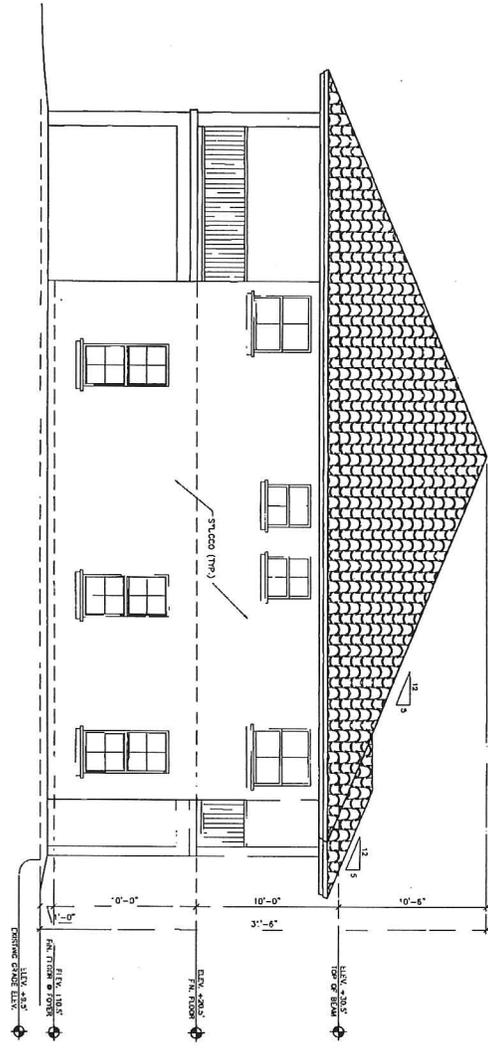
APPROVED PERSONAGE BLDG. ELEVATIONS
 1/8" = 1'-0"

SHEET	A-7
OF	9

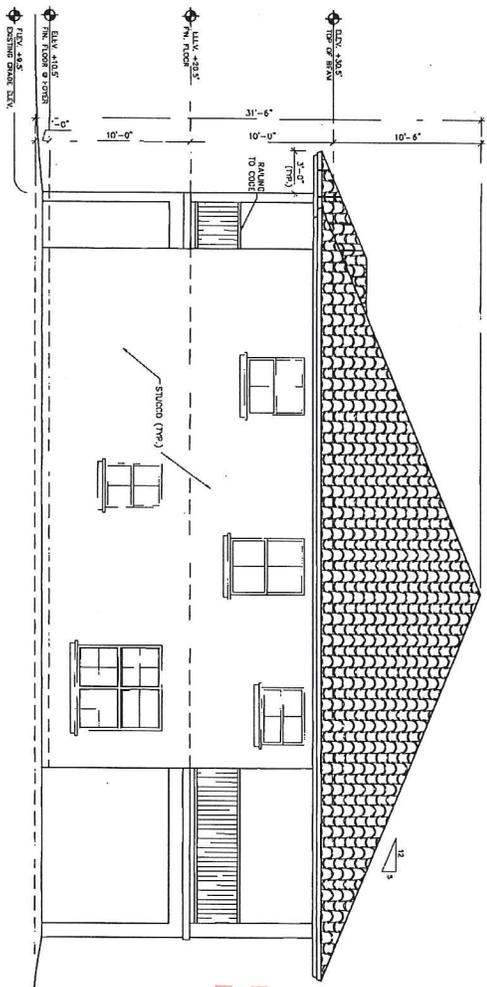
DIVINE MERCY HOUSE OF PRAYER
 SW 40 TERRACE, MIAMI, FLORIDA
 DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

REVISIONS		DRAWN	CONIA
		MR	
		CHECKED	DATE:
			02/02/2013
4086 EL PRADO BOULEVARD COCONUT GROVE, FLORIDA 33133			(305) 661-9597

27



SIDE ELEVATION (NORTH)
1/4" = 1'-0"



SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

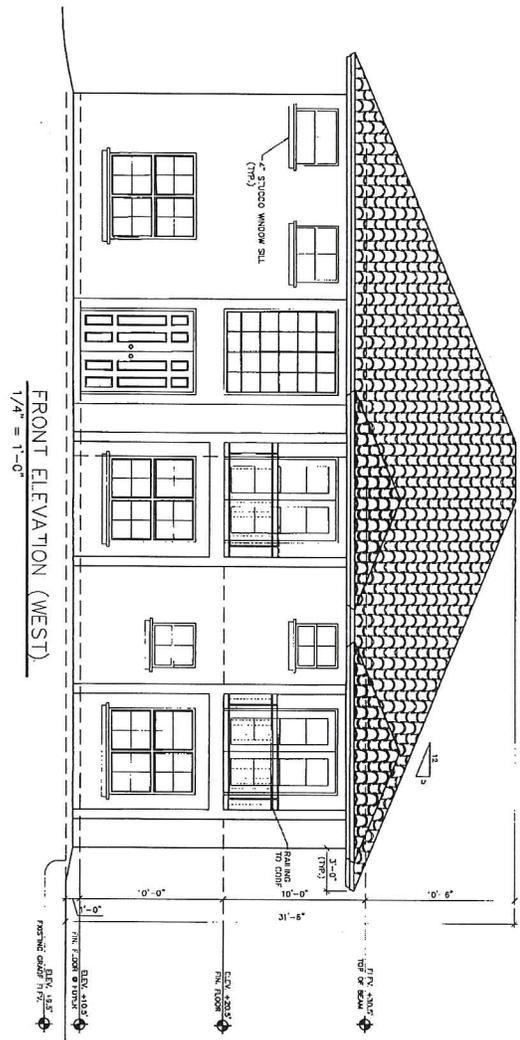
RECEIVED
 213-073
 JAN 23 2014
 ZONING DEPARTMENT
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

RECEIVED
 ZONING DEPARTMENT
 JAN 23 2014

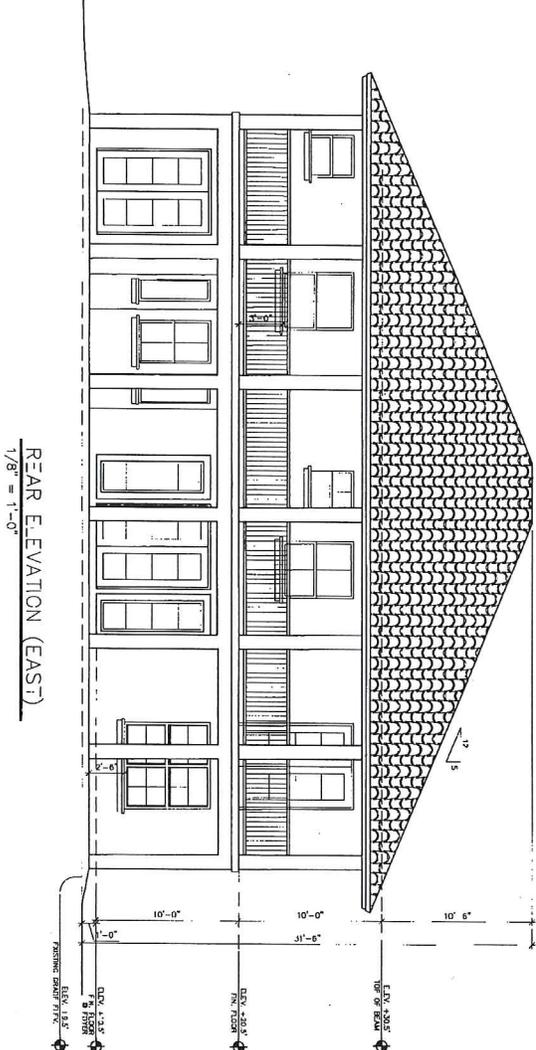
PROPOSED RESIDENCE ELEVATIONS
 1/4" = 1'-0"

SHEET A-8 9	DIVINE MERCY HOUSE OF PRAYER SW 40 TERRACE, MIAMI, FLORIDA DAVID J. CABARROCAS / ARCHITECT - AR - 0004356	REVISIONS		DRAWN: MR	COMM:
		CHECKED:	DATE: 06/26/2013		
		4068 EL PRADO BOULEVARD COCONUT GROVE, FLORIDA 33133		(305) 661-9597	

28



FRONT ELEVATION (WEST)
1/4" = 1'-0"



REAR ELEVATION (EAST)
1/8" = 1'-0"

PROPOSED RESIDENCE ELEVATIONS
1/4" = 1'-0"

RECEIVED
2014 2 3 2014
20-07

ZONING DEPARTMENT
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

RECEIVED
JAN 23 2014
PLANNING AND ZONING DEPARTMENT
MIAMI-DADE COUNTY

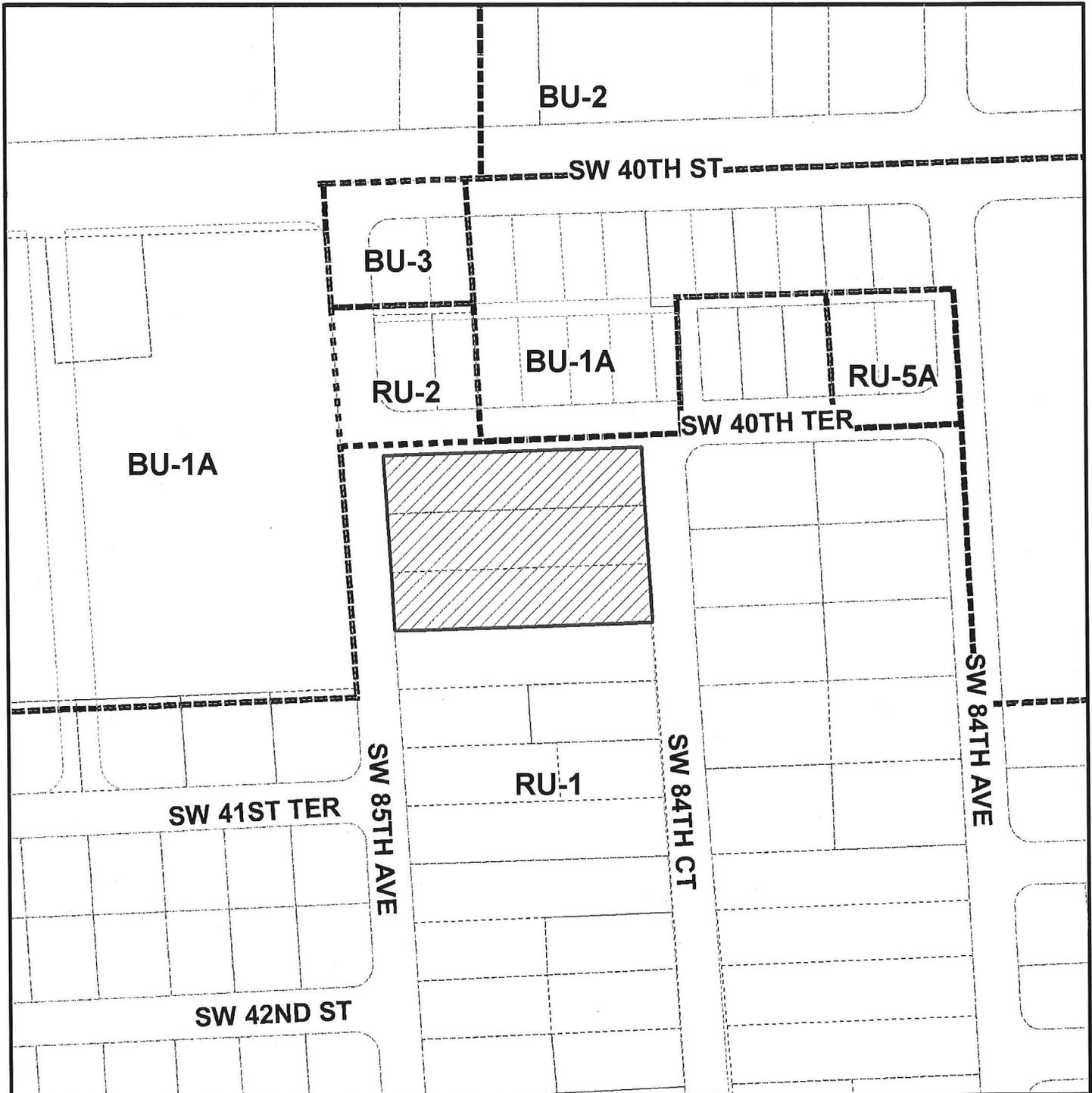
DIVINE MERCY HOUSE OF PRAYER
SW 40 TERRACE, MIAMI, FLORIDA

DAVID J. CABARROCAS / ARCHITECT - AR - 0004356

REVISIONS		DRAWN:	COM2:
		MR	
		CHECKED:	DATE:
			02/25/2013
4086 EL PRADO BOULEVARD COCONUT GROVE, FLORIDA 33133		(305) 661-9597	

SHEET: A-9
OF: 9

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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000072



Section: 22 Township: 54 Range: 40
 Applicant: APOSTOLATE OF DEVINE MERCY
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

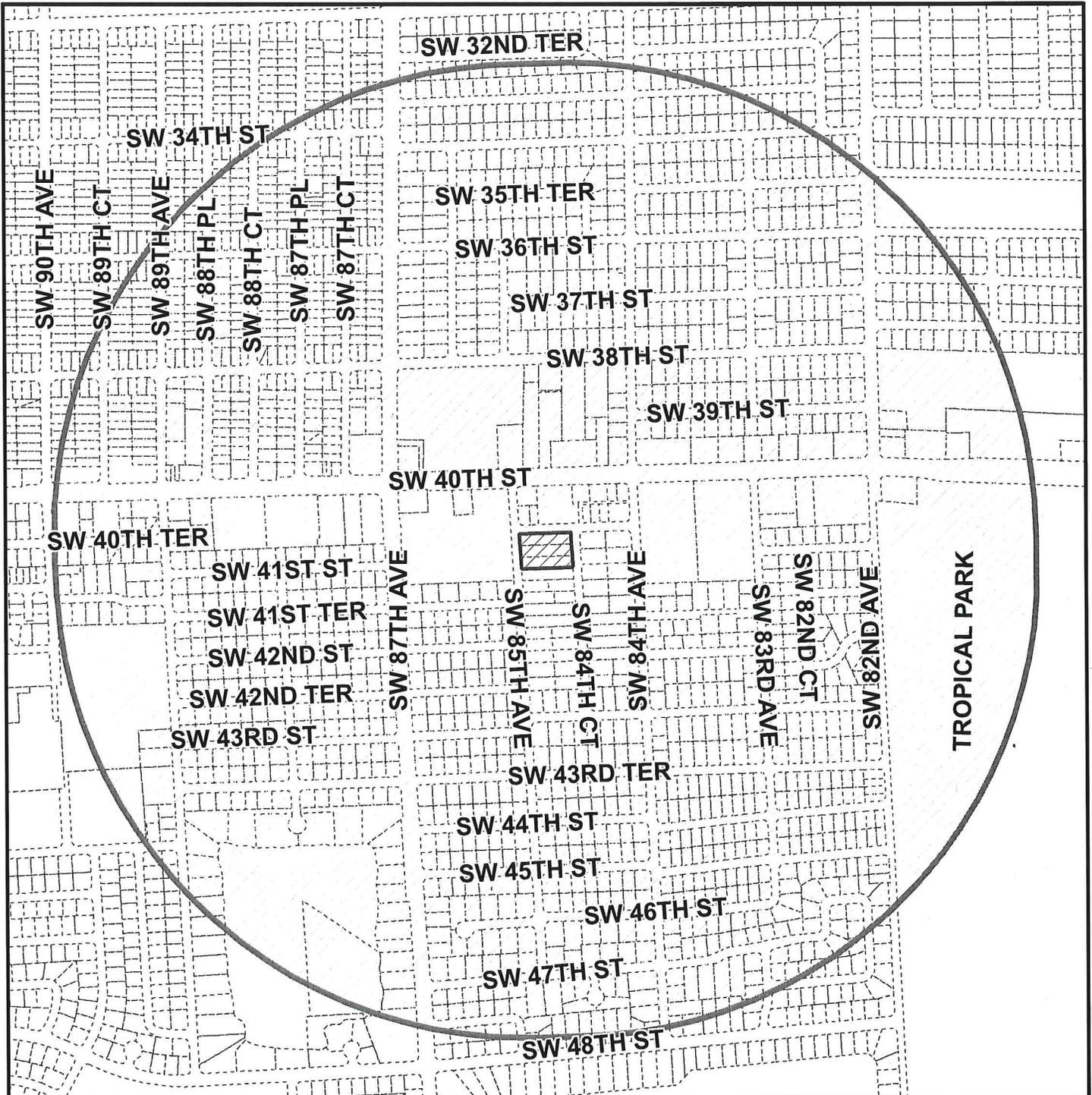
Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, August 22, 2013

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2013000072

RADIUS: 2640



Section: 22 Township: 54 Range: 40
 Applicant: APOSTOLATE OF DEVINE MERCY
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, August 22, 2013

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000072



Section: 22 Township: 54 Range: 40
 Applicant: APOSTOLATE OF DEVINE MERCY
 Zoning Board: C10
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Thursday, August 22, 2013

REVISION	DATE	BY
		32

BUSINESS AND OFFICE

SW 40TH ST

SW 40TH TER

(LDR) 2.5-6 DU/AC

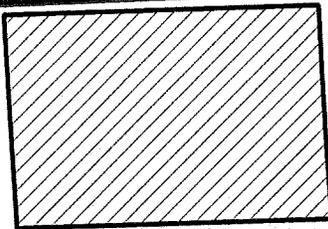
SW 41ST TER

SW 42ND ST

SW 85TH AVE

SW 84TH CT

SW 84TH AVE



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2013000072



Section: 22 Township: 54 Range: 40
Applicant: APOSTOLATE OF DEVINE MERCY
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, August 22, 2013

REVISION	DATE	BY

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

PH: Z14-005 (14-7-CZ10-3)

July 29, 2014

Item No. 3

Recommendation Summary	
Commission District	11
Applicant	American Tower, LLC
Summary of Request	The applicant is seeking to permit a 120' high wireless supported facility setback less than required from property lines.
Location	14310 SW 8 Street, Miami-Dade County, Florida.
Property Size	8.59-acre
Existing Zoning	BU-1A, Limited Business District
Existing Land Use	US Post Office Facility
2020-2030 CDMP Land Use Designation	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3)(a), Unusual Uses For Wireless Supported Service Facilities <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. UNUSUAL USE to permit a 120' high Wireless Supported Service Facility and ancillary equipment.
2. NON-USE VARIANCE to permit the wireless supported facility and ancillary equipment setback 132' (133.3' required) from the front (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "USPS Father Felix Varela", with 5 sheets prepared by Michael A. Phillips, P.E. and 2 sheets of landscape plans prepared by Kimley-Horn, all dated stamped received 1/22/14, consisting of a total of 7 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts a proposed 120' high monopole antenna designed as a flagpole, and ancillary equipment on the parcel that already contains an existing approximately 21,825 sq. ft. United States Postal Service (USPS) Facility.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; US Postal facility	Business and Office/ Low Density Residential (2.5 to 6 dua)
North	GU; vacant	Open Land

South	RU-1M(a); single-family residences, vacant land and nursery	Low Density Residential (2.5 to 6 dua)
East	BU-1A; restaurant and vacant parcel RU-1M(a); nursery	Business and Office Low Density Residential (2.5 to 6 dua)
West	BU-1A; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an 8.59-acre tract containing an existing USPS facility, which abuts the section line roadway, Tamiami Trail (SW 8 Street) to the north. The properties to the east and west of the subject property are developed with commercial/retail uses. To the north of the abutting roadway is vacant land that is designated Open Land on the Comprehensive Development Plan Land Use Plan map. To the south, the properties are developed with single-family residences and a nursery.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional wireless coverage in this area of the County. However, approval of the 120' high antenna structure could have a visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant is requesting approval to add a 120' high wireless supported facility to the existing postal facility located on the subject property. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates northern approximately 480' of the subject property is designated **Business and Office**. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations.* Staff notes that the submitted site plans depict the proposed wireless supported facility on this portion of the subject property.

The remaining southern approximately 74' of the subject property is designated for **Low-Density Residential** use on the CDMP Land Use Plan (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.*

The CDMP Land Use Element interpretative text states that *neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities*

are encouraged. Major utility and communication facilities should generally be guided away from residential areas;

Further, **Policy LU-4A** of the CDMP Land Use Element interpretative text requires the County to among other things, consider height, bulk, scale of architectural elements, landscaping and buffering as applicable when evaluating compatibility among proximate land uses. Staff opines that the proposed utility use is compatible with the existing USPS facility on the site, which in staff's opinion, is within the category of community-serving institutional uses. In addition, staff opines that although the facility will be located closer to the front (north) property line than allowed, the location of the proposed 120' high wireless supported facility and ancillary structures at the northern portion of the 8.59-acre subject property, abutting the Tamiami Trail and the vacant parcels to the north that are designated Open Land on the CDMP LUP map, mitigates any negative visual impact on the residentially zoned parcels to the south. As such, staff opines that the proposed facility will be **compatible** with the area based on the criteria outlined in Policy LU-4A.

Therefore, staff opines that approval with conditions of the proposed wireless tower use would be **compatible** with the area based on the criteria outlined in the CDMP Land Use Element, Policy LU-4A and **consistent** with the CDMP Land Use Element interpretative text and the CDMP Low Density Residential and Business and Office designation on the LUP map.

ZONING ANALYSIS:

When the application, to permit a wireless supported service facility designed as a flagpole and ancillary facilities is analyzed under Section 33-311(A)(3)(a), (Unusual Uses for Wireless Supported Service Facilities), staff opines that approval of the request would be **compatible** with the surrounding area. Staff opines that based on the memoranda submitted by the Departments concerned with reviewing this application, including the Platting and Traffic Review Section and the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources (RER), approval with conditions of this application will not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance. In addition, staff notes that the Miami-Dade Aviation Department (MDAD) does not object to the proposed 120' high stealth tower. Further, said memoranda indicate that the application meets the level of service standards for an initial development order. In addition, for the reasons stated below, staff opines that approval with conditions of the request would be compatible with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned.

The proposed facility will be located on a 2,500 sq. ft. leased area of the 8.59-acre tract. This parcel is located at the northwest portion of the parcel that abuts the section line roadway, Tamiami Trail located to the north which separates the developed parcels in this area from the vacant protected parcels to the north. Staff notes that the proposed 120' high wireless facility would be taller than any structure in the immediate surrounding area. The applicant submitted pictures with the application to simulate the visual impact of the proposed tower on the surrounding properties. Staff opines that the proposed stealth pole designed as a flagpole would be compatible with the existing USPS facility use that is also located on the eastern portion of the subject parcel. Further, staff opines that the visual impact of the proposed tower facility designed as a flagpole on the less intensive residential uses to the south will be similar to that of the existing utility poles depicted in the simulation pictures submitted by the applicant. In

addition, the submitted plans indicate that the leased area will be surrounded by an 8' high wire fence which will be surrounded by a hedge and a continuous row of trees. Staff opines that said fence and the proposed landscaping will mitigate the visual impact of the ancillary facilities. Therefore, staff opines that the approval of the 120' high wireless tower designed as a flagpole will not have a significant visual impact on the surrounding area.

The applicants have indicated in their letter of intent that the purpose of the application is to address reliable **wireless coverage and capacity** in this area. *Section 33-311(A)(3)(a)(i)* of the Code requires the applicant to *demonstrate that the proposed tower will cure signal interference problems, or the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* The applicant has provided staff with coverage maps that indicate existing coverage in the area of the proposed site as well as the projected coverage of the proposed facility. Said maps indicate the areas of marginal or poor in-building coverage which the applicants' letter of intent indicates will be improved by the proposed telecommunication facility. As such, staff opines that the applicant has provided the necessary documentation to demonstrate *the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* In summary, the applicant's Letter of Intent attested that the application meets all applicable Code requirements based on the aforementioned and the supporting documentation. Further, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to continue the process of permitting the site.

As such, staff opines that approval of the applicant's request for an unusual use to permit a 120' high telecommunications tower designed as a flagpole and ancillary equipment would not be visually intrusive and would be **compatible** with the surrounding industrial, commercial and residential uses. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities.**

The applicant also seeks approval of a request to permit the proposed wireless supported stealth pole setback 132' (133.3' required) from the front (north) property line (request #2). When this request is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards, staff opines that approval of this request is contingent on the approval of request #1 to allow the proposed facility. For the reasons that were explained in the foregoing analysis, staff opines that the location of the proposed facility closer to the front (north) property line will mitigate any negative visual impact of same on the residences to the south. As such, staff opines that approval of the request to allow the minimal 1.3' encroachment of the 120' high pole into the front (north) setback area, 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 would be **compatible** with same. However, as a condition for approval, staff recommends that the landscaping and fence surrounding facility shall be installed prior to obtaining a Certificate of Use for the facility, and further, that said landscaping shall be maintained by the applicant. **Therefore, staff recommends approval with conditions of request #2, under the NUV standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site through a proposed 12' wide easement from Tamiami Trail to the proposed facility for service vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

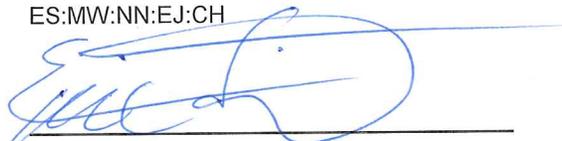
RECOMMENDATION:

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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "USPS Father Felix Varela", with 5 sheets prepared by Michael A. Phillips, P.E. and 2 sheets of landscape plans prepared by Kimley-Horn, all dated stamped received 1/22/14, consisting of a total of 7 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 Use.
4. That the landscaping and fence indicated on the submitted plans be installed prior to the issuance of a Certificate of Use for the proposed facility and be maintained as a visual buffer.
5. That the applicants obtain a Certificate of Use for the wireless supported service facility from the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
6. That the use be established and maintained in accordance with the approved plan.
7. That the wireless supported service facility comply with all FAA and FCC lighting requirements.

ES:MW:NN:EJ:CH


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

Now

ZONING RECOMMENDATION ADDENDUM

American Tower, LLC
PH: Z14-005

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

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

<p>Business and Office (Page I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
<p>Low-Density Residential (Pg. I-31)</p>	<p><i>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.</i></p>
<p>Institutions, Utilities and Communications (Pg. I-53)</p>	<p><i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i></p>

ZONING RECOMMENDATION ADDENDUM

American Tower, LLC
PH: Z14-005

PERTINENT ZONING REQUIREMENTS/STANDARDS

**Section 33-311(A)(3)(a)
Unusual uses for
Wireless
Supported
Facilities**

Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, 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 use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:

- i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - a. signal interference problems; or*
 - b. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility**
-
- ii. The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:
 - a. the purpose for the proposed Wireless Supported Service Facility; and*
 - b. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:
 - i. site name or other reference;*
 - ii. facility latitude and longitude;*
 - iii. site elevation;*
 - iv. for each antenna at each of the included facilities:
 - 1. height of antenna radiation center;*
 - 2. antenna type and manufacturer;*
 - 3. maximum effective radiated output power, including the maximum total power radiated from all channels;*
 - 4. azimuth of main antenna lobe; and*
 - 5. beam tilt and null-fill of each antenna.***
 - c. a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.*
 - d. complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and**

ZONING RECOMMENDATION ADDENDUM

American Tower, LLC
PH: Z14-005

	<p><i>trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</i></p> <p><i>e. identification of any equipment that differs from industry standards.</i></p> <p><i>iii. that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>

3. AMERICAN TOWER, LLC
(Applicant)

14-7-CZ10-3(14-005)
Area 10/District 11
Hearing Date: 07/29/14

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

If so, who are the interested parties?

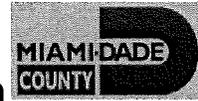
Disclosure of interest form attached? Yes No

Year	Applicant	Request	Board	Decision
1996	Jose Concepcion	- Zone Change from GU to BU-1A	BCC	Approved with condition(s)
1997	Jose Concepcion	- Unusual Use to permit permit the filling of a portion of a lake. - Unusual Use to permit a landfill for the disposal of clean construction debris.	BCC	Approved with conditions

Previous Zoning Hearings on the Property:

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: March 10, 2014

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

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

Subject: C-10 #Z2014000005
United States Postal Service
14310 SW 8th Street, Miami, Florida 33184
Non-Use Variance to permit flagpole to setback less than required.
Unusual Use to permit a wireless supported services facility
flagpole and ancillary equipment.
(BU-1A) (8.59 Acres)
03-54-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

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.

Flood Protection

The application site lies within a Special Flood Hazard Zone with a base flood elevation of 9 ft NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 8 ft NGVD. As per Section 11C of the Code, the proposed structure must be above the base flood elevation and 4 inches above the crown of road and County Flood Criteria. The applicant will be required to demonstrate the proposed structure complies with the Code prior to approval of building permit plans. For more information please contact the DERM Environmental Plan Review Floodplain Program at (786) 315-2800.

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 involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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.

Existing public water and public sanitary 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 of 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

The proposed development is located within Bird Drive Basin, where a portion of the site must be set aside for stormwater management as required by the Code, to comply with the official Miami-Dade County report for that Basin.

A Surface Water Management individual Permit modification from the South Florida Water Management District shall 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 structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 100-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

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 is located within the Bird Drive Wetlands Basin and contains wetlands as defined by Section 24-5 of the Code along the southwestern part of the site. According to the survey submitted with this application (Sheet 2 of 5, dated August 28, 2013) the proposed antenna is located along the northwestern part of the site just north of a chain link fence that separates the upland portion located along the northwest, from the wetlands area located along the southwest part of the site. Therefore, there are no wetlands within the footprint of this project. However, be advised that a Class IV Wetlands Permit is required prior to any work within the wetlands area.

The applicant is advised to contact the DERM Coastal and Wetland Resources Section at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV Wetland Permit.

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 also 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 24-49.2(II) of the Code requires that specimen-sized trees (trunk diameter 18 inches or greater) be preserved whenever reasonably possible. However, a site inspection performed by staff on March 6, 2014 revealed that the proposed antenna will not impact specimen sized trees on the site.

Please 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. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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



Date: May 8, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000005
Name: American Tower, LLC
Location: 14310 SW 8 Street
Section 3 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 application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: February 6, 2014

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

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

A handwritten signature in black ink, appearing to read "Paul Mauriello". The signature is written in a cursive, flowing style.

Subject: American Tower (#14_005)

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

The application requests an unusual use to permit a wireless supported services facility designed as a 120' flagpole at a site developed as a United States Postal Service facility and located at 14310 S.W. 8th Street in Miami-Dade County. The application will have no PWWM impact or any associated costs.

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



Date: April 9, 2014

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

From: José A. Ramos, R.A., Director, Aviation Planning Division
Aviation Department

Subject: American Tower, (PH: 14-005)
USPS Father Felix Valera Project
14310 SW 8th Street
Miami, FL 33184
FAA ASN: 2014-ASO-2259-OE
MDAD DN-14-04-1260

A handwritten signature in black ink, appearing to read "J. Ramos", written over the "From:" field.

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for an unusual use to permit a 131' AMSL, Stealth Flagpole Wireless Supported Service Facility (cell tower-monopole) located at 14310 SW 8th Street, Miami-Dade County, Florida, 33184. Folio No. 30-4903-000-0010.

Based upon the information provided, MDAD determined that a monopole at this location at an elevation of 131' AMSL (NAVD88) conforms to the Code of Miami-Dade County, Chapter 33, Airport Zoning. The Aviation Department concurs with the airspace study number ASN: **2014-ASO-2259-OE** was submitted by using form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'.

In addition, any cranes for this project at this location reaching or exceeding 200 feet AMSL (Above Mean Sea Level) must be filed with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at <https://oeaaa.faa.gov>.

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in structure location/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires a separate notice to the FAA and MDAD.

Should you have any questions, please feel free to contact me at 305-876-8080.

AR/ah

Memorandum



Date: February 24, 2014

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: Z2014000005: AMERICAN TOWER

Application Name: AMERICAN TOWER

Project Location: The site is located at 14310 SW 8 ST, Miami-Dade County.

Proposed Development: The request is for approval for an unusual use for a communication tower and non-use variance for setback requirements.

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

Memorandum



Date: 06-FEB-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000005

Fire Prevention Unit:

No objection to site plan with a January 22 2014, Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000005
located at 14310 SW 8 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1385 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 61 - Trail - 15155 SW 10 Street
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: 18-JUL-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

AMERICAN TOWER, LLC

14310 SW 8 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000005

HEARING NUMBER

HISTORY:

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

AMERICAN TOWER, LLC

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

REPORTER NAME:



- PS1, PS2 & PS3 LOCATION
APPROXIMATELY 1200 FEET WEST OF FLAGPOLE
- PS4, PS5 & PS6 LOCATION
APPROXIMATELY 300 FEET SOUTHWEST OF
FLAGPOLE LOCATION
- PS7, PS8 & PS9 LOCATION
APPROXIMATELY 500 FEET SOUTH OF FLAGPOLE
LOCATION
- PS10, PS11 & PS12 LOCATION
APPROXIMATELY 450 FEET EAST OF FLAGPOLE
LOCATION

REFERENCE:
2011 IMAGERY
2014 GOOGLE EARTH

2/4/2015
RECEIVED
 JAN 2 2014
 ZONING DEPARTMENT
 PLANNING AND ZONING DEPT
 14310 SW 9th Street
 Miami, FL 33187
PO

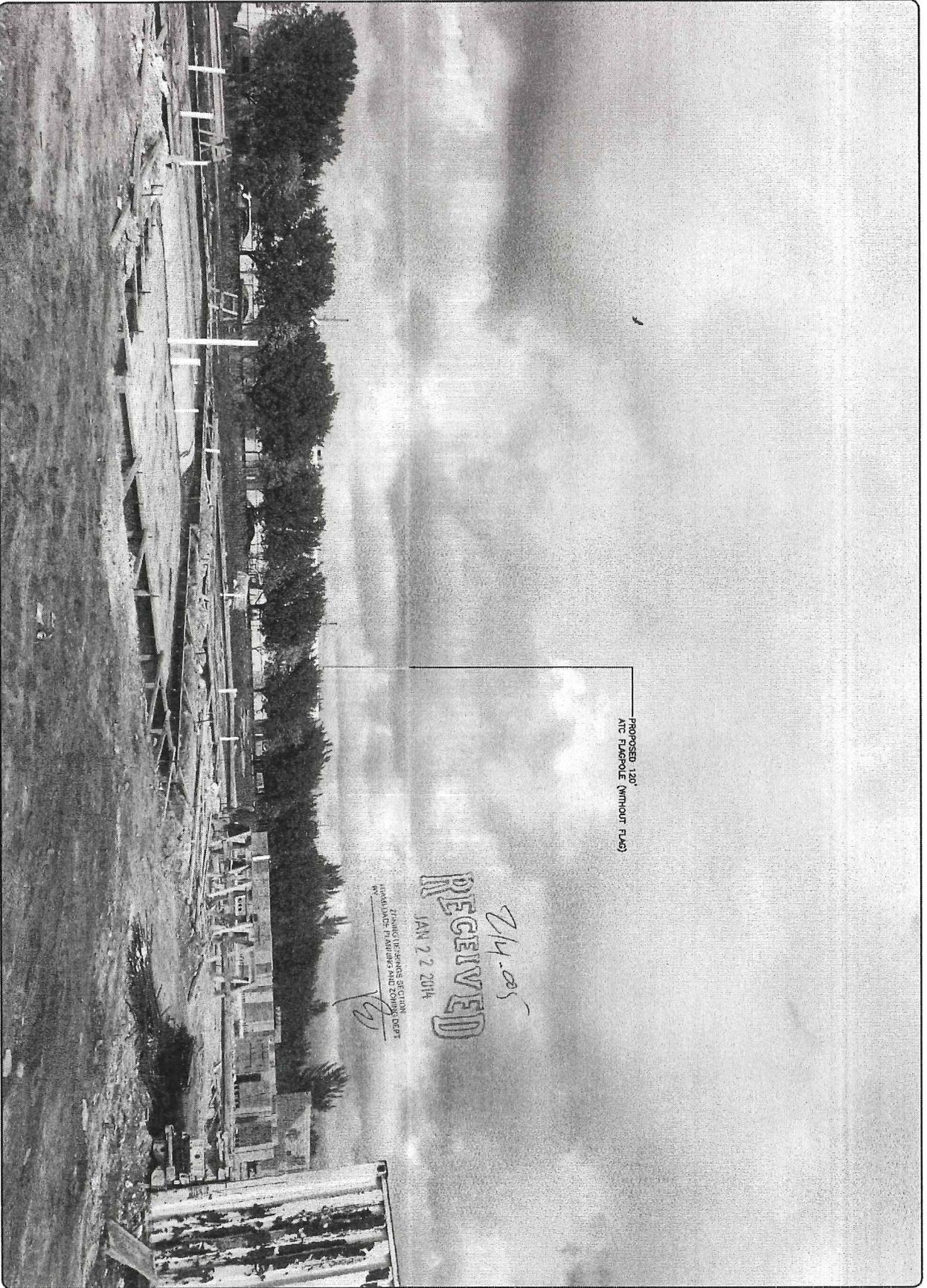
REV	DATE	DESCRIPTION
0	1/16/14	FOR REVIEW

PROJECT NO.: 130-453.00
 DRAWN BY: M. CORTIZ
 CHECKED BY: M. SNEYD
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3400 AMERIC DRIVE
 MIAMI, FL 33137
 DIVISION OF AMERICAN TOWER

AMERICAN TOWER

ATC 281 379 USPS FATHER FELIX VALERA 14310 SW 9th STREET MIAMI, FL 33187 SHEET NAME	PHOTO SIMULATION PHOTO LOCATIONS SHEET NUMBER PS0
----------------------------------------------------------------------------------------------------	------------------------------------------------------------



PROPOSED 120'
ATC FLAGPOLE (WITHOUT FLAG)

2/4/05
RECEIVED
JAN 22 2014

ZINBORG-BRANDES STATION
ROADSIDE PLANNING AND SCOPING DEPT.
[Signature]

24

REV	DATE	DESCRIPTION
0	1/18/14	FOR REVIEW

PROJECT NO.: 130-4504.03

DRAWN BY: M. CORTEZ	CHECKED BY: M. ABBEY
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3400 LAUREL PARK
SUITE 500
MIRAMONTE, CA 92027
CONTRIBUTOR OF ALTERNATION 20214

AMERICAN TOWER

ATC 281379
USPS FATHER
FELIX VALERA
1410 SW 4th STREET
MIAMI, FL 33134

SHEET NAME
PROPOSED STREETSCAPE
PAVING IMPROVEMENT

SHEET NUMBER
P55

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: American Towers LLC, publicly traded as

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>American Tower Corporation</u>	
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME _____

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

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 JAN 22 2014

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT
 BY: RB

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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: *Margaret Robinson*
(Applicant) **Margaret Robinson**
Senior Counsel

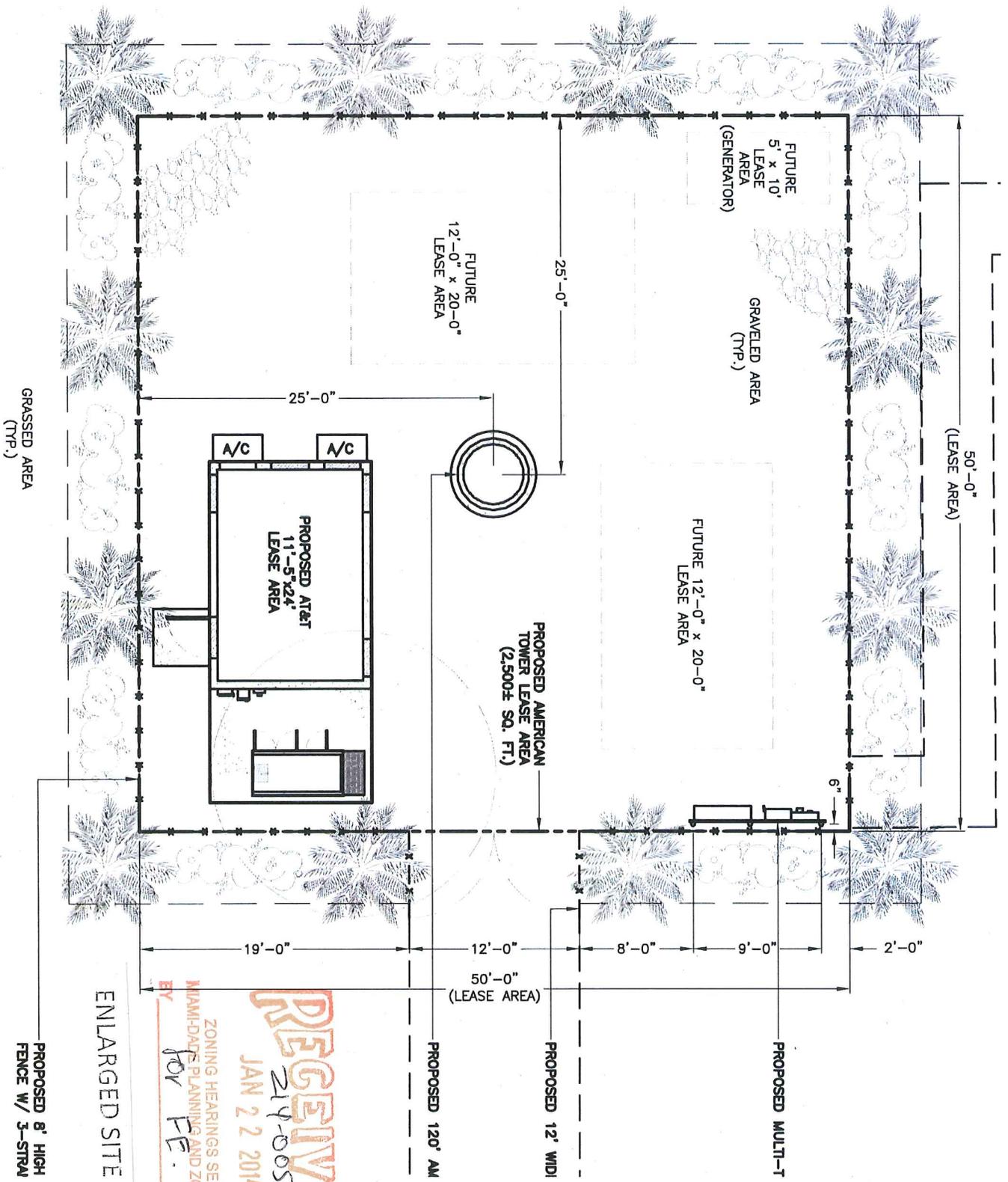
Sworn to and subscribed before me this 18th day of October, 2013. Affiant is personally know to me or has produced _____ as identification.

Susana Ribeiro
(Notary Public)

SUSANA P. RIBEIRO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
Seal March 16, 2018

My commission expires: March 16, 2018

*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.



ENLARGED SITE PLAN

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

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219-005
JAN 22 2014



EXISTING CATCH BASIN (TYP.)
 PROPOSED STREET TREE (TYP. OF 9)

ZONING DISTRICT: NONE - NO ZONING DESIGNATED
 LAND USE: 910 - WATER

SW 8th STREET

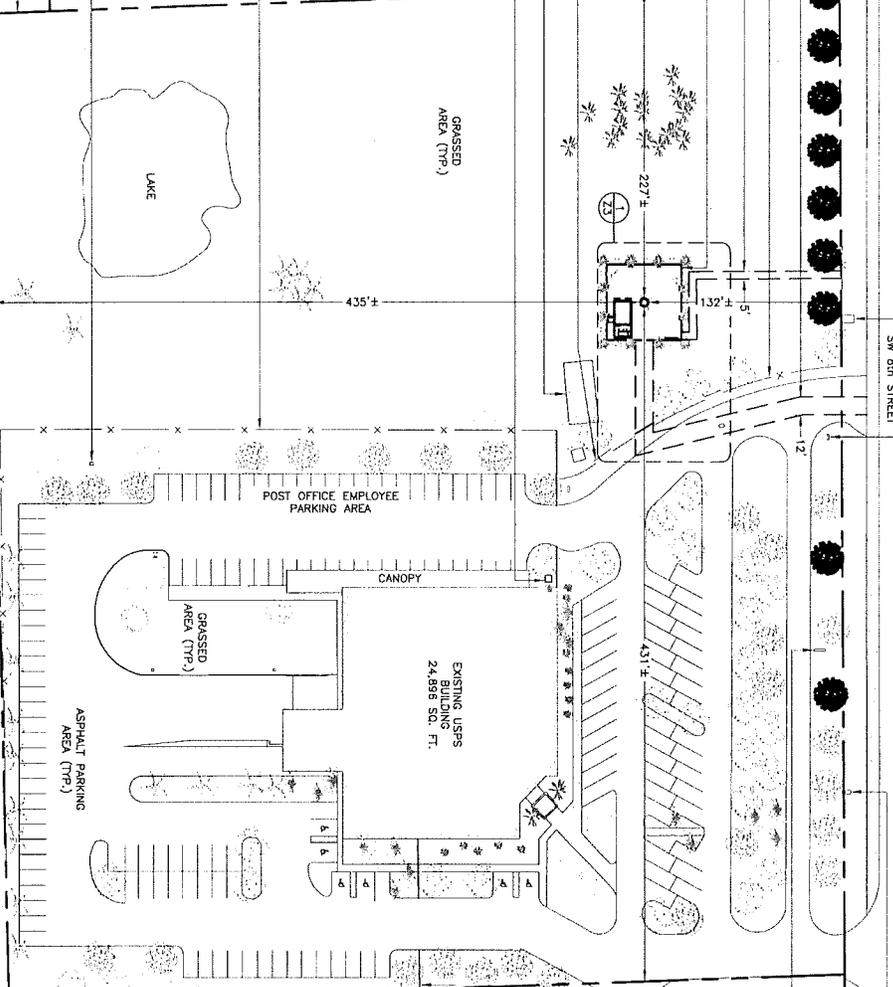
EXISTING BACKFLOW PREVENTER (TYP.)
 EXISTING UTILITY POLE

PROPOSED 12 WIDE AMERICAN TOWER NON-EXCLUSIVE ACCESS EASEMENT
 EXISTING CHAIN-LINKED FENCE (TYP.)
 PROPOSED 5' WIDE AMERICAN TOWER NON-EXCLUSIVE UTILITY EASEMENT
 PROPOSED AMERICAN TOWER USE USE AREA DETAIL ON SHEET Z3 COMPOUND PLAN

EXISTING GATE (TYP.)
 EXISTING WOOD FRAMED PLASTIC SHEET TOP
 EXISTING TRANSFORMER ON CONCRETE PAD (TYP.)

ZONING DISTRICT:
 BU-1A
 LAND USE:
 101 - SHOPPING CENTERS,
 COMMERCIAL, STADIUMS, TRACKS

ZONING DISTRICT:
 RU-1A
 LAND USE:
 518 - WATER



ZONING DISTRICT:
 BU-1A
 LAND USE:
 110 - SHOPPING CENTERS,
 COMMERCIAL, STADIUMS, TRACKS

ZONING DISTRICT:
 BU-1A
 LAND USE:
 804 - VACANT, UNPROTECTED

ZONING DISTRICT:
 RU-1A
 LAND USE:
 412 - INSTITUTIONAL

ZONING DISTRICT:
 RU-1A
 LAND USE:
 804 - VACANT, UNPROTECTED

PARCEL No.: 30-4903-000-0010
 ZONED: BU-1A - BUSINESS DISTRICTS - LIMITED
 LAND USE: 8898 FEDERAL

PROPOSED SETBACKS OF FROM PROPERTY BOUNDARY	REQUIRED SETBACKS
NORTH 132' ±	132' ±
EAST 431' ±	132' ±
SOUTH 435' ±	132' ±
WEST 227' ±	132' ±

NOTE:
 1. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

SITE PLAN



ATC 281379
 USPS FATHER
 FELIX VALERA
 14310 SW 8th STREET
 MIAMI, FL 33184

SHEET NAME
 SITE
 PLAN
 SHEET NUMBER
 Z2

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 68242
 DATE OF SIGNATURE: 1/20/14

AMERICAN TOWER

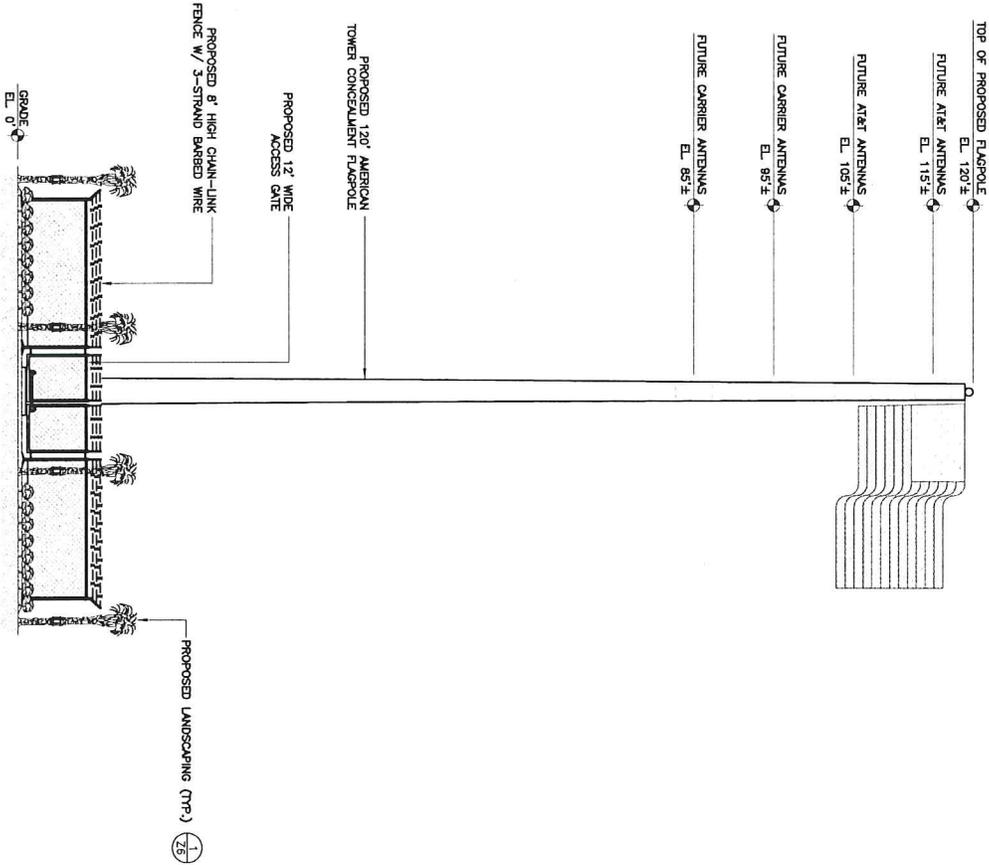
CALTRON
 Telecom
 2400 AMERICA DRIVE
 MIAMI, FL 33027
 EXPIRES ON AUTOMATICALLY 2014

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REV	DATE	DESCRIPTION
A	10/23/13	PRELIMINARY
B	1/16/14	REVISED
C	1/22/14	FOR PERMIT

PROJECT NO.: 130-655-09
 DRAWN BY: G. JOHNSON
 CHECKED BY: W. ABBEY

ELEVATION



1

214-005
RECEIVED
JAN 22 2014
ZONING DEPARTMENT
MUNICIPALITY OF MIAMI BEACH
FZ

ATC 281379
USPS FATHER
FELIX VALERA
14310 SW 8th STREET
MIAMI, FL 33184
SHEET NAME
ELEVATION
SHEET NUMBER
Z4

STATE OF FLORIDA
PROFESSIONAL ENGINEER
MICHAEL A. PHILLIPS
No. 68342
DATE OF SIGNATURE 1/20/14

AMERICAN TOWER

CALTRON
Telecom

3400 AMERICAN DRIVE
MIAMI, FL 33107
CERTIFICATE OF AUTHORIZATION 22314

REV	DATE	DESCRIPTION
A	10/23/13	PRELIMINARY
B	11/18/13	REVISED
C	1/18/14	REVISED
D	1/20/14	FOR PERMIT

PROJECT NO.: 130-655-09
DRAWN BY: M. ASBET
CHECKED BY: M. ASBET

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SITE PLAN DATA

Legal description:	SEE BELOW
Zoning of property:	BU-1A - BUSINESS DISTRICTS - LIMITED
Total lot area:	374,428 Square feet and 8.59 Acres
Gross building lot coverage:	24,896 Square feet and 0.57 Acres
Total landscape area:	247,584 Square feet and 5.65 Acres
Additional % of landscape required by Chapter 33:	0
Trees required by Chapter 18A:	22
Trees required by Chapter 33:	0
Total trees required:	22
Total trees provided:	155
Handicapped parking spaces provided:	82
Total parking spaces provided:	159

Parking (Section 33-124): Show the square footage of each proposed type of use, such as office, warehouse, showroom, retail sales, restaurant, lounge, open lot storage area, etc. then calculate the required parking for each type of use.

LEGAL DESCRIPTIONS (AS PREPARED BY SURVEYOR)

AMERICAN TOWER - LEASE PARCEL USES - FATHER FELIX VALERIA
 A PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF TRACT N-1, LAROC SUBDIVISION, ACCORDING TO EPL THEREOF AS RECORDED IN PLAT BOOK 185, PAGE 9, THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE NORTH 89°43'08" EAST, A DISTANCE OF 75.48 FEET; THENCE SOUTH 29°53'13" EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 11°45'42" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 47.84 FEET; THENCE NORTH 89°43'08" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°16'52" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0573 ACRES OR 2500 SQUARE FEET, MORE OR LESS.

AMERICAN TOWER - UTILITY EASEMENT - USES FATHER FELIX VALERIA
 A PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF TRACT N-1, LAROC SUBDIVISION, ACCORDING TO EPL THEREOF AS RECORDED IN PLAT BOOK 185, PAGE 9, THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE NORTH 89°43'08" EAST, A DISTANCE OF 75.48 FEET; THENCE SOUTH 29°53'13" EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 11°45'42" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 47.84 FEET; THENCE NORTH 89°43'08" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°16'52" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0573 ACRES OR 2500 SQUARE FEET, MORE OR LESS.

AMERICAN TOWER - INGRESS/EGRESS EASEMENT - USES FATHER FELIX VALERIA
 A PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF TRACT N-1, LAROC SUBDIVISION, ACCORDING TO EPL THEREOF AS RECORDED IN PLAT BOOK 185, PAGE 9, THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE NORTH 89°43'08" EAST, A DISTANCE OF 75.48 FEET; THENCE SOUTH 29°53'13" EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 11°45'42" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°43'08" WEST, A DISTANCE OF 47.84 FEET; THENCE NORTH 89°43'08" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°16'52" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0573 ACRES OR 2500 SQUARE FEET, MORE OR LESS.

LANDSCAPING LEGEND

(This information is required to be submitted by applicant to the plan.)

Zoning District:	BU-1A	Net Lot Area:	374,428	square feet
Open Space:			8,588	square feet
A. Square feet of open space required by chapter 33, as indicated on site plan:			8,588	PROVIDED
B. Net lot area: 374,428 square feet x 14% = 52,419.92 square feet:			52,419	247,584
C. The number of parking spaces: 159 x 10 square feet per parking space:			1,590	1,590
D. Total square feet of landscaped open space required by Chapter 33 = A + B:			54,009	249,174
E. Total square feet of landscaped open space required by Chapter 33:			54,009	249,174
F. Total number of trees provided:			22	155

SYMBOL	USED	PLANT NAME	NATIVE SPECIES	✓	HEIGHT	DIAMETER	QUANTITY			
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Estimated	Estimated	Quantity
	X		DELOINX REGIA	ROYAL PONICIANA	X	N/A	N/A	40'	60'	2
	X		BURSERIA SIMARUBA	QUIBO LIMBO	X	N/A	N/A	50'	35'	1
	X		QUERUS VIRGINIANA	LIVE OAK	X	N/A	N/A	50'	60'	30
	X		SABAL PALMETTO	CABBAGE PALM	X	N/A	N/A	50'	20'	13
	X		SMILAX MAHOSONI	MAHOGANY	X	N/A	N/A	80'	134'	27
	X		RASTONIA	ROYAL PALMS	X	N/A	N/A	80'	25'	19
	X		COCCO NUCIFERA	COCONUT PALM	X	N/A	N/A	60'	36'	20
	X		CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	X	N/A	N/A	30'	20'	1
	X		MANGIFERA INDICA	MANGO	X	N/A	N/A	40'	50'	3
	X		ZABENIA HETEROPHYLLA	PINK TRUMPET TREE	X	N/A	N/A	30'	25'	15
	X		SMILAX MAHOSONI	MAHOGANY	X	2'	15'	80'	134'	9
	X		SABAL PALMETTO	CABBAGE PALM	X	2'	12'	50'	20'	12
	X		MILLETIA PINNATA	PONGAM	X	N/A	N/A	75'	50'	1
	X		THESPESIA POPULNEA	SEASIDE MAHOE	X	N/A	N/A	40'	50'	1
	X		CALOPHYLLUM BRASILIENSE	BRAZIL BEANY LEAF	X	N/A	N/A	50'	30'	1

2/14/2014

ATC 281379
 USFS FATHER FELIX VALERIA
 14310 SW 8th STREET
 MIAMI, FL 33187
 SHEET NAME
 SITE DATA
 SHEET NUMBER
 Z5

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 639312
 MICHAEL A. GIVENS
 DATE OF SIGNATURE: 1/20/14

AMERICAN TOWER

 3400 BAYVIEW BLVD
 MIAMI, FL 33127
 CERTIFICATE OF AUTHORIZATION 2814

REV	DATE	DESCRIPTION
A	10/23/13	PRELIMINARY
B	11/9/13	REVISED
C	1/20/14	FOR PERMIT

PROJECT NO.: 130-655-09
 DRAWN BY: M. JOHNSON
 CHECKED BY: M. ABERG

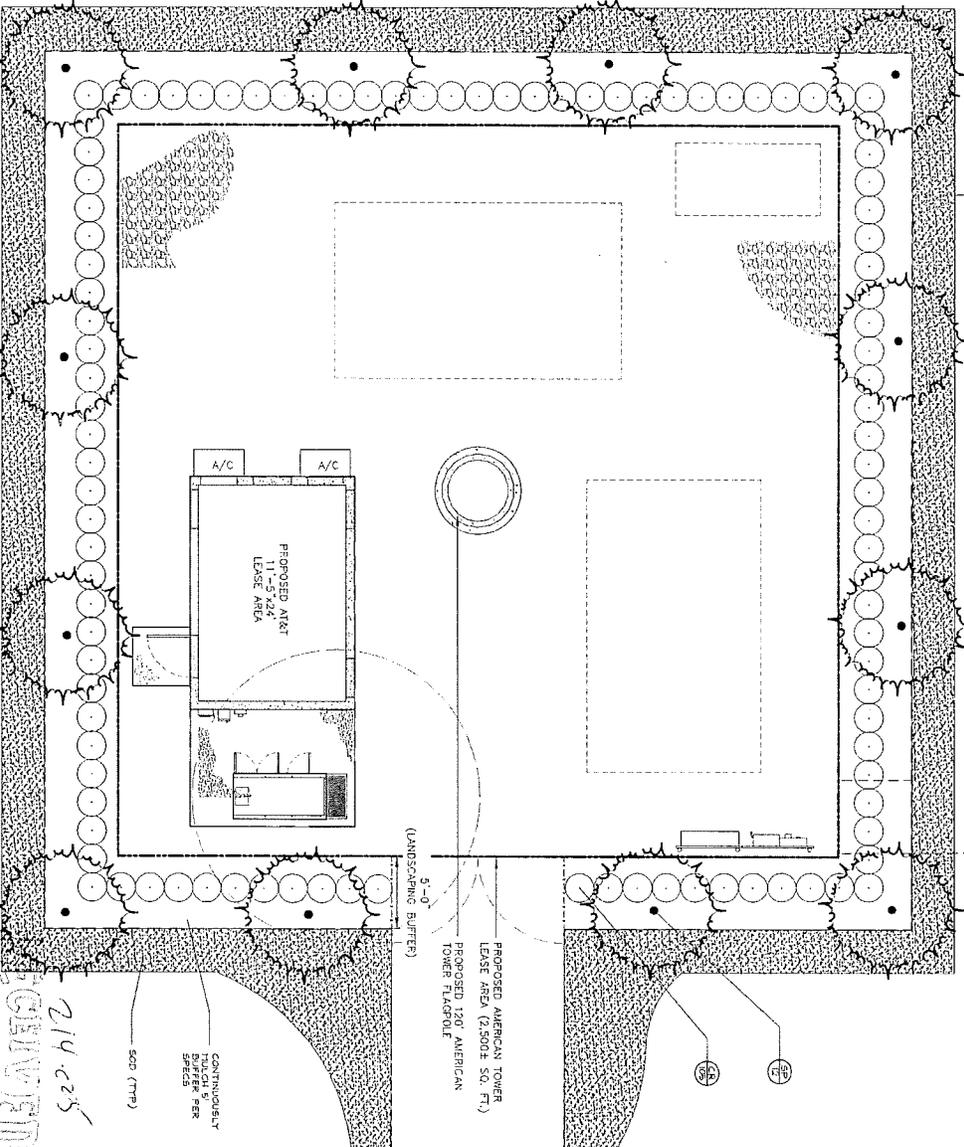
39

PLANTING NOTES:

1. REFER TO PLANTING LANDSCAPE LEGEND ON SHEET 25 FOR RAINTACT TRACT SITE LANDSCAPING CALCULATION.
2. NO EXISTING TREES WILL BE AFFECTED WITHIN THE LEASE AREA OR CONSTRUCTION AREA OF THE PROPOSED IMPROVEMENTS - NO TREE DISPOSITION PLAN WILL BE SUBMITTED FOR THIS WORK.
3. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND COMPLETE INSTRUCTIONS.
4. PLANT LIST QUANTITIES ARE PROVIDED FOR DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
5. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
6. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING WITHIN SEVEN CALENDAR DAYS OF APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
7. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING UNDERGROUND UTILITIES. CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL BEAR ALL COSTS OF TREATING OF SOILS ATTRIBUTES, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
9. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LANDSCAPE ARCHITECT'S PLANTING LIST AND VERIFY ALL INFORMATION IF DISCREPANCIES EXIST AND NOTIFY CONTRACTOR WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
10. ALL PROPOSED PLANT MATERIAL SHALL BE WATERED UNTIL ESTABLISHED PER NOTES ON THIS SHEET.

WATER MONITORING AND MANUAL WATERING

1. THREE (3) MONTHS OF WATER MONITORING SHALL BE SCHEDULED FOR ALL PLANTINGS UNDER THIS CONTRACT.
2. IF SITE EXPERIENCES DROUGHT OR IF RAINFALL DOES NOT ACCUMULATE 2" PER WEEK DURING THE MONITORING PERIOD, WATERING WILL BE NECESSARY.
3. THE QUALITY OF WATER NECESSARY FOR PLANTING AND WATERING SHALL BE SATISFACTORY TO OBTAIN AN APPROPRIATE GROWTH RATE AND NOT BE DETRIMENTAL TO PLANTS. THE CONTRACTOR SHALL REMOVE EXCESS WATER (SEEKING THE ABOVE CONTRACTOR'S ASSISTANCE) TO PREVENT ADDITIONAL COST TO THE OWNER. WATER DISTRIBUTION SPEAKERS OR SIMILAR.
4. ALL PLANTS SHALL BE WATERED TWICE WEEKLY FOR THREE MONTHS AT AN APPLICATION RATE OF 1" OF WATER PER WEEK. THE CONTRACTOR SHALL DOCUMENT THE RAINFALL AMOUNT AND WATER THE DIFFERENCE IN GROSS TO ACCUMULATE 2" IN THAT WEEK.
5. CONTRACTOR SHALL DOCUMENT WATERING EFFORTS THROUGH RAINFALL DATA AND MONITORING REPORTS. ALL RECORDS MUST BE PRESENTED TO THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO THE END OF THE MONITORING PERIOD.



PLANT SCHEDULE

TREES	SHRUBS	GROUND COVERS																																										
<table border="1"> <tr> <th>TREES</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th> <th>CAL.</th> <th>SIZE</th> <th>QTY</th> </tr> <tr> <td></td> <td>Small palms</td> <td>Cabbage Palmetto</td> <td>F.C.</td> <td></td> <td>12" CT. TR.</td> <td>12</td> </tr> </table>	TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY		Small palms	Cabbage Palmetto	F.C.		12" CT. TR.	12	<table border="1"> <tr> <th>SHRUBS</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th> <th>Q.C.</th> <th>SIZE</th> <th>QTY</th> </tr> <tr> <td></td> <td>Red Tip</td> <td>Red Tip Ceanothus</td> <td>Cont.</td> <td>24" O.C.</td> <td>15' x 15'</td> <td>125</td> </tr> </table>	SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	Q.C.	SIZE	QTY		Red Tip	Red Tip Ceanothus	Cont.	24" O.C.	15' x 15'	125	<table border="1"> <tr> <th>GROUND COVERS</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th> <th>Q.C.</th> <th>SIZE</th> <th>QTY</th> </tr> <tr> <td></td> <td>Red Tip</td> <td>Red Tip Ceanothus</td> <td>Cont.</td> <td>24" O.C.</td> <td>15' x 15'</td> <td>125</td> </tr> </table>	GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	Q.C.	SIZE	QTY		Red Tip	Red Tip Ceanothus	Cont.	24" O.C.	15' x 15'	125
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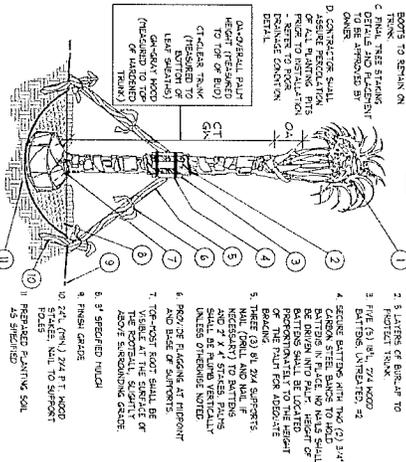
LANDSCAPE PLAN



<p>REV. DATE DESCRIPTION</p> <p>0 1/25/14 REVISION</p>	<p>PROJECT NO. 130-655-09</p> <p>DRAWN BY: G. JOHNSON</p> <p>CHECKED BY: M. BBECK</p>	<p>1520 MONTGOMERY AVE. STE 200 WASHINGTON, DC 20005 PHONE: 801-844-0902 WWW.KIMLEY-HORN.COM CA 00006889</p>	<p>AMERICAN TOWER</p> <p>AMERICAN TOWER 1520 MONTGOMERY AVE. STE 200 WASHINGTON, DC 20005 PHONE: 801-844-0902 WWW.KIMLEY-HORN.COM CA 00006889</p>	<p>DATE OF SIGNATURE: 01/21/14</p> <p>ATC 281379 USPS FATHER FELIX VALERA 1430 SW 5th STREET MIAMI, FL 33134</p>	<p>SHEET NAME: LANDSCAPE PLAN</p> <p>SHEET NUMBER: L-1</p>
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- NOTES:
1. NUMBER OF SEEDS (1) 2000 PER 1000 SEEDS.
 2. SEE PLANS AND SPECIFICATIONS FOR PLANTING AND ROOTING TO REMAIN ON OWNERS PROPERTY.
 3. FINAL TREE STANDOFF DETAILS AND PLACEMENT SHALL BE DETERMINED BY THE CONTRACTOR.
 4. SEEDS SHALL BE PLANTED IN PLAYS NO WIDER THAN 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 5. THREE (3) BY 2X4 SUPPORTS SHALL BE PLACED AT THE BEARING BRANCHES AND 2' AT OTHER PLACES TO SUPPORT THE PLANT VERTICALLY.
 6. PLANT SHALL BE PLANTED IN A 24" DIA. HOLE.
 7. PLANT SHALL BE PLANTED IN A 24" DIA. HOLE.
 8. PLANT SHALL BE PLANTED IN A 24" DIA. HOLE.
 9. PLANT SHALL BE PLANTED IN A 24" DIA. HOLE.
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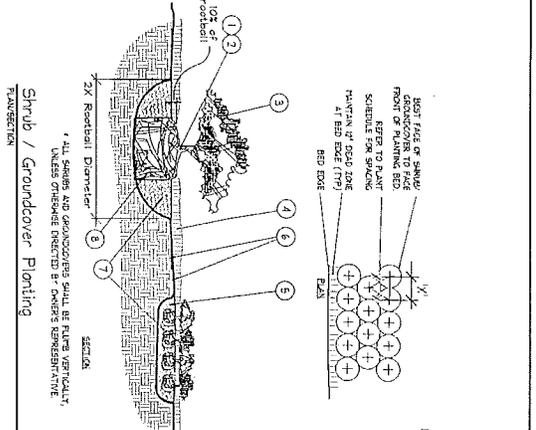


Palm Planting and Staking
SECTION

- GENERAL LANDSCAPE SPECIFICATIONS AND NOTES
1. SOIL PREPARE (PLANTING TRENCH PLANTING, TYPICAL):
 a. SOIL TO BE PREPARED TO A DEPTH OF 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 b. SOIL SHALL BE PREPARED TO A DEPTH OF 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 c. SOIL SHALL BE PREPARED TO A DEPTH OF 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 d. SOIL SHALL BE PREPARED TO A DEPTH OF 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 2. PLANTING:
 a. PLANTS SHALL BE PLANTED IN PLAYS NO WIDER THAN 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
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 d. PLANTS SHALL BE PLANTED IN PLAYS NO WIDER THAN 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 3. STAKING:
 a. PLANTS SHALL BE STAKED WITH 2x4 SUPPORTS.
 b. PLANTS SHALL BE STAKED WITH 2x4 SUPPORTS.
 c. PLANTS SHALL BE STAKED WITH 2x4 SUPPORTS.
 d. PLANTS SHALL BE STAKED WITH 2x4 SUPPORTS.
 4. WATERING:
 a. PLANTS SHALL BE WATERED REGULARLY.
 b. PLANTS SHALL BE WATERED REGULARLY.
 c. PLANTS SHALL BE WATERED REGULARLY.
 d. PLANTS SHALL BE WATERED REGULARLY.

5. PLANTING:
 a. PLANTS SHALL BE PLANTED IN PLAYS NO WIDER THAN 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
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7. WATERING:
 a. PLANTS SHALL BE WATERED REGULARLY.
 b. PLANTS SHALL BE WATERED REGULARLY.
 c. PLANTS SHALL BE WATERED REGULARLY.
 d. PLANTS SHALL BE WATERED REGULARLY.
8. MAINTENANCE:
 a. PLANTS SHALL BE MAINTAINED REGULARLY.
 b. PLANTS SHALL BE MAINTAINED REGULARLY.
 c. PLANTS SHALL BE MAINTAINED REGULARLY.
 d. PLANTS SHALL BE MAINTAINED REGULARLY.

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Shrub / Grandover Planting
SECTION

1. PLANTING:
 a. PLANTS SHALL BE PLANTED IN PLAYS NO WIDER THAN 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
 b. PLANTS SHALL BE PLANTED IN PLAYS NO WIDER THAN 12" TO 18" (SEE PLAN) AND SHALL BE LOCATED PERPENDICULARLY TO THE BEARING BRANCHES.
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 b. PLANTS SHALL BE MAINTAINED REGULARLY.
 c. PLANTS SHALL BE MAINTAINED REGULARLY.
 d. PLANTS SHALL BE MAINTAINED REGULARLY.

RECEIVED
 214-105
 LANDSCAPE ARCHITECTS
 1000 WILLOW WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 FAX: 561-863-8175
 WWW.KIMLEY-HORN.COM
 CA 000000000000

NO.	DATE	DESCRIPTION
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Kimley-Horn and Associates, Inc.
 1000 WILLOW WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 FAX: 561-863-8175
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 CA 000000000000

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SW 8TH ST

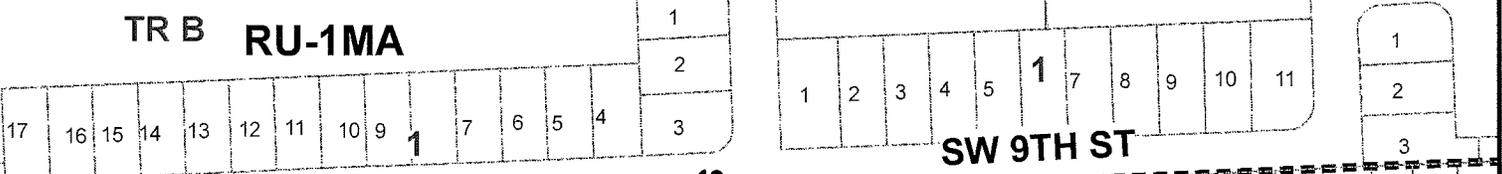
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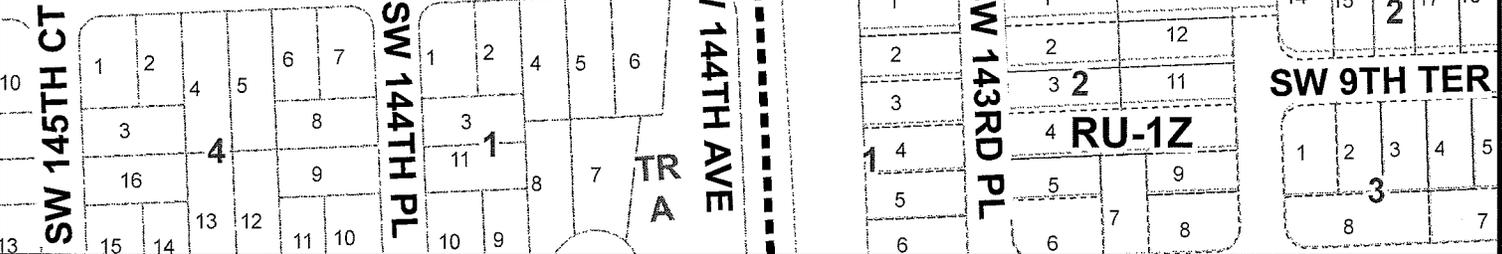
SW 143RD AVE

BU-2

TR B RU-1MA



SW 9TH ST



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000005



Section: 03 Township: 54 Range: 39
 Applicant: AMERICAN TOWER
 Zoning Board: C10
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

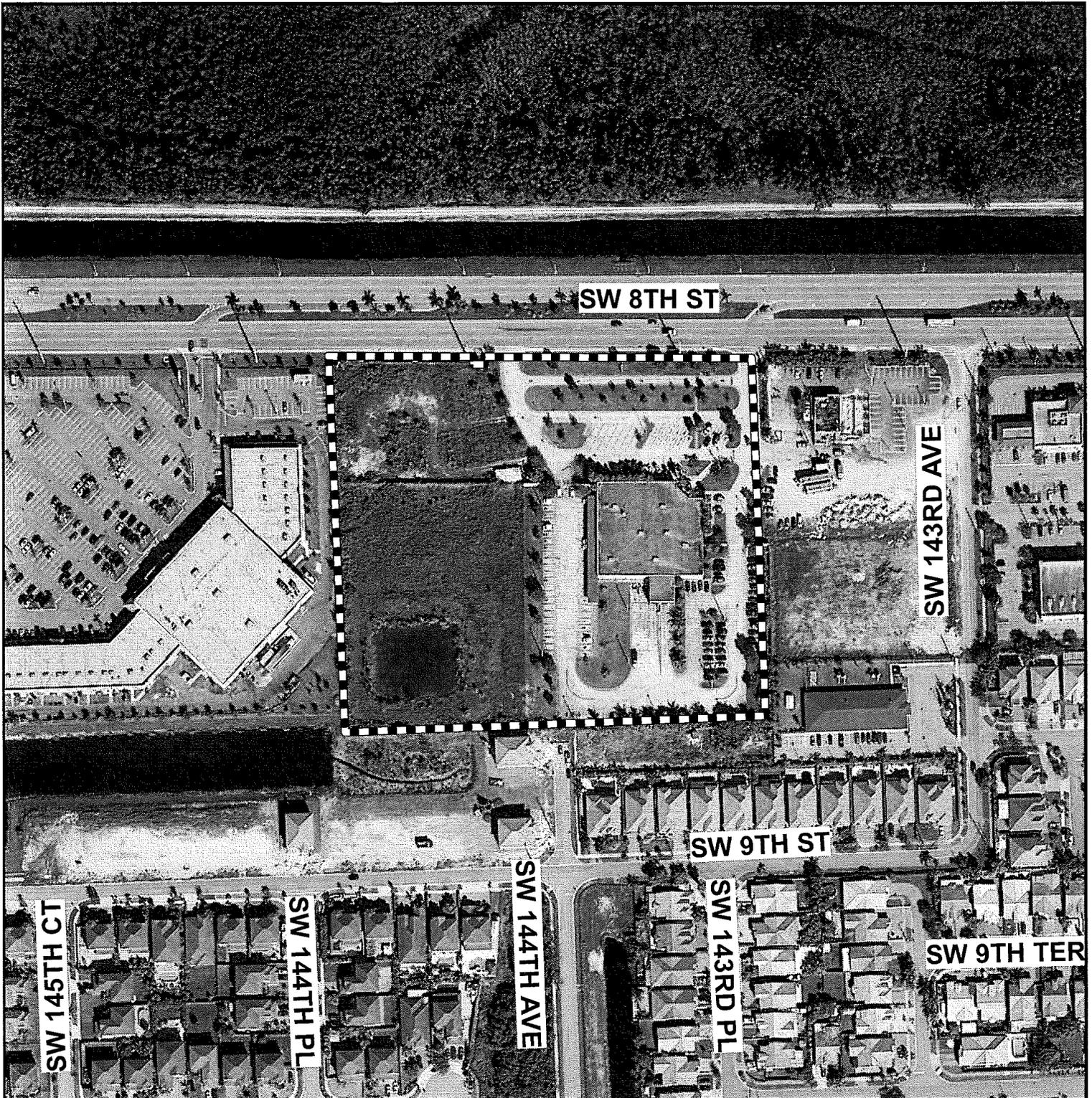
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, February 4, 2014

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000005



Section: 03 Township: 54 Range: 39
 Applicant: AMERICAN TOWER
 Zoning Board: C10
 Commission District: 11
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 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, February 4, 2014

REVISION	DATE	BY
		43

OPEN
LAND

SW 8TH ST

TRANSPORTATION

BUSINESS
AND OFFICE

SW 143RD AVE

(LDR) 2.5-6 DU/AC

SW 9TH ST

SW 9TH TER

SW 145TH CT

SW 144TH PL

SW 144TH AVE

WATER

SW 143RD PL

MIAMI-DADE COUNTY
CDMP MAP

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Z2014000005



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Applicant: AMERICAN TOWER
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