FINAL AGENDA

12-19-2014 Version # 3

COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Wednesday, January 14, 2015 at 6:30 p.m.

PREVIOUSLY DEFERRED

A.	14-11-CZ10-1	JOSE & LILLIAN PEREA	13-107	17-54-40	
B.	14-11-CZ10-3	MARIA GONZALEZ-ZAMORA & NOEL ZAMORA	14-64	10-54-39	

CURRENT

1.	15-1-CZ11-1	BCJV, LLC	13-13	11-54-40	N
2.	15-1-CZ11-2	FLORIDA POWER AND LIGHT COMPANY	14-99	52-53-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF WEDNESDAY, JANUARY 14, 2015

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

I. SUNSET REVIEW APPROVAL
II. SELECTION OF CHAIR & VICE-CHAIR

A. JOSE & LILLIAN PEREA (14-11-CZ10-1/13-107) **17-54-40**
Area 10/District 10

(1) DISTRICT BOUNDARY CHANGE from RU-1 to RU-5A.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING REQUEST:

(2) USE VARIANCE to permit semi-professional office uses in the RU-1 zone, as would be permitted in the RU-5A district.

AND WITH EITHER REQUEST #1 OR #2, THE FOLLOWING REQUESTS:

(3) NON-USE VARIANCE to permit a lot with a frontage 74.69' (75' required) and to permit a lot area of 7,842 sq. ft. (10,000 sq. ft. minimum required).

(4) NON-USE VARIANCE to permit the existing building setback 24'-10" (25' required) from the front (west) property line and setback 7'-10" (15' required) from the interior side (south) property line.

(5) NON-USE VARIANCE to permit a 2nd office building setback 5' (25' required) from the rear (east) property line.

(6) NON-USE VARIANCE to permit the proposed ramp to setback 19'-2" (25' required) from the front (west) property line.

(7) NON-USE VARIANCE to waive the required 5' high masonry wall, reinforced concrete, precast concrete or wood fence along the interior side (north) and rear (east) property lines.

(8) NON-USE VARIANCE to permit a landscape buffer with a width of 2'-2" (7' wide required) along the right-of-way of SW 107 Avenue.

(9) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge along the interior side (north) and rear (east) property lines.

(10) NON-USE VARIANCE to permit a two-way drive with a width varying from 16'-0" to 17'-1" (20' minimum width required).

(11) NON-USE VARIANCE requiring a section-line right-of-way to be 80' in width; to waive same to permit a right-of-way width of 35' (40' wide required) along the East side of SW 107 Avenue.

(12) NON-USE VARIANCE to permit 5 parking spaces (6 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Remodeling for: Thomas J. Kelly, Surveyors" as prepared by Richard Cortes, P.A. Architects, dated stamped received 7/11/14 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 3321 SW 107 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.20 Acre

Department of Regulatory and Economic Resources Recommendation: **Denial without prejudice.**

Protests: 0 Waivers: 1

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 12/18/2014

B. MARIA GONZALEZ-ZAMORA AND NOEL ZAMORA (14-11-CZ10-3/14-064) **10-54-39**
Area 10/District 11

NON-USE VARIANCE to permit a proposed single family residence with a lot coverage of 44% (35% permitted, 38.48% previously approved).

ON THE ALTERNATIVE

NON-USE VARIANCE to permit the proposed single family residence with a lot coverage of 39% (35% permitted, 38.48% previously approved).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "The Zamora's Residence" as prepared by Noel Zamora, P.E., dated stamped received 6/4/14 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: Lying South of SW 19 terrace, approximately 62' West of theoretical SW 142 Place A/K/A 14260 SW 19 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 83.73' X 107'

Department of Regulatory and Economic Resources Recommendation: **Denial without prejudice of request #1 and approval with conditions of request #2.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from 12/18/2014

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1. BCJV, LLC (15-1-CZ10-1/13-013) **11-54-40**
Area 10/District 06

(1) MODIFICATION of Condition #2 of Resolution CZAB10-1-09, 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 "New Retail/Office Building & New Retail Parking Garage Gables Gate Professional Building" as prepared by Behar, Font and Partners, P.A., dated stamped received 12/23/08 and consisting of 10 sheets."

To: 2. "That in the approval of the plan, the same be substantially in accordance with that approved plans submitted for the hearing entitled "New Retail/Office Building & New Retail Parking Garage Gables Gate Professional Building" as prepared by Behar, Font and Partners, P.A., dated stamped received 12/12/13, "Gables Gate Office Complex" prepared by Salvador M. Cruxent/Architect dated stamped received 7/8/14 for a total of 19 sheets."

(2) DELETION of a Modification of Declaration of Restrictions recorded in Official Record Book 26740, Pages 0316-328.

(3) DELETION of a Covenant Running With The Land in Lieu of Unity of Title recorded in Official Record Book 26740, Pages 0329-340.

The purpose of Requests #1 through #3 is to allow the applicant to delete a Declaration of Restrictions and Covenant in Lieu of Unity of Title on the property that controlled the development of the overall site and to modify plans that are tied to the property so as to revert back to the original plans that was previously approved on Parcel 1 and to permit development of Parcel 2 in accordance with the underlying zoning district regulations.

REQUESTS 1 THROUGH 3 ON PARCELS 1 & 2

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: 7171 SW 24 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.33 Acres

Department of Regulatory and Economic Resources Recommendation:

Approval with conditions, subject to the Board's acceptance of the proffered covenant; and that the previously approved non-use variances pursuant to Resolution #CZAB10-1-09, be preserved and carried forward.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. FLORIDA POWER AND LIGHT COMPANY (15-1-CZ10-2/14-099) **52-53-39**
Area 10/District 12

(1) MODIFICATION of Condition #2 of Resolution 4-ZAB-99-87, passed and adopted by the Zoning Appeals Board, 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 "Florida Power & Light Company Transmission Service Center", as prepared by Theodore Roux, Architect and dated 10/6/86."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "FPL Transmission Service Center", as prepared by Roux Architect, dated stamped received 9/3/14 and sheet A-1 dated stamped received 11/13/14 for a total of 13 sheets."

The purpose of the request is to allow the applicant to submit plans showing a larger vehicle inspection building to replace the existing vehicle inspection building.

(2) NON-USE VARIANCE to permit existing buildings setback a minimum 48' (50' required) from the front (west) property line.

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: 805 NW 137 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 9.67Acres

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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

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

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

PH: Z13-107 (14-11-CZ10-1) **January 14, 2015**
Item No. A

Recommendation Summary	
Commission District	10
Applicants	Jose and Lillian Perea
Summary of Requests	The applicants are seeking a district boundary change to RU-5A or use variance to permit semi-professional office uses in the RU-1 zone, along with several ancillary variances for lot frontage, lot area, setback, and landscape buffer, among others.
Location	3321 SW 107 Avenue, Miami-Dade County, Florida.
Property Size	0.20 Acre
Existing Zoning	RU-1
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low Density Residential *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance, Section 33-311, District Boundary Change, Section 33-311 (A)(4)(a) Use Variances from other than airport regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice.**

This item was deferred from the November 13, 2014 Community Zoning Appeals Board (CZAB) #10 meeting due to a lack of quorum. The application was again deferred from the December 11, 2014 and December 18, 2014 CZAB#10 meetings due to a lack of time.

REQUESTS:

(1) ZONE CHANGE from RU-1 to RU-5A.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING REQUEST:

(2) USE VARIANCE to permit semi-professional office uses in the RU-1 zone, as would be permitted in the RU-5A district.

AND WITH EITHER REQUEST #1 OR #2, THE FOLLOWING REQUESTS:

(3) NON-USE VARIANCE to permit a lot with a frontage 74.69' (75' required) and to permit a lot area of 7,842 sq. ft. (10,000 sq. ft. minimum required).

(4) NON-USE VARIANCE to permit the existing building setback 24'-10" (25' required) from the front (west) property line and setback 7'-10" (15' required) from the interior side (south) property line.

(5) NON-USE VARIANCE to permit a 2nd office building setback 5' (25' required) from the rear (east) property line.

(6) NON-USE VARIANCE to permit the proposed ramp to setback 19'-2" (25' required) from the front (west) property line.

(7) NON-USE VARIANCE to waive the required 5' high masonry wall, reinforced concrete, precast concrete or wood fence along the interior side (north) and rear (east) property lines.

(8) NON-USE VARIANCE to permit a landscape buffer with a width of 2'-2" (7' wide required) along the right-of-way of SW 107 Avenue.

(9) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge along the interior side (north) and rear (east) property lines.

(10) NON-USE VARIANCE to permit a two-way drive with a width varying from 16'-0" to 17'-1" (20' minimum width required).

(11) NON-USE VARIANCE requiring a section-line right-of-way to be 80'; to waive same to permit a right-of-way width of 35' (40' wide required) along the East side of SW 107 Avenue.

(12) NON-USE VARIANCE to permit 5 parking spaces (6 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Remodeling for: Thomas J. Kelly, Surveyors" as prepared by Richard Cortes, P.A. Architects, dated stamped received 7/11/14 and consisting of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property is an internal lot located at 3321 SW 107 Avenue, along a heavily traveled section line road (SW 107 Avenue). The submitted plans show an existing single-family residence, which the applicants are seeking to convert into an office. Additionally, there is an existing building located in the rear of the property that will also be converted into an office. Parking is being proposed at the front and rear of the property with a drive way along the north portion of the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua
North	RU-1; single-family residence	Low Density Residential 2.5 to dua
South	RU-1; office	Low Density Residential 2.5 to 6 dua
East	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua

West	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 3321 SW 107 Avenue, on the east side of SW 107 Avenue. Single-family residences and office uses characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide an additional office use to the community. However, approval of same could potentially impact traffic flow and impact other services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as ***Low Density Residential*** on the Adopted 2020-2030 Land Use Plan (LUP) map. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre.

The applicants are seeking a district boundary change from RU-1, Single Family Residential District, to RU-5A, Semi-Professional Office, (request #1), or in the alternative, a use variance to permit semi-professional office uses in the RU-1 zone, as would be permitted in the RU-5A district, along with non-use variances related to the proposed office use.

The CDMP provides that office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in the CDMP. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map; b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does the subject frontage face such an Estate Density area. The subject property meets the aforementioned criteria of the Master Plan including that the subject property is located on a section-line-roadway (SW 107 Avenue) also designated as a "major roadway" on the Land Use Plan map, the site is less than one acre in size, is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential use, and the subject frontage does not face an Estate Density area. Furthermore, the Master Plan also indicates that where other office, business or industrial uses exist on the same block face, approval of office uses on sites smaller than 1 acre may be granted. Research reveals that similar approvals have been granted on properties within the same block face as the subject property. Specifically, in 1993, the property that abuts the subject property to the south, located at 3331 SW 107 Avenue, was granted a use variance to permit semi-professional office uses in the RU-1 district as would be permitted in the RU-5A district as well as non-use variances to permit a lot area of 7,875 sq. ft. (10,000 sq. ft. required), to permit 35' of right-of-way dedication (40' required) for SW 107 Avenue, and to permit the office building setback closer to the front, side street and interior side property lines, among others, pursuant to Resolution #5-ZAB-10-93.

However, the interpretive text of the CDMP also provides that o*ffice uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area.* Staff opines that for the reasons that will be expanded upon in the zoning analysis, approval of the subject application would be incompatible with the area. Additionally, staff opines that requests #3 thru #12 are evidence of the over-intensification and incompatibility of the proposed development within a residential neighborhood based on the criteria mentioned above. Therefore, incompatibility of the proposed use with the above criteria makes it **inconsistent** with the CDMP LUP map designation of ***Low Density Residential***.

ZONING ANALYSIS:

When the applicants' request for a District Boundary Change to RU-5A (request #1), is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **inconsistent** with the interpretative text of the CDMP and should be denied. This district boundary change would allow the applicants to establish an office use; Office use is not allowed under the current zoning designation, RU-1. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. As such, staff opines that the applicants' request for a zone change in order to establish an office use would have a negative impact on the existing residential neighborhood. Currently, the subject site is located within a residential neighborhood and is flanked by single-family residences to the north, east and west. Staff opines that approval of the request would be out of character with and **incompatible** with the single-family homes located to the north, east and west of the subject property.

Additionally, although most departments including the Division of Environmental Resources Management (DERM) of RER and the Miami-Dade Fire Rescue Department (MDFR) support the subject application, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) **objects** to this application. Although no additional new trips will be generated, the Platting and Traffic Review Section memorandum states that the two-way driveway must have a minimum width of 20 feet, the handicap space is inaccessible for vehicles traveling north from SW 107 Avenue, the sidewalk adjacent to asphalt must have a minimum width of 6 feet, and that additional improvements may be required at the time of permitting. Further, staff opines that this is evidence of the overutilization of the site as explained below. **As such, staff recommends denial without prejudice of request #1 under Section 33-311 Standards for District Boundary Change.**

In the alternative, when request #2, a use variance to permit RU-5A uses in the RU-1 zoning district, is analyzed under Section 33-311(A)(4)(a), staff opines that the request should also be denied without prejudice. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of

land other than that which is prescribed by the zoning regulations. The standard stipulates that **to prove an unnecessary hardship, the applicants must demonstrate that under applicable zoning regulations, the applicants are deprived of all reasonable use or benefit from the property in question**. Based on the information provided by the applicants, staff opines that the applicants have not demonstrated any unnecessary hardship. Additionally, staff recognizes that the area east of SW 107 Avenue is in transition where some of the houses have been converted to office uses. However, staff notes that the properties to the north, east and west of the subject property are still single-family residential properties. Therefore, staff finds no unnecessary hardship. **As such, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.**

When requests #3 through #12 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area, and would negatively affect the appearance of the community. Staff notes that these requests for less lot frontage, lot area, setback, and landscape buffer than required, among others, are germane to requests #1 and #2, which staff does not support. Staff opines that these requests are excessive and overly intensive, and represent an over utilization of the subject site. Staff notes that these variances are not required for the existing single-family home use in the current RU-1 zoning district. Staff further notes that many of these variances are exacerbated by the existing second office building shown in the submitted plans located at the rear of the site, which in staff's opinion creates a more intense development in this small residential lot. In staff's opinion, approval of requests #3 through #12 would result in an over-intensification of use of the subject property that would be out of character with the present development of the area, and would result in the degradation of the residential community. Specifically, staff opines that due to the inadequate width of the driveway and the inaccessibility of the handicapped parking space, negative impacts to the flow of traffic are likely because vehicles attempting to enter and exit the property could cause traffic to back-up into the street. Furthermore, staff opines that approval of the requests would not maintain the basic intent and purpose of the zoning 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 **incompatible** with same. **Therefore, staff recommends denial without prejudice of requests #3 through #12 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1) existing ingress/egress point along SW 107 Avenue. The applicants have not provided adequate drives and parking to facilitate the flow of traffic within the proposed development.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JV

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

ZONING RECOMMENDATION ADDENDUM

Jose and Lillian Perea
Z13-107

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	Objects
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

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

Low Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 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.*
Office Uses in Residential Communities (Page I-35)	*Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office uses which are not inconsistent already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.*
Land Use Element LU-4A (Pg. I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

ZONING RECOMMENDATION ADDENDUM

Jose and Lillian Perea
Z13-107

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	*The Board shall hear and grant applications for* ***use variances*** *from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

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

#D

APPLICANT'S NAME: Jose & Lillian Perea

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-11-CZ10-1 (13-107)	December 18, 2014	CZAB10		14

REC: Denial without prejudice

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

☒ DEFER: ☐ INDEFINITELY ☒ TO: 1/14/15 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☒ OTHER: Due to a lack of time

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Omar **FERNANDEZ**	X		
VICE CHAIRWOMAN		Miriam **PLANAS**			X
COUNCILMAN		Gerardo **RODRIGUEZ**			X
COUNCILMAN		Robert **SUAREZ**	X		
COUNCILMAN		Manuel **VALDES**	X		
COUNCILMAN		Toufic **ZAKHARIA***			x
CHAIRMAN		Richard M. **GOMEZ**	X		
			4	0	

EXHIBITS: ☒ **YES** ☐ **NO** **COUNTY ATTORNEY:** Abbie Schwaderer

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

#E

APPLICANT'S NAME: Jose & Lillian Perea

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-11-CZ10-1 (13-107)	December 11, 2014	CZAB10		14

REC: Denial without prejudice

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

☒ DEFER: ☐ INDEFINITELY ☒ TO: 12/18/14 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☒ Defer to 12/18/14 at applicant's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Omar **FERNANDEZ**	X		
VICE CHAIRWOMAN		Miriam **PLANAS**	X		
COUNCILMAN		Gerardo **RODRIGUEZ**	X		
COUNCILMAN	S	Robert **SUAREZ**	X		
COUNCILMAN	M	Manuel **VALDES**	X		
COUNCILMAN		Toufic **ZAKHARIA***			Late 8:51 pm
CHAIRMAN		Richard M. **GOMEZ**	X		
			6	0	

*NOTE: Councilman Zakharia arrived after the public hearing had opened; therefore he could not participate in this hearing.

EXHIBITS: ☐ **YES** ☒ **NO** **COUNTY ATTORNEY:** David Hope

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

#1

APPLICANT'S NAME: Jose & Lillian Perea

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-11-CZ10-1 (13-107)	November 13, 2014	CZAB10		14

REC: Denial without prejudice

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

☒ DEFER: ☐ INDEFINITELY ☒ TO: 12/10/14 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☐ Deferred due to lack of quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRWOMAN		Miriam **PLANAS**	X		
COUNCILMAN		Gerardo **RODRIGUEZ**	X		
COUNCILMAN		Robert **SUAREZ**			X
COUNCILMAN		Manuel **VALDES**			X
COUNCILMAN		Toufic **ZAKHARIA**			X
CHAIRMAN		Richard M. **GOMEZ**	X		
			3		

EXHIBITS: ☐ **YES** ☐ **NO** **COUNTY ATTORNEY:** **David Hope**

11

A. JOSE & LILLIAN PEREA
(Applicant)

14-11-CZ10-1(13-107)
Area 10/District 10
Hearing Date: 1/14/15

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: July 30, 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 #Z2013000107-2nd Revision
Jose A. Perea and Lillian M. Perea
3321 SW 107th Avenue, Miami, FL 33165
Use Variance to permit a semi-professional office use in the RU-1 zone, as would be permitted in the RU-5A district.
(RU-1) (.20 Acres)
17-54-40

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

Wellfield Protection
The subject property is located within the Maximum Day Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

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

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

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM would not object to the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development.

2. Additionally, the owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4)(a) and 24-43.1(6)(h) of the Code. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

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

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

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

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

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

Tree Preservation
The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM'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
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

MIAMI-DADE COUNTY

Date: August 13, 2014

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

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

Subject: Z2013000107
Name: Jose & Lillian Perea
Location: 3321 SW 107 Avenue
Section 17 Township 54 South Range 40 East

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

Two-way driveway must have a minimum width of 20 feet.

Handicap space is inaccessible for vehicles traveling north from SW 107 Avenue.

Sidewalk adjacent to asphalt must have a minimum width of 6 feet.

This Department has no objection to the request to permit 35 feet of dedication on the east side of SW 107 Ave. Similar variances have been granted on several properties in the area.

Driveway to SW 107 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 10 Block 6 of Plat Book 67, Page 99.

Additional improvements may be required at time of permitting.

The proposed use of this application for a Semi-Professional Office generates the same number of vehicle trips as the existing use of a Single Family Residence; therefore this application will not generate any new vehicle trips and meets the Initial Traffic Concurrency Criteria.

Memorandum

MIAMI-DADE COUNTY

Date: December 17, 2013

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

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

Subject: Jose A. Perea and Lillian M. Perea (#13_107)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***Jose A. Perea and Lillian M. Perea*** are requesting a series of non-use variances and a use variance to permit offices on the property as in the RU-5A District. The property is zoned in a Single-family Residential District (RU-1).

Size: The subject property is 0.20 acres.

Location: The subject property is located at 3321 S.W. 107 Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the conversion of a single-family residence to a semi-professional office use facility on the property meets the County Code definition of commercial establishments. Per the

Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." This property is on residential waste collection route 4126, therefore, the landlord or property owner may fulfill the requirement, either through the PWWM, which can provide commercial waste cart service or through a private hauler to provide waste and recycling collection service.

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: August 5, 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: Z2013000107: JOSE & LILLIAN PEREA
Revised plans submitted dated stamped received 7/11/2014

Application Name: JOSE & LILLIAN PEREA.

Project Location: The site is located at 3321 SW 107 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a use variance to permit an office and associated non-use variances.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

REVISION 1

Memorandum

Date: 24-JUL-14

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

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

Subject: Z2013000107

Fire Prevention Unit:

No objections with site plan with Zoning received date of July 11, 2014.

Service Impact/Demand

Development for the above Z2013000107
located at 3321 SW 107 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1522 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
1527 Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.33 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

Current service impact calculated based on site plan date stamped received July 11, 2014.

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

DATE: 24-JUL-14

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

JOSE & LILLIAN PEREA	3321 SW 107 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000107

HEARING NUMBER

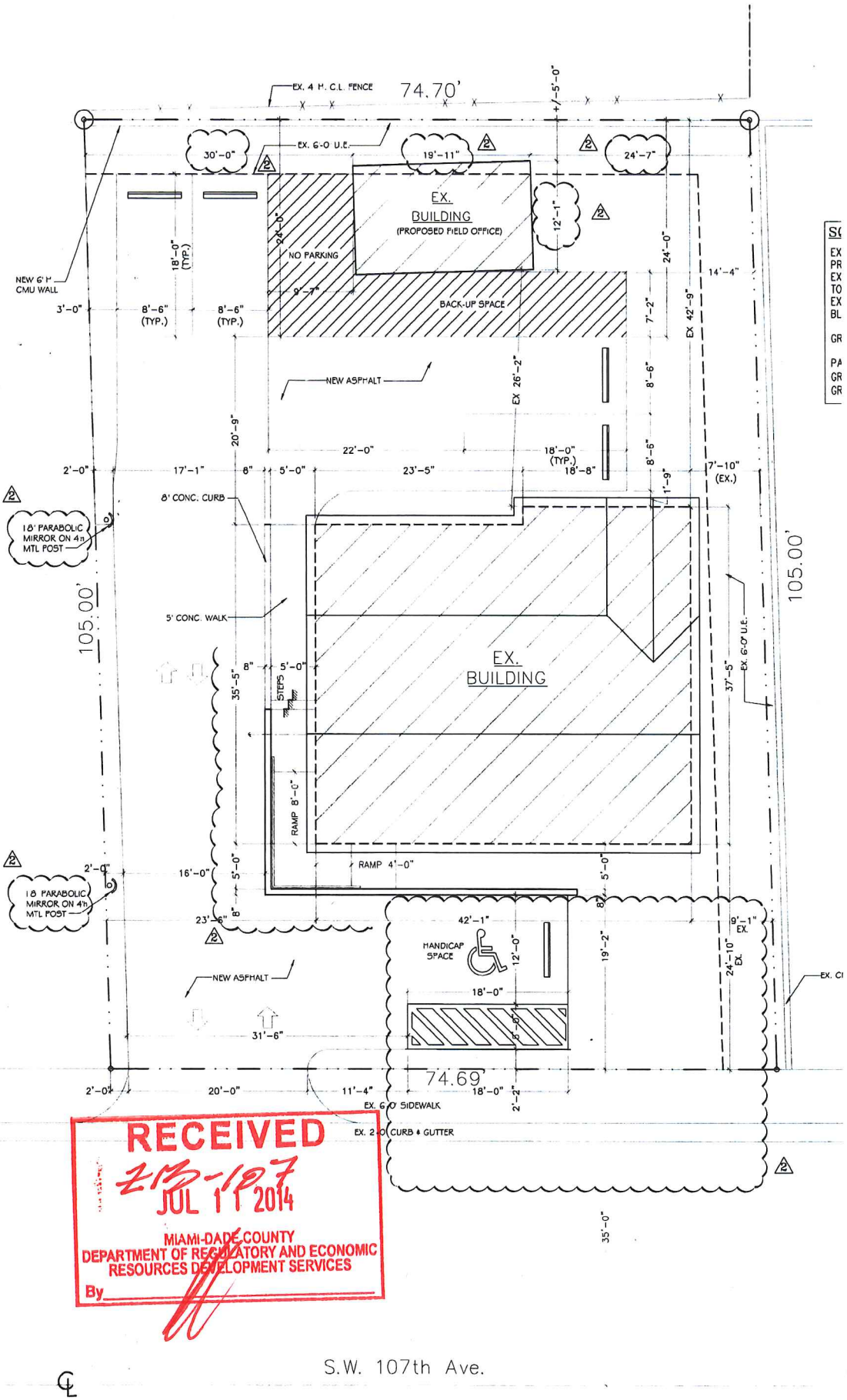
HISTORY:

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

Jose & Lillian Perea

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

REPORTER NAME:



RECEIVED
ZB-197
JUL 11 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

PROPOSED SITE PLAN

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

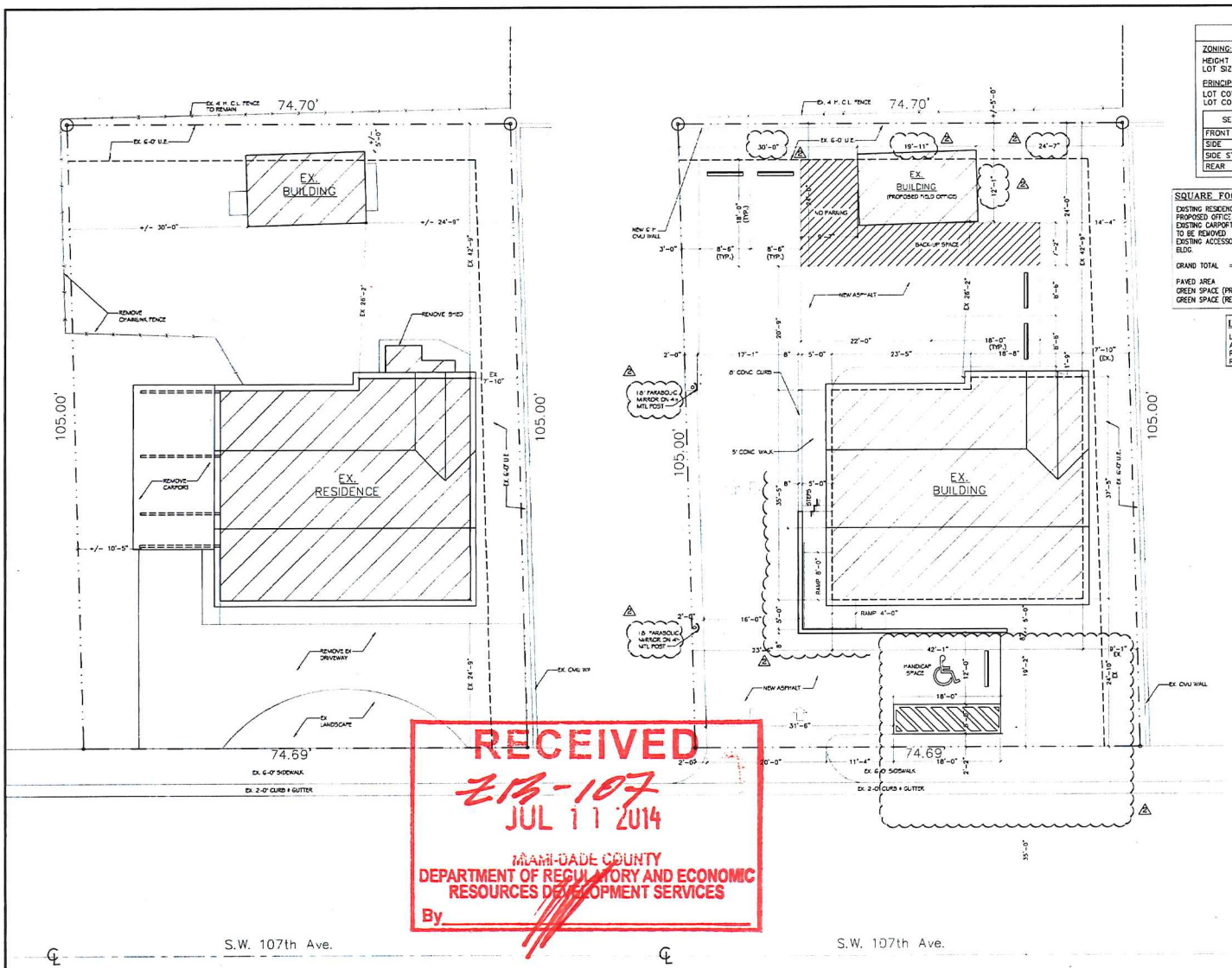
PARKING:

REQ'D 5 (1,770 / 300 = 5.9) =
PROVIDED 1 H/C
AND 4 SPACES =

TOTAL PARKING SPACES

ENLARGED SITE PLAN

22



EXISTING / DEMOLITION SITE PLAN
SCALE: ⅛"= 1'-0"

PROPOSED SITE PLAN
SCALE: ⅛"= 1'-0"

BUILDING/LOT INFORMATION	
ZONING:	RU-1 (PROPOSED RU-5A)
HEIGHT (TO RIDGE OF ROOF):	12'-9"
LOT SIZE:	7,842 SQ. FT.

PRINCIPLE BUILDING:
LOT COVERAGE (EVERYTHING UNDER ROOF) = 1,527 SQ.FT. (19.5%)
LOT COVERAGE ALLOWED 40% X 7,842 = 3,136.8 SQ.FT.(RU-5A)

SETBACKS(RU-5A)	REQ'D	PROVIDED
FRONT	25'-0"	20'-2"
SIDE	7'-6"	7'-10"
SIDE STREET	N/A	N/A
REAR	25'-0"	42'-9"

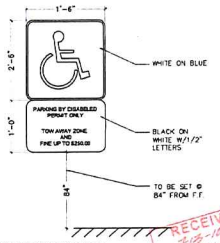
SQUARE FOOT CALCULATION:

EXISTING RESIDENCE	=	1,739 SQ.FT.
PROPOSED OFFICE	=	1,527 SQ.FT.
EXISTING CARPORT TO BE REMOVED	=	212 SQ.FT.
EXISTING ACCESSORY BLDG.	=	243.0 SQ.FT.
GRAND TOTAL	=	1,770.0 SQ. FT.
PAVED AREA	=	3,323.00 SQ.FT.
GREEN SPACE (PROVIDED)	=	2,557.00 SQ.FT.
GREEN SPACE (REQUIRED 25%)	=	1,960.0C SQ.FT.

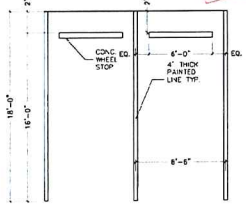
PARKING CALCULATION:

EXISTING RESIDENCE	=	1,739 SQ.FT.
PROPOSED OFFICE	=	1,527 SQ.FT.
EXISTING CARPORT TO BE REMOVED	=	212 SQ.F'.
EXISTING ACCESSORY BLDG.	=	243.0 SQ.FT.
GRAND TOTAL	=	1,77C.0 SQ. FT.
PARKING REQ (1770/300=5.9 P.S.)	=	5.9 PS REQ.

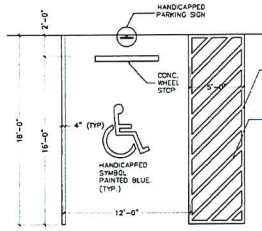
LEGAL DESCRIPTION:
LOT 10 BLOCK 6, SUBDIVISION MACSON HEIGHTS 1st ADDITION ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 67 PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



HANDICAPPED PARKING SIGN DTL.
N.T.S.



TYPICAL PARKING
N.T.S.



TYPICAL HANDICAPPED STALL
N.T.S.

PARKING:
REQ'D 5 (1,770 / 300 = 5.9) = 5.9
PROVIDED 1 H/C AND 4 SPACES = 5
TOTAL PARKING SPACES = 5

RECEIVED
Z13-107
JUL 11 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
Z13-107
JUL 11 2014

RICHARD CORTES, P.A.
ARCHITECTS
AA# 26002753
7700 SW 115 ST
PINECREST, FL. 33156
PH:305 233-0658 FAX:305 233-4856
rcortespa@aol.com

SEAL

REMODELING FOR:
THOMAS J. KELLY, SURVEYORS
3321 S.W. 107th AVE.
MIAMI, FL. 33165

SHEET NAME:
EXISTING SITE PLAN

SYM	REVISION-RECORD	
7/08/14	A	GENERAL REV

DATE: 12-03-13
DRAWN BY: D.C.
SCALE: AS SHOWN
PROJECT N °:

NORTH
SHEET No. A-1

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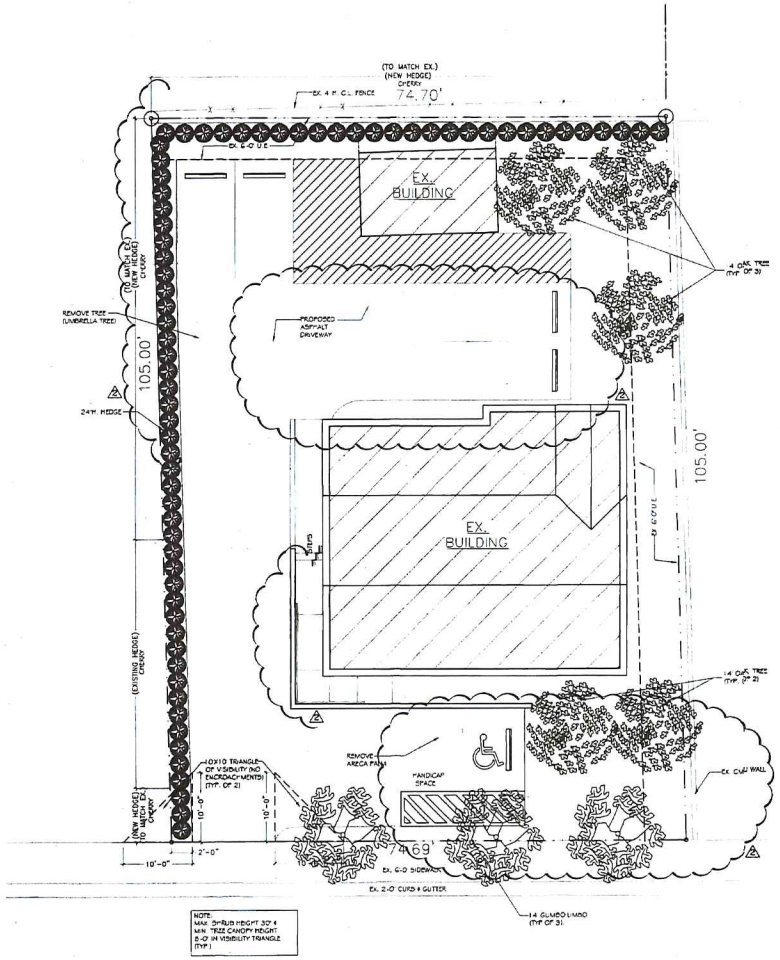


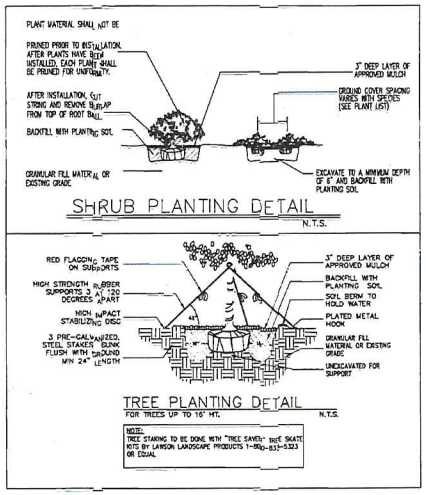
PROPOSED LANDSCAPE PLAN
SCALE: 1/8"= 1'-0"

LANDSCAPE LEGEND:

LOT SIZE :	7,842 SQ.FT. (.18 AC.)	
TREES REQUIRED (18/AC.):		3
STREET TREES REQUIRED (FRONT):	74/35/CF =	3
TOTAL TREES REQUIRED:		5
TOTAL SHRUBS REQUIRED:	5X10 =	50
CHERRY (EX.SHRUBS +/-19)		
TOTAL SHURBS PROVIDED:		70
CHERRY (NEW SHRUBS +/-51)		
NATIVE TREES REQUIRED:	(6 X 30%) =	2
EXISTING NATIVES TREES:		0
EXISTING TREES:	1 (TO BE REMOVED,UMBRELLA TREE)	
EXISTING PALMS:	1 (TO BE REMOVED,ARECA PALM)	
EXISTING TREES TO REMAIN		0
TREES REQUIRED (NO STREET):		8
NEW TREES REQUIRED:		8
TOTAL TREES PROVIDED:		8

LANDSCAPE NOTES:

1- LANDSCAPING WILL ADHERE TO MIAMI DADE COUNTY ORDINANCE
2-LANDCAPING SHALL NOT BE ALLOWED TO GROW OR A WALL CONSTRUCTED IN SUCH A MANNER WITHIN TRIANGLE OF VISIBILITY (CONSIDERING THIS PROPERLY & NEIGHBORS) SO AS MATERIAL IMPEDE VISION BETWEEN A HEIGHT OF 3 FEET & 8 FEET.



SHRUB PLANTING DETAIL
N.T.S.

TREE PLANTING DETAIL
FOR TREES UP TO 16' HT. N.T.S.

NOTE:
TREE STAKING TO BE DONE WITH "TREE SAVER" TREE SKATE KITS BY LAWSON LANDSCAPE PRODUCTS 1-800-833-5323 OR EQUAL

PLANTING NOTES:

1. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANTS, PART I OF II (CURRENT EDITIONS).

2. ALL PLANT MATERIAL MUST MEET OR EXCEED THE MINIMUM SIZE REQUIREMENTS AS SPECIFIED ON THE PLANT LIST.

3. QUANTITIES INDICATED ON THE PLANT LIST ARE FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOING HIS OWN TAKEOFF. WHEN DISCREPANCIES OCCUR, THE PLANTING PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

5. TREES AND PALMS SHALL BE PLANTED SO THAT HEADS WILL BE CLEAR OF ALL STRUCTURES AT MATURE SPREAD.

6. PLANTING SOIL SHALL BE AT LEAST 50% MUCK OR COMPOST AND 50% SAND- DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION- AND HAVING GOOD DRAINAGE CHARACTERISTICS.

7. ALL PLANT MATERIAL SHALL BE WATERED IN THOROUGHLY AT THE TIME OF PLANTING.

8. FERTILIZER FOR TREES AND SHRUBS SHALL BE A GENERAL PURPOSE 50% ORGANIC FERTILIZER (6-6-6) CONTAINING TRACE ELEMENTS. FERTILIZER FOR PALMS SHALL BE A SPECIAL PALM TYPE WHICH INCLUDES MANGANESE AND MAGNESIUM SULFATE.

9. ALL TREES AND PALMS TO BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.

10. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A STANDARD SIZE SHREDDED TYPE MULCH, GRADE B OR BETTER, TO A MINIMUM DEPTH OF 2" AND WATERED DOWN TO PREVENT WIND DISPLACEMENT. THE USE OF EUCALYPTUS OR OTHER TYPE MULCH IS RECOMMENDED OVER CYPRESS MULCH.

11. SOD SHALL BE ST. AUGUSTINE 'FLORATAM', UNLESS OTHERWISE SPECIFIED, AND SHALL BE FREE OF WEEDS AND IN A HEALTHY GROWING CONDITION. SOD SHALL BE LAID ON A SMOOTH, FINISHED GRADE WITH CLOSELY FITTED, STAGGERED JOINTS.

12. ANY EXCESS SOIL, STONES OR DEBRIS RESULTING FROM LANDSCAPE OPERATIONS SHALL BE REMOVED PROMPTLY, KEEPING THE SITE CLEAN AS WORK PROGRESSES.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGES.

14. ALL LANDSCAPED AREAS SHALL RECEIVE 100% COVERAGE FROM AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. WHERE AN IRRIGATION SYSTEM ALREADY EXISTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY ADJUSTMENTS WITH THE IRRIGATION CONTRACTOR OR PROPERTY MAINTENANCE PERSONNEL.

15. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER FOR ALL PLANT MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN NINETY (90) DAYS FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. AT THE END OF THE GUARANTEE PERIOD, REPLACE ANY PLANTS, WHICH HAVE DIED, WITH HEALTHY PLANTS OF THE SAME SPECIES AND SIZE WITHOUT ADDITIONAL COST TO THE OWNER PROVIDING PLANTS HAVE BEEN PROPERLY MAINTAINED BY THE OWNER AFTER FINAL ACCEPTANCE. ANY PLANT MATERIALS DAMAGED BY STORMS, VANDALISM, FREEZE DAMAGE OR OTHER ACTS OF GOD ARE NOT INCLUDED IN THIS REPLACEMENT AGREEMENT.

NOTE: MINIMUM 14' HIGH AT PLANTING

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E13-187
JUL 11 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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JUL 11 2014

RICHARD CORTES, P.A.
ARCHITECTS
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PINECREST, FL. 33156
PH:305 233-0658 FAX:305 233-4658
rcortespa@aol.com

SEAL

REMODELING FOR:
THOMAS J. KELLY, SURVEYORS
3321 S.W. 107th AVE.
MIAMI, FL. 33165

SHEET NAME:
NEW SITE & LANDSCAPING PLANS

	SYM	REVISION-RECORD
7/18/14	A	GENERAL REV

DATE: 12-03-13
DRAWN BY: D.C.
SCALE: AS SHOWN
PROJECT N °:

NORTH
SHEET No. A-2

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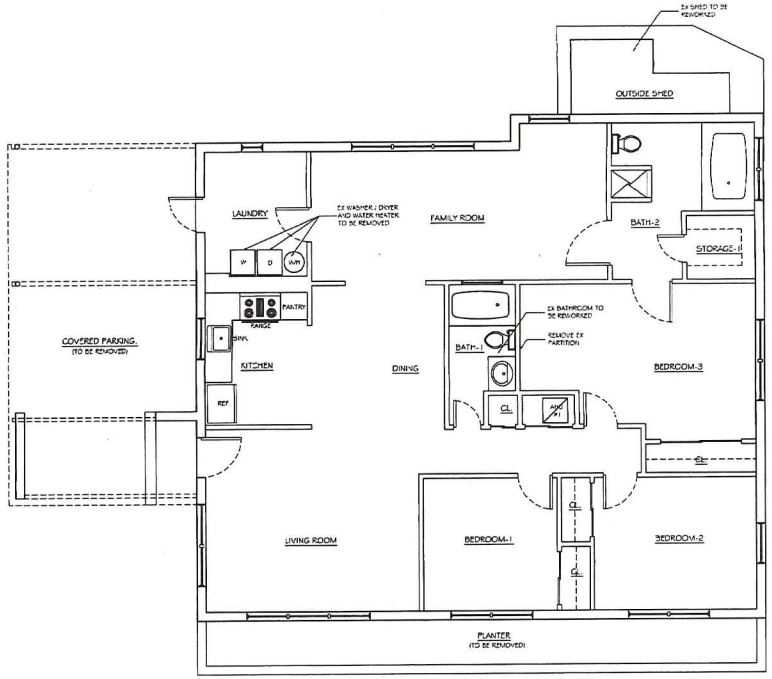
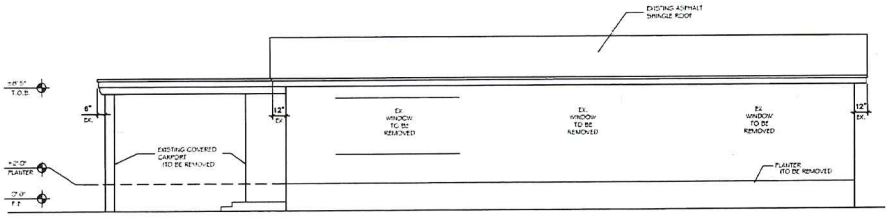
25



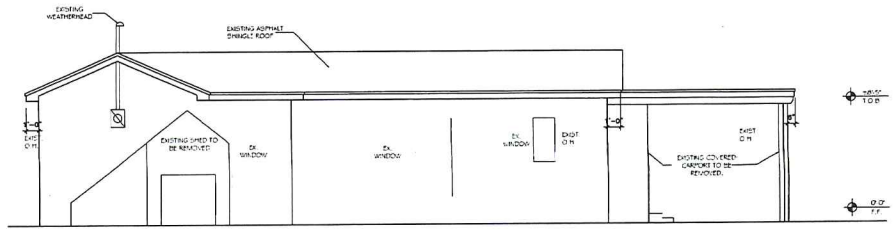
EXISTING / DEMOLTION FLOOR PLAN

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



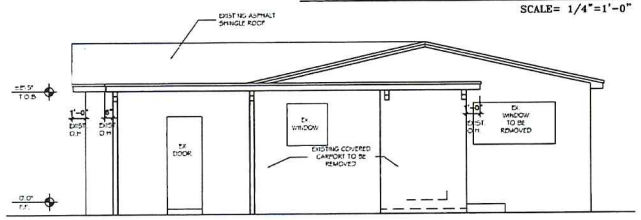
EXISTING FRONT ELEVATION

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



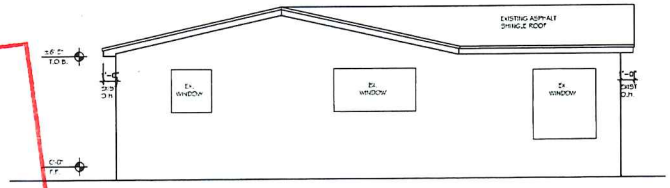
EXISTING REAR ELEVATION

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



EXISTING RIGHTSIDE ELEVATION

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



EXISTING LEFTSIDE ELEVATION

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

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MIAMI-DADE COUNTY
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SEAL

REMODELING FOR:
THOMAS J. KELLY, SURVEYORS
3321 S.W. 107th AVE.
MIAMI, FL. 33165

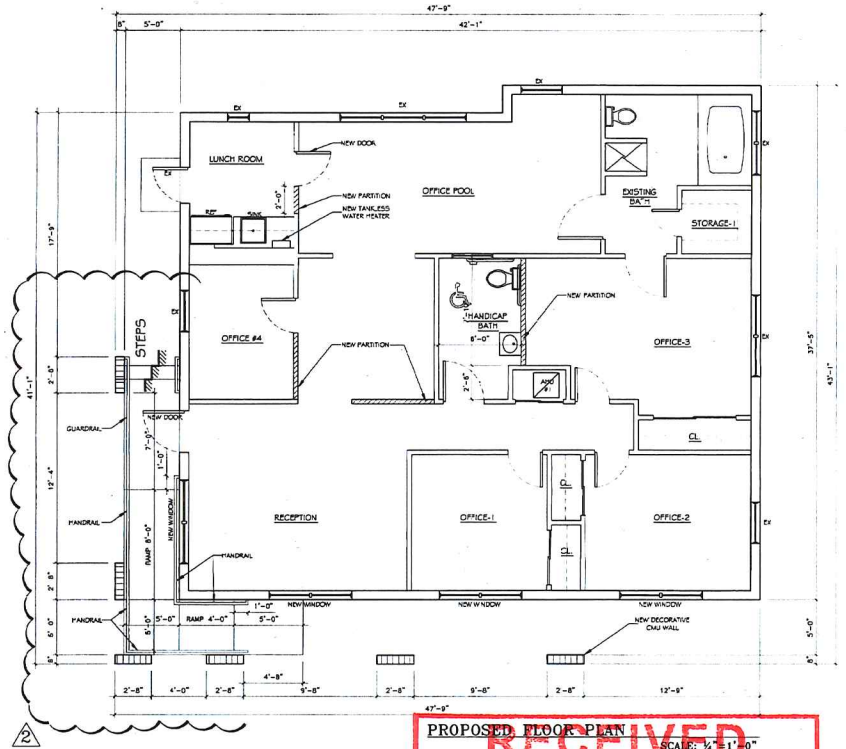
SHEET NAME:
EXISTING FLOOR PLAN & ELEVATIONS

SYM	REVISION-RECORD

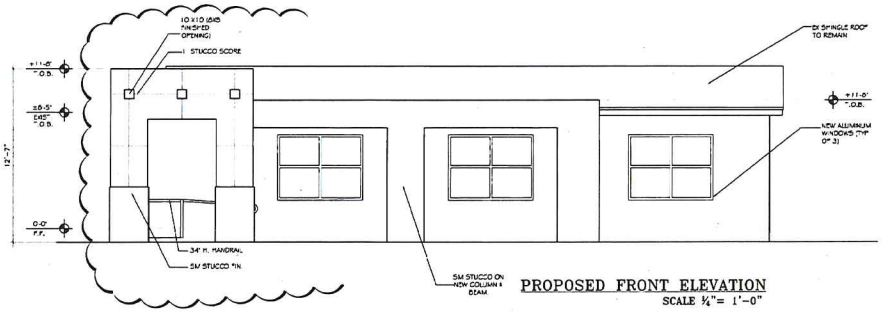
DATE: 12-03-13
DRAWN BY: D.C.
SCALE: AS SHOWN
PROJECT N °:

NORTH

A-3
SHEET No.

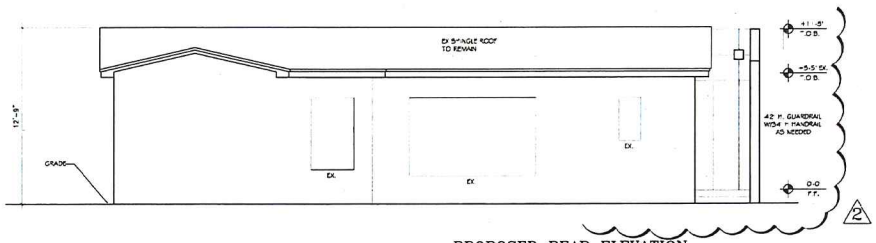


PROPOSED FLOOR PLAN
SCALE: ¼"=1'-0"

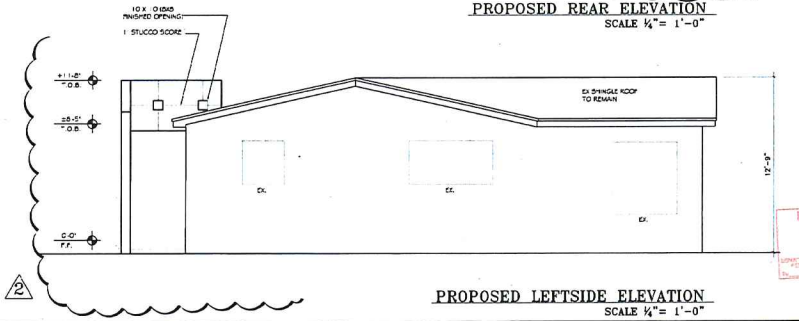


PROPOSED FRONT ELEVATION
SCALE ¼"= 1'-0"

PROPOSED RIGHTSIDE ELEVATION
SCALE ¼"= 1'-0"



PROPOSED REAR ELEVATION
SCALE ¼"= 1'-0"



PROPOSED LEFTSIDE ELEVATION
SCALE ¼"= 1'-0"

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JUL 11 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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MIAMI, FL. 33165

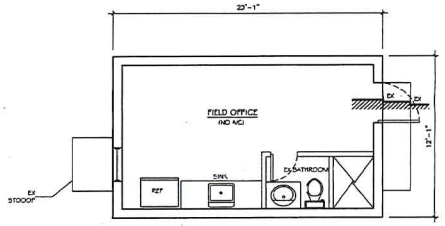
SHEET NAME:
PROPOSED FLOOR PLAN & ELEVATIONS

	SYM	REVISION-RECORD
7/03/14	A	GENERAL REV

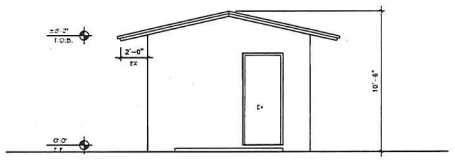
DATE: 12-03-13
DRAWN BY: D.C.
SCALE: AS SHOWN
PROJECT N °:

NORTH

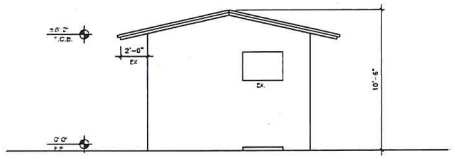
A-4
SHEET No.



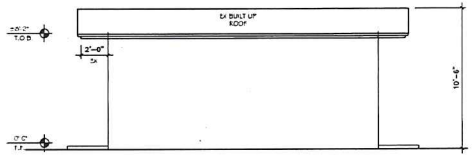
EXISTING FLOOR PLAN
SCALE= 1/4"=1'-0"



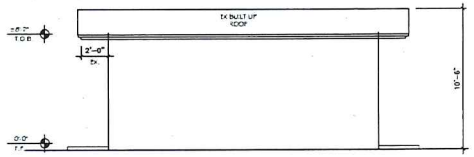
EX FRONT ELEVATION
SCALE= 1/4"=1'-0"



EX REAR ELEVATION
SCALE= 1/4"=1'-0"



EX RIGHTSIDE ELEVATION
SCALE= 1/4"=1'-0"



EX LEFTSIDE ELEVATION
SCALE= 1/4"=1'-0"

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SEAL

REMODELING FOR:
THOMAS J. KELLY, SURVEYORS
3321 S.W. 107th AVE.
MIAMI, FL. 33165

SHEET NAME:
EXISTING
ACCESSORY
BLDG.

SYM	REVISION-RECORD

DATE: 12-03-13
DRAWN BY: D.C.
SCALE: AS SHOWN
PROJECT N °:

NORTH

SHEET No. A-5

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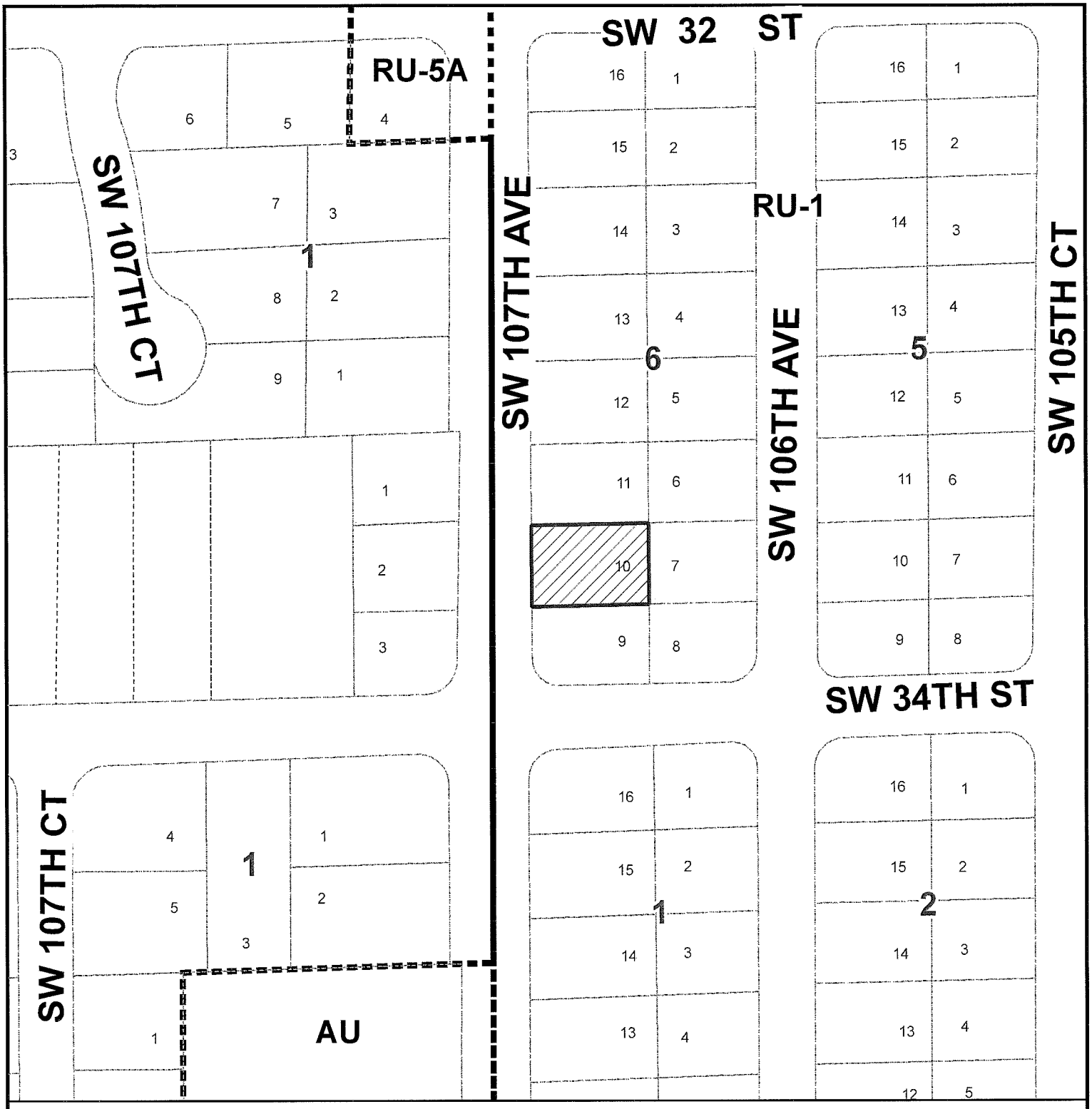


MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000107

Section: 17 Township: 54 Range: 40
Applicant: JOSE & LILLIAN PEREA
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY
		28

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000107

N
W E
S

Section: 17 Township: 54 Range: 40
Applicant: JOSE & LILLIAN PEREA
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

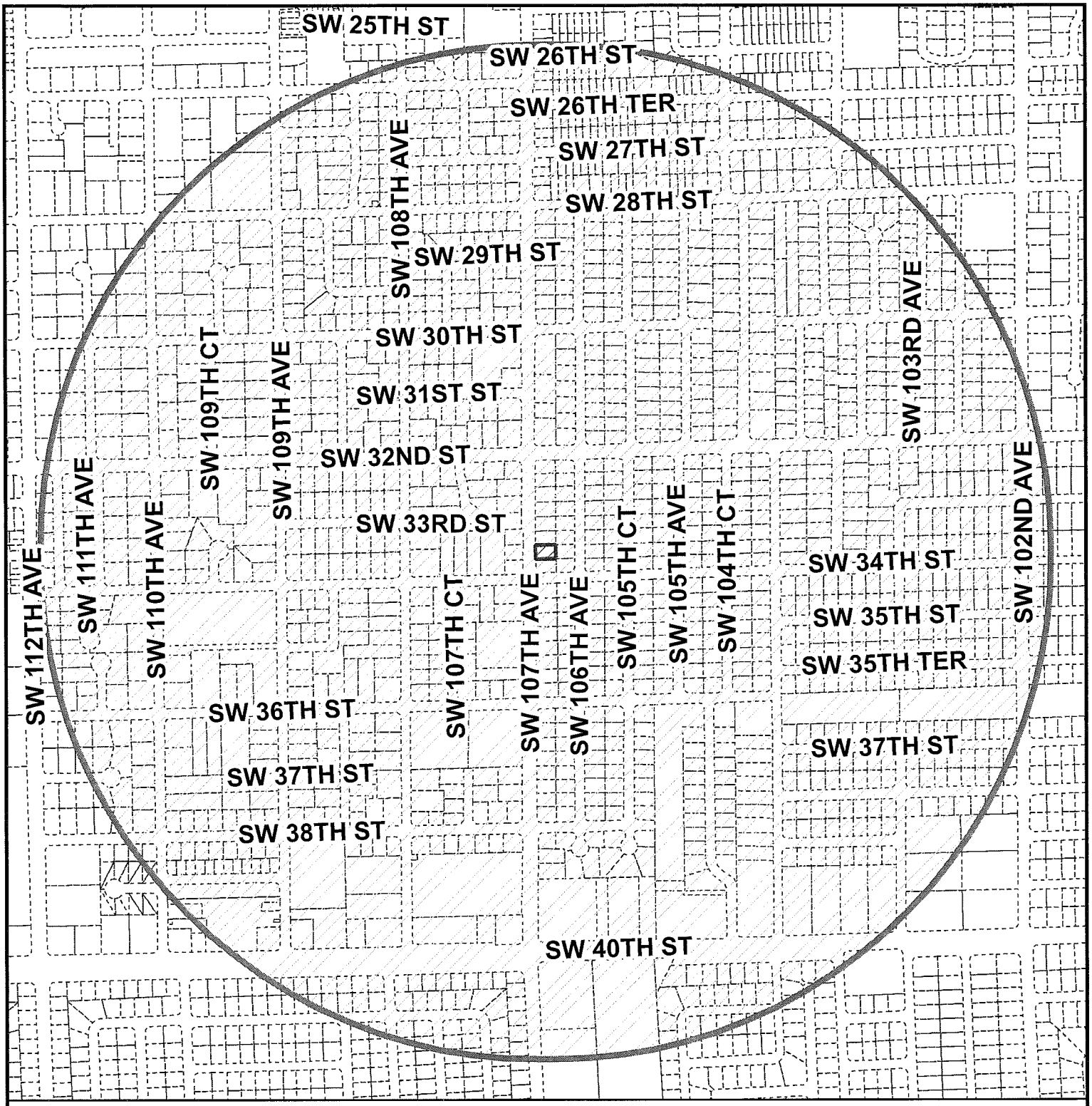
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY

RADIUS MAP

Section: 17 Township: 54 Range: 40
Applicant: JOSE & LILLIAN PEREA
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2013000107

RADIUS: 2640

Legend

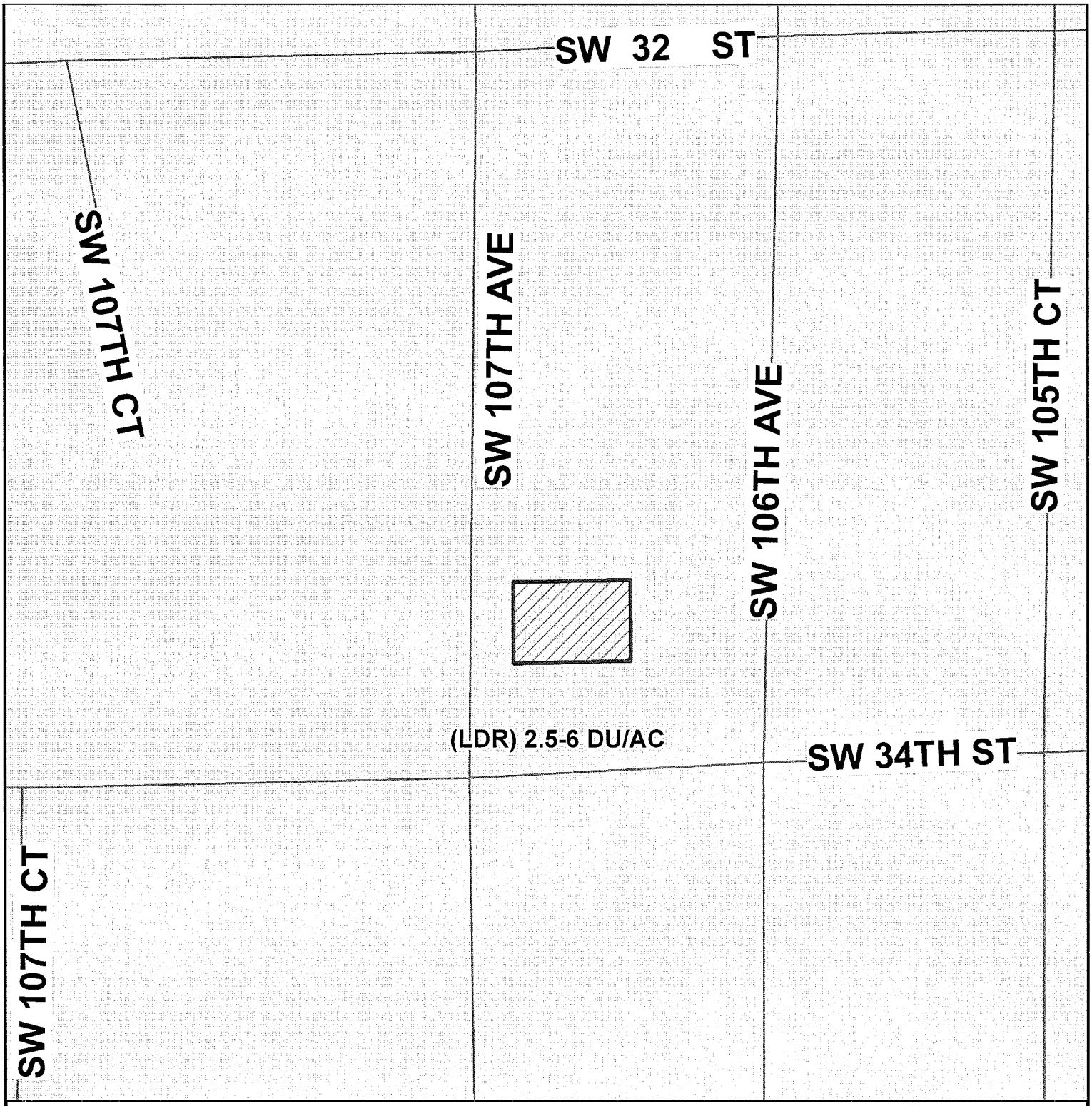
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000107

Section: 17 Township: 54 Range: 40
Applicant: JOSE & LILLIAN PEREA
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, December 18, 2013

REVISION	DATE	BY

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

PH: Z14-064 (14-11-CZ10-3) **January 14, 2015**
Item No. B

Recommendation Summary	
Commission District	11
Applicants	Noel Zamora and Maria Gonzalez-Zamora
Summary of Requests	The applicants are seeking to permit a single-family residence with more lot coverage than permitted by the zoning district regulations.
Location	Lying south of SW 19 Terrace, approximately 62' west of theoretical SW 142 Place, A/K/A 14260 SW 19 Terrace, Miami-Dade County, Florida.
Property Size	83.73' x 107'
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice of request #1 and approval with conditions of request #2.**

This item was deferred from the November 13, 2014 meeting of Community Zoning Appeals Board (CZAB) #10 due to a lack of quorum, and subsequently, the item was deferred from the December 11, 2014 hearing due to a lack of time. The application was again deferred from the December 18, 2014 CZAB#10 meeting due to a lack of time.

REQUESTS:

1. NON-USE VARIANCE to permit a proposed single-family residence with a lot coverage of 44% (35% permitted, 38.48% previously approved).

OR IN THE ALTERNATIVE

2. NON-USE VARIANCE to permit a proposed single-family residence with a lot coverage of 39% (35% permitted, 38.48% previously approved).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "The Zamora Residence" as prepared by Noel Zamora, P.E., dated stamped received 6/4/14 and consisting of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

Staff notes that pursuant to Administrative Variance #V2002000103, the subject property was approved to permit a residence with a lot coverage of 38.48% and among other things, to permit the residence setback 20' from the front (north) property line and 20.5' (25' required for both) from the rear (south) property line. Said Administrative Variance also permitted a proposed

swimming pool for the residence setback 6' (7.5' required) from the rear (south) and setback 7.5' (10' required) from the interior side (east) property lines.

The applicants have submitted plans with a proposed 3,947 sq. ft. single-family residence, including a 444.49 sq. ft. covered patio that would result in a 44% lot coverage on the 0.20 net acre lot. Alternatively, the applicants also submitted a plan showing a 3,535.91 sq. ft. house and a 444.49 sq. ft. trellis area in lieu of the covered patio. The plans also depict the proposed residence and swimming pool setback in accordance with the aforementioned Administrative Variance approval (#V2002000103).

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.20-net acre, RU-1, Single-Family Residential District lot, located south of SW 19 Terrace, approximately 62' west of theoretical SW 142 Place, A/K/A 14260 SW 19 Terrace. The applicant submitted plans showing the proposed residence with the covered terrace and alternatively, with the trellis in lieu of the covered terrace on the 0.20-net acre parcel. The area surrounding the subject property is primarily characterized by single-family residences developed under the RU-1 zoning district regulations

SUMMARY OF THE IMPACTS:

Approval of the applicants' request to permit the single-family residence with 44% lot coverage will provide the applicants with additional living area along with a completely sheltered recreational space. However, staff opines that approval of the alternative request to permit the parcel with a 39% lot coverage, would be more in character with the approvals of similar requests for increased lot coverage in the surrounding area and would not have any visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is

allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units, approval of the application with conditions is **consistent** with the density threshold of Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When request #1, to permit the proposed residence with a 44% (35% maximum permitted, 38.48% previously approved) lot coverage is analyzed under the Non-Use Variance (NUV) Standards From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that approval would be **incompatible** with the surrounding area and would be out of character with previous approvals in the surrounding area.

Staff notes that the subject property was previously approved to allow a single-family residence with a lot coverage that was 3.48% more than the maximum 35% allowed. Additionally, staff's research of approvals for lot coverage requests indicated that properties located in the surrounding area were approved for variances of the lot coverage requirements ranging from 36.9% to a maximum of 40%. For example, pursuant to Administrative Variance #V1993000060, a property located southeast of the subject property along SW 21 Terrace, was approved to allow a residence with a lot coverage of 36.9%, where a maximum of 35% is permitted; and pursuant to Administrative Variance #1993000392, a property located to the north of the subject property at 14301 SW 18 Street, was among other things, approved to allow the residence with a lot coverage of 40% (35% maximum permitted). As such, staff opines that the approval of this request to permit the residence with 9% more lot coverage than the maximum allowed by the zoning regulations would be excessive and would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. **Therefore, staff recommends that request #1 should be denied without prejudice under the NUV Standards, From Other Than Airport Regulations, Section 33-311(A)(4)(b).**

However, when the alternative request to permit the property with a lot coverage of 39% where a maximum of 35% is permitted, and 38.38% was previously approved (request #2), is similarly analyzed under the aforementioned NUV Standards From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval would be **compatible** with the surrounding area. Based on the foregoing analysis of request #1, staff opines that the approval of this request that would allow a lot coverage of 39%, is similar to prior approvals in the area. Moreover, staff opines that this amounts to only a 0.52% increase in lot coverage beyond the previously approved 38.48% lot coverage for the subject property. However, as a condition for approval, staff recommends that the trellis shall remain open and not be enclosed in any manner except by approved insect screen materials. **As such, staff recommends approval of the alternative request, request #2, under the Non-Use Variance (NUV) Standards From Other Than Airport Regulations, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice of request #1 and approval with conditions of request #2.

CONDITIONS FOR APPROVAL: (For request #2 only).

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, "The Zamora Residence" as prepared by Noel Zamora, P.E., dated stamped received 6/4/14 and consisting of 8 sheets. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.

3. That the trellis not be roofed or enclosed in any manner except by an approved insect screen material.

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

ES:MW:NN:JV:CH

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

ZONING RECOMMENDATION ADDENDUM

Noel Zamora & Maria Gonzalez-Zamora
Z14-064

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

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

Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

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

APPLICANT'S NAME: Maria Gonzalez-Zamora & Noel Zamora

#E

REPRESENTATIVE: Noel Zamora

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-11-CZ10-3 (14-064)	December 18, 2014	CZAB10		14

REC: Denial without prejudice of request #1 and approval with conditions of request #2.

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

☒ DEFER: ☐ INDEFINITELY ☒ TO: 1/14/15 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☐ OTHER: Due to a lack of time

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Omar **FERNANDEZ**	X		
VICE CHAIRWOMAN		Miriam **PLANAS**			X
COUNCILMAN		Gerardo **RODRIGUEZ**			X
COUNCILMAN		Robert **SUAREZ**	X		
COUNCILMAN		Manuel **VALDES**	X		
COUNCILMAN		Toufic **ZAKHARIA***			x
CHAIRMAN		Richard M. **GOMEZ**	X		
			4	0	

EXHIBITS: ☐ **YES** ☒ **NO** **COUNTY ATTORNEY:** Abbie Schwaderer

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

#G

APPLICANT'S NAME: Maria Gonzalez-Zamora & Noel Zamora

REPRESENTATIVE: Noel Zamora

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-11-CZ10-3 (14-064)	December 11, 2014	CZAB10		14

REC: Denial without prejudice of request #1 and approval with conditions of request #2.

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

☒ DEFER: ☐ INDEFINITELY ☒ TO: 12/18/14 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☒ Deferred due to lack of time.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Omar **FERNANDEZ**			
VICE CHAIRWOMAN		Miriam **PLANAS**			
COUNCILMAN		Gerardo **RODRIGUEZ**			
COUNCILMAN		Robert **SUAREZ**			
COUNCILMAN		Manuel **VALDES**			
COUNCILMAN		Toufic **ZAKHARIA**			
CHAIRMAN		Richard M. **GOMEZ**			

EXHIBITS: ☐ **YES** ☒ **NO** **COUNTY ATTORNEY:** _____

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

#3

APPLICANT'S NAME: Maria Gonzalez-Zamora & Noel Zamora

REPRESENTATIVE: Noel Zamora

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-11-CZ10-3 (14-064)	November 13, 2014	CZAB10		14

REC: Denial without prejudice of request #1 and approval with conditions of request #2.

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

☒ DEFER: ☐ INDEFINITELY ☒ TO: 12/10/14 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☒ Deferred due to lack of quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRWOMAN		Miriam **PLANAS**	X		
COUNCILMAN		Gerardo **RODRIGUEZ**	X		
COUNCILMAN		Robert **SUAREZ**			X
COUNCILMAN		Manuel **VALDES**			X
COUNCILMAN		Toufic **ZAKHARIA**			X
CHAIRMAN		Richard M. **GOMEZ**	X		
			3		

EXHIBITS: ☐ **YES** ☐ **NO** **COUNTY ATTORNEY:** **David Hope**

8

B. MARIA GONZALEZ-ZAMORA & NOEL ZAMORA (Applicant)

14-11-CZ10-3(14-064)
Area 10/District 11
Hearing Date: 1/14/15

Property Owner (if different from applicant) **Noel& Maria Gonzalez-Zamora.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2002	Noel Zamora	- Non-Use Variance for front and rear setbacks. - Lot coverage 38% (35% required).	ACC	Approved with Condition(s)

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

Memorandum

Date: July 2, 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 #Z2014000064
Noel & Maria Gonzalez-Zamora
14260 SW 19th Terrace
Non-Use Variance to permit a residence setback less than required and lot coverage more than permitted.
(RU-1) (0.2056 Acres)
10-54-39

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

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

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

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

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

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

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

Wetlands
The subject property is located within the East Bird Drive Wetlands Basin, in an area that generally contains wetlands. However, this property has already been included as part of a larger project, under Class IV Wetlands Permit FW90-089. All Class IV Wetlands Permit requirements for this property have been completed under the previously issued 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 be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains tree resources along the right of way. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM'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 (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

MIAMI-DADE COUNTY

Date: August 1, 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: Z2014000064
Name: Noel & Maria Gonzalez-Zamora
Location: 14260 SW 19 Terrace
Section 10 Township 54 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 1, Block 2, Plat Book 150, Page 88.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **1 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
9800	SW 137 Ave s/o SW 8 St to SW 26 St	EE	EE

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

Memorandum

MIAMI-DADE COUNTY

Date: June 13, 2014

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

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

Subject: Noel Zamora and Maria Gonzalez-Zamora (#14_064)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***Noel Zamora and Maria Gonzalez-Zamora*** are requesting non-use variances for setbacks to permit a house to be constructed on a vacant lot. The property is zoned Single Family Residential District (RU-1).

Size: The subject property is 0.20 acre.

Location: The subject property is located at 14260 SW 19th Terrace, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the single family residence to be constructed on the property will meet the County Code definition of residential unit.

As such, according to the Code, the residential unit will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: October 20, 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: Z2014000064: NOEL & MARIA GONZALEZ-ZAMORA
Revised Plans Submitted Dated Stamped Received 10/02/2014

Application Name: NOEL & MARIA GONZALEZ-ZAMORA

Project Location: The site is located at 14260 SW 19 TERR, Miami-Dade County.

Proposed Development: The request is for approval of non-use variances for setbacks and lot coverage for a vacant single-family lot.

Impact and demand: This application proposes a development not to exceed 1 single family dwelling unit resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 504.72 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendation: 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: 24-JUN-14

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

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

Subject: Z2014000064

Fire Prevention Unit:

No objection on survey with Zoning received date June 4, 2014.

Service Impact/Demand

Development for the above Z2014000064
located at 14260 SW 19 TERR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1385 is proposed as the following:

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

Based on this development information, estimated service impact is: __ alarms-annually.
The estimated average travel time is: 5:15 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

N/A

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

DATE: 23-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

MARIA GONZALEZ-ZAMORA & NOEL ZAMORA	14260 SW 19 TERR, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000064

HEARING NUMBER

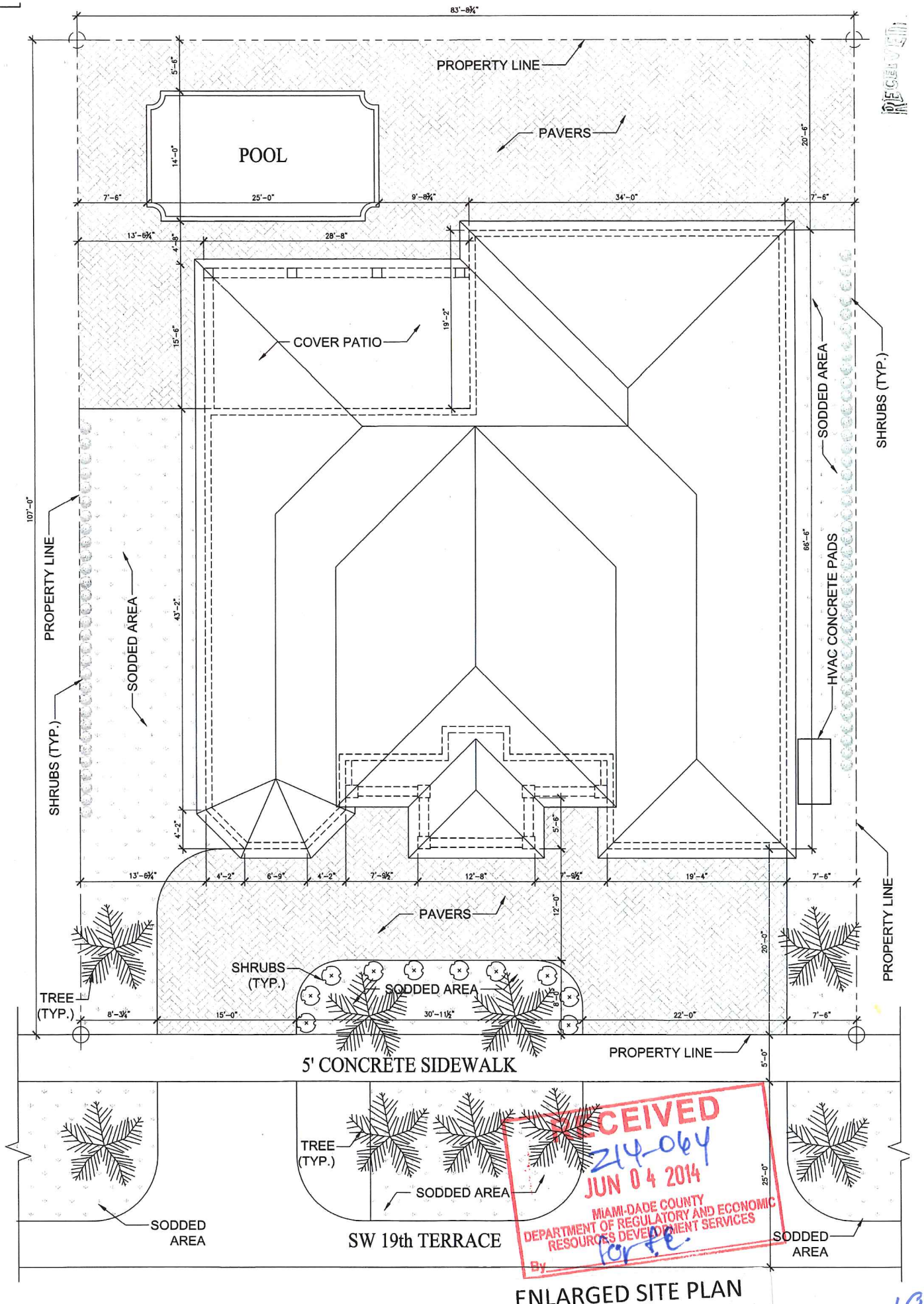
HISTORY:

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

Maria Gonzalez-Zamora & Noel Zamora

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

REPORTER NAME:



RECEIVED
214-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By for F.E.

ENLARGED SITE PLAN

19

20

ZONING LEGEND

1. ZONING RU-1
2. LOT SIZE : 107.0' x 83.73' = 8959.11 SQ. FT.

LOT COVERAGE

1. REQUIRED : 8,959 SQ. FT. x 35% = 3135.7 SQ. FT.
2. PROVIDED : 3947 SQ. FT./ 8959 SQ. FT. = 44%

HOUSE SETBACKS

1. FRONT REQUIRED: 25'-0"
2. FRONT PROVIDED: 20'-0"
3. REAR REQUIRED : 25'-0"
4. REAR PROVIDED : 20'-6"
5. SIDES REQUIRED: 7'-6"
6. SIDES PRIVIDED : 13'-6 3/4" AND 7'-6"

POOL SETBACKS

1. REAR REQUIRED: 7'-6"
2. REAR PROVIDED: 5'-6"
3. SIDE REQUIRED: 10'-0"
4. SIDE PROVIDED: AND 7'-6"

VARIANCE REQUIRED

1. TO PROVIDE A REAR SET BACK OF 20'-6" AND A FRONT SETBACK OF 20'-0" FOR THE HOUSE INSTEAD OF THE 25'-0" REQUIRED FOR THE REAR AND THE FRONT.
2. TO PROVIDE A REAR SETBACK OF 5'-6" AND A SIDE SETBACK OF 7'-6" FOR THE POOL INSTEAD OF THE 7'-6" REQUIRED FOR THE REAR AND THE 10'-0" REQUIRED FOR THE SIDE.
2. TO PROVIDE A 44% LOT COVERAGE INSTEAD OF THE 35% REQUIRED.

TREE CALCULATION

1. REQUIRED TREES - 3 TREES PER LOT PLUS 5 STREET TREES FOR A TOTAL OF 8 TREES

STREET TREE CALCULATION

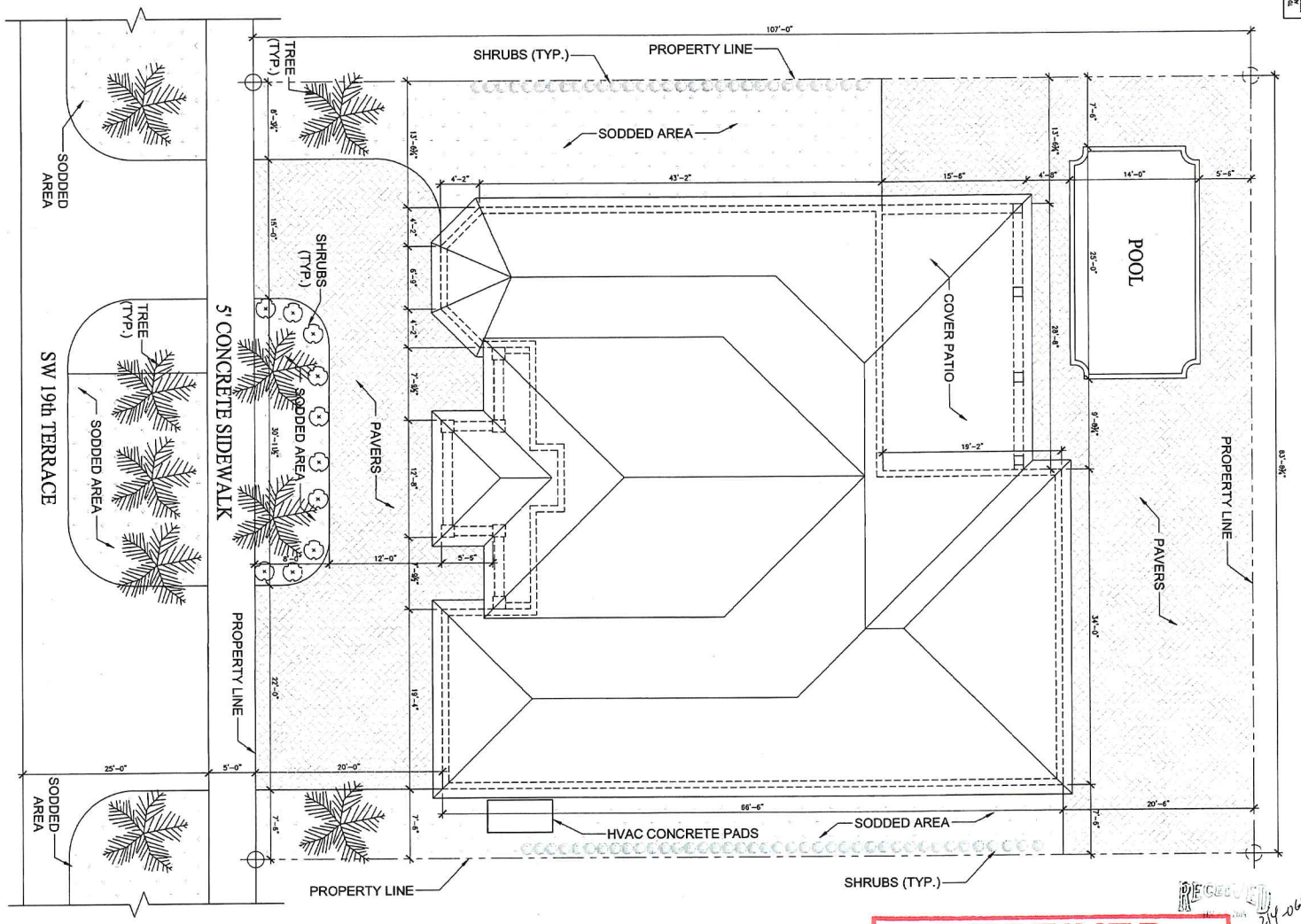
1. SPACED AT AN AVERAGE OF 35 FT. ON CENTER FOR 83.8 LINEAR FT. =2.4 FOR A TOTAL OF 3 TREES

MAXIMUM LAWN AREA CALCULATION

1. MAXIMUM LAWN AREA IS 50% OF THE NET LOT AREA MAXIMUM LAWN AREA = 8,959 X 0.50 = 4,480 SQ.FT.
2. LAWN AREA PROVIDED = 1,708 SQ.FT.

SHRUB REQUIREMENT

1. REQUIRED TREES X 10 = SHRUB REQUIREMENT REQUIRED SHRUBS = 10 X 8 = 80 SHURBS



SITE PLAN

North

SCALE: 3/16" =1'-0"

RECEIVED
214-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By For FE

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

NZ STRUCTURAL ENGINEERS.

1783 S.W. 140 COURT
MIAMI, FL 33175
PHONE: (786) 371-7688
FAX: (305) 402-6107
FLORIDA PE #74572

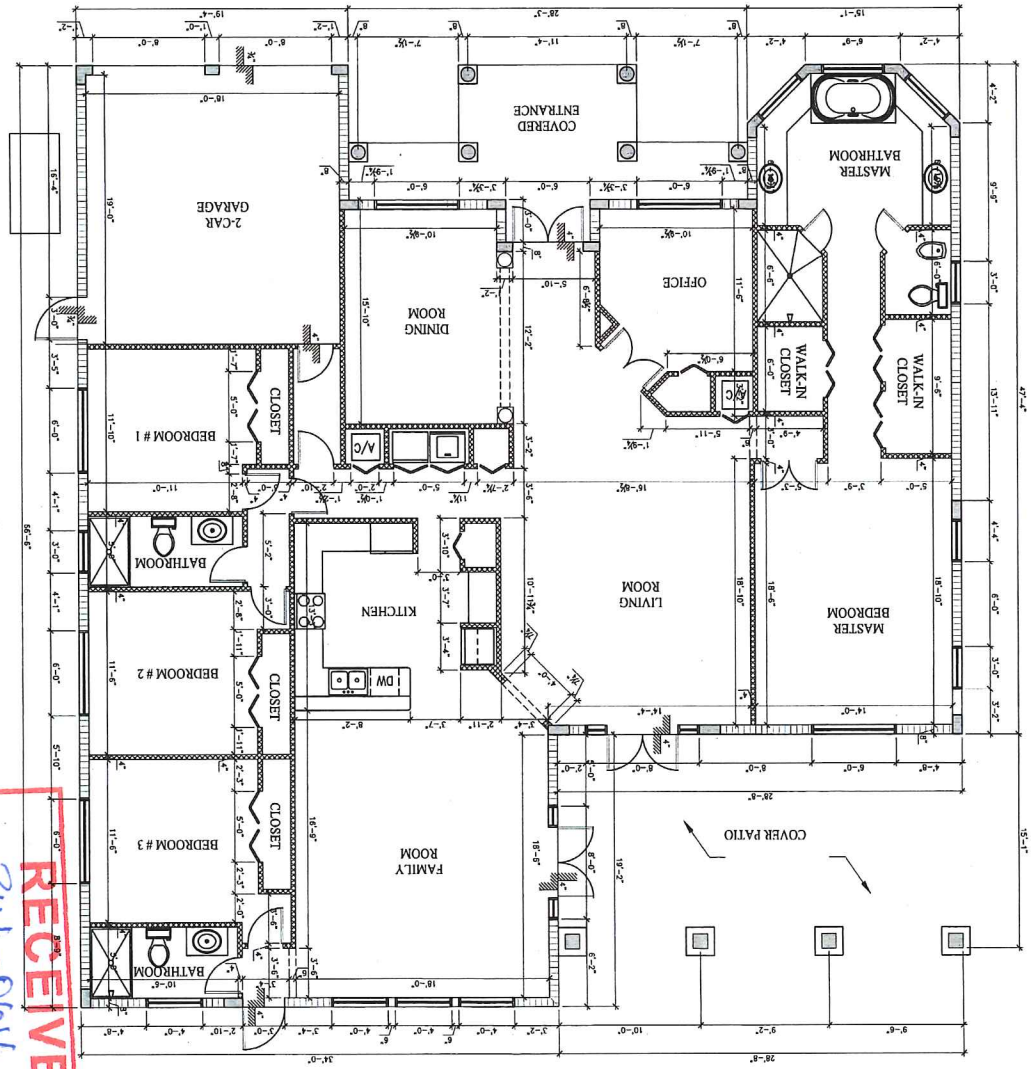
PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

JOB NUMBER
ISSUE DATE 05-06-14
DRAWN BY NZ
DESIGNED BY NZ

REVISIONS

SEAL
NOEL A. ZAMORA LICENSE No 74572 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/4/2014
Professional of Record: Noel A. Zamora
Discipline: Structural
FL PE #74572

SHEET NUMBER
A-200



North

FLOOR PLAN

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

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214-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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214-064

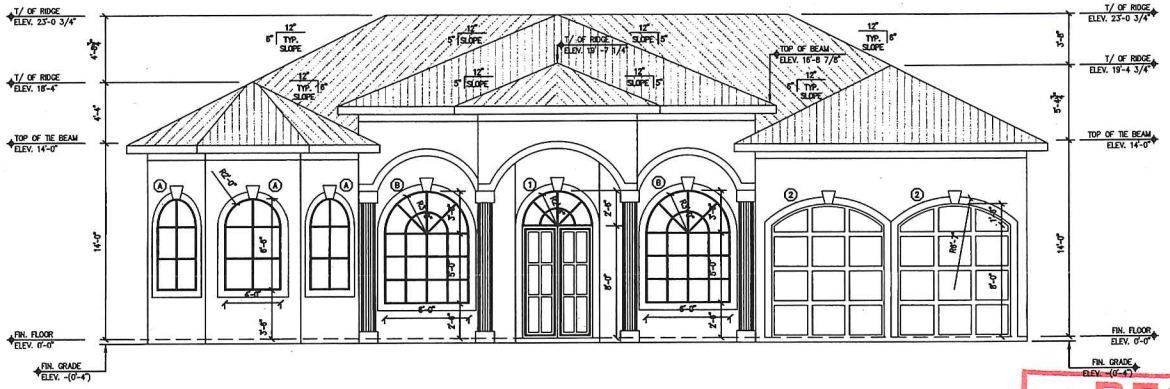
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

SHEET NUMBER	A-300
SEAL	NOEL A. ZAMORA LICENSE No. 74572 STATE OF FLORIDA PROFESSIONAL ENGINEER Professional Engineer Noel A. Zamora Discipline Structural FL PE #74572
REVISIONS	
JOB NUMBER	
ISSUE DATE	05-06-14
DRAWN BY	NZ
DESIGNED BY	NZ
PROJECT	THE ZAMORA'S RESIDENCE FOLIO # 30-4910-092-0010 MIAMI, FLORIDA 33175

NZ STRUCTURAL ENGINEERS.
1783 S.W. 140 COURT
MIAMI, FL 33175
PHONE: (786) 371-7688
FAX: (305) 482-6267
FLORIDA PE #74572

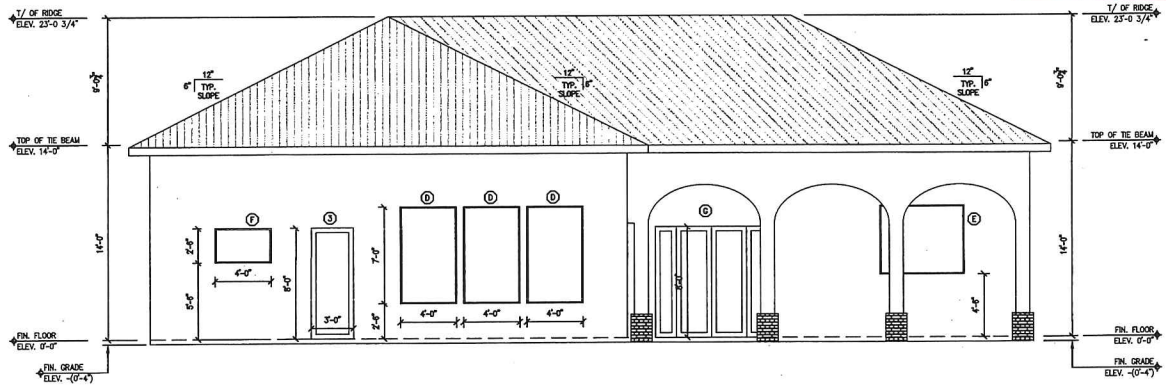
21

22



NORTH ELEVATION

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



SOUTH ELEVATION

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

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214-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for FE

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214-064
JUN / 4 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MIAMI-DADE BUILDING CODES.

NZ STRUCTURAL ENGINEERS.
1783 S.W. 140 COURT
MIAMI, FL 33175
PHONE: (305) 371-7988
FAX: (305) 482-4267
FLORIDA PE #74572

PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

JOB NUMBER
ISSUE DATE 05-06-14
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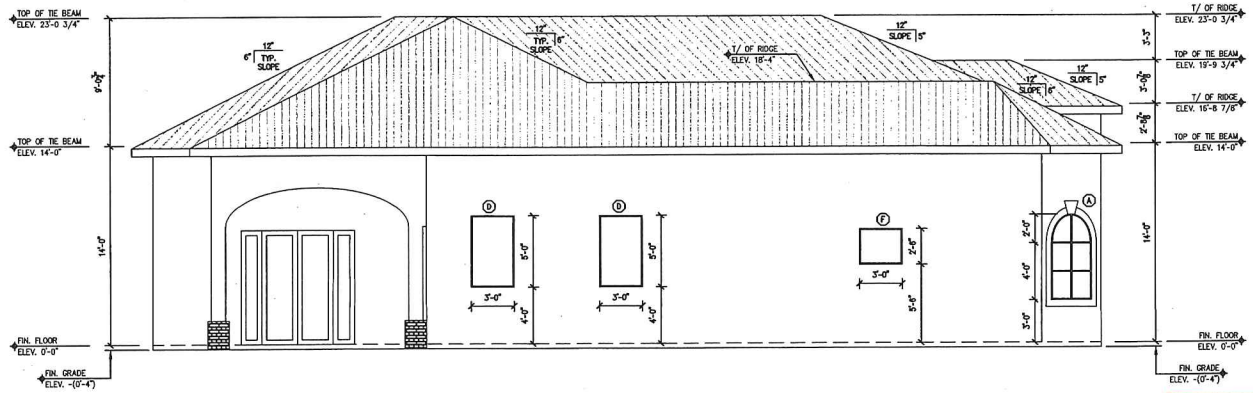
DESIGNED BY NZ

REVISIONS

SEAL
NOEL A. ZAMORA LICENSE No 74572 STATE OF FLORIDA PROFESSIONAL ENGINEER
6/04/2014
Professional of Record: Noel A. Zamora
Discipline: Structural
FL PE #74572

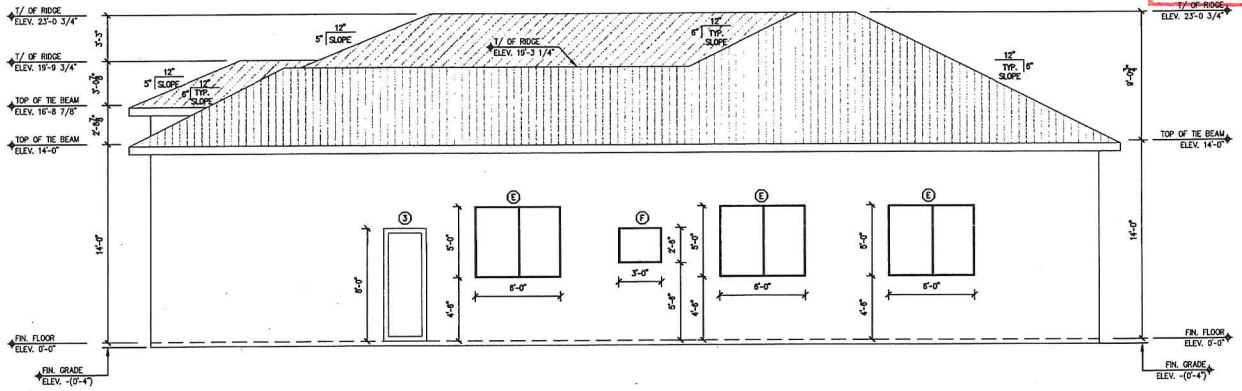
SHEET NUMBER
A-400

23



EAST ELEVATION

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



WEST ELEVATION

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

RECEIVED
214-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for FE

214-064
RECEIVED
JUN / 4 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAWINGS AND SPECIFICATIONS SUBMITTED ON THESE PLANS COMPLY WITH THE APPLICABLE MIAMI-DADE CODES.

NZ STRUCTURAL ENGINEERS.
1733 S.W. 149 COURT
MIAMI, FL 33175
PHONE: (786) 371-7689
FAX: (305) 221-1637
FLORIDA PE #74572

PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

JOB NUMBER	
ISSUE DATE	05-05-14
DRAWN BY	NZ
DESIGNED BY	NZ
REVISIONS	

SEAL
NOEL A. ZAMORA
LICENSE
No 74572
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Professional of Record: Noel A. Zamora
Discipline: Structural
FL PE #74572

SHEET NUMBER
A-401

24

ZONING LEGEND

1. ZONING RU-1
2. LOT SIZE : 107.0' x 83.73' = 8959.11 SQ. FT.

LOT COVERAGE

1. REQUIRED : 8,959 SQ. FT. x 35% = 3135.7 SQ. FT.
2. PROVIDED : 3763 SQ. FT./ 8959 SQ. FT. = 42%

HOUSE SETBACKS

1. FRONT REQUIRED: 25'-0"
2. FRONT PROVIDED: 20'-0"
3. REAR REQUIRED : 25'-0"
4. REAR PROVIDED : 20'-6"
5. SIDES REQUIRED: 7'-6"
6. SIDES PRIVIDED : 13'-6 3/4" AND 7'-6"

POOL SETBACKS

1. REAR REQUIRED: 7'-6"
2. REAR PROVIDED: 5'-6"
3. SIDE REQUIRED: 10'-0"
4. SIDE PROVIDED: AND 7'-6"

VARIANCE REQUIRED

1. TO PROVIDE A REAR SET BACK OF 20'-6" AND A FRONT SETBACK OF 20'-0" FOR THE HOUSE INSTEAD OF THE 25'-0" REQUIRED FOR THE REAR AND THE FRONT.
2. TO PROVIDE A REAR SETBACK OF 5'-6" AND A SIDE SETBACK OF 7'-6" FOR THE POOL INSTEAD OF THE 7'-6" REQUIRED FOR THE REAR AND THE 10'-0" REQUIRED FOR THE SIDE.
2. TO PROVIDE A 42% LOT COVERAGE INSTEAD OF THE 35% REQUIRED.

TREE CALCULATION

1. REQUIRED TREES - 3 TREES PER LOT PLUS 5 STREET TREES FOR A TOTAL OF 8 TREES

STREET TREE CALCULATION

1. SPACED AT AN AVERAGE OF 35FT. ON CENTER FOR 83.8 LINEAR FT. =2.4 FOR A TOTAL OF 3 TREES

MAXIMUM LAWN AREA CALCULATION

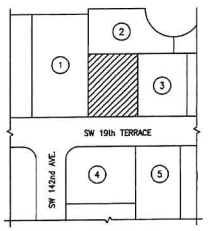
1. MAXIMUM LAWN AREA IS 50% OF THE NET LOT AREA MAXIMUM LAWN AREA = 8,959 X 0.50 = 4,480 SQ.FT.
2. LAWN AREA PROVIDED = 1,708 SQ.FT.

SHRUB REQUIREMENT

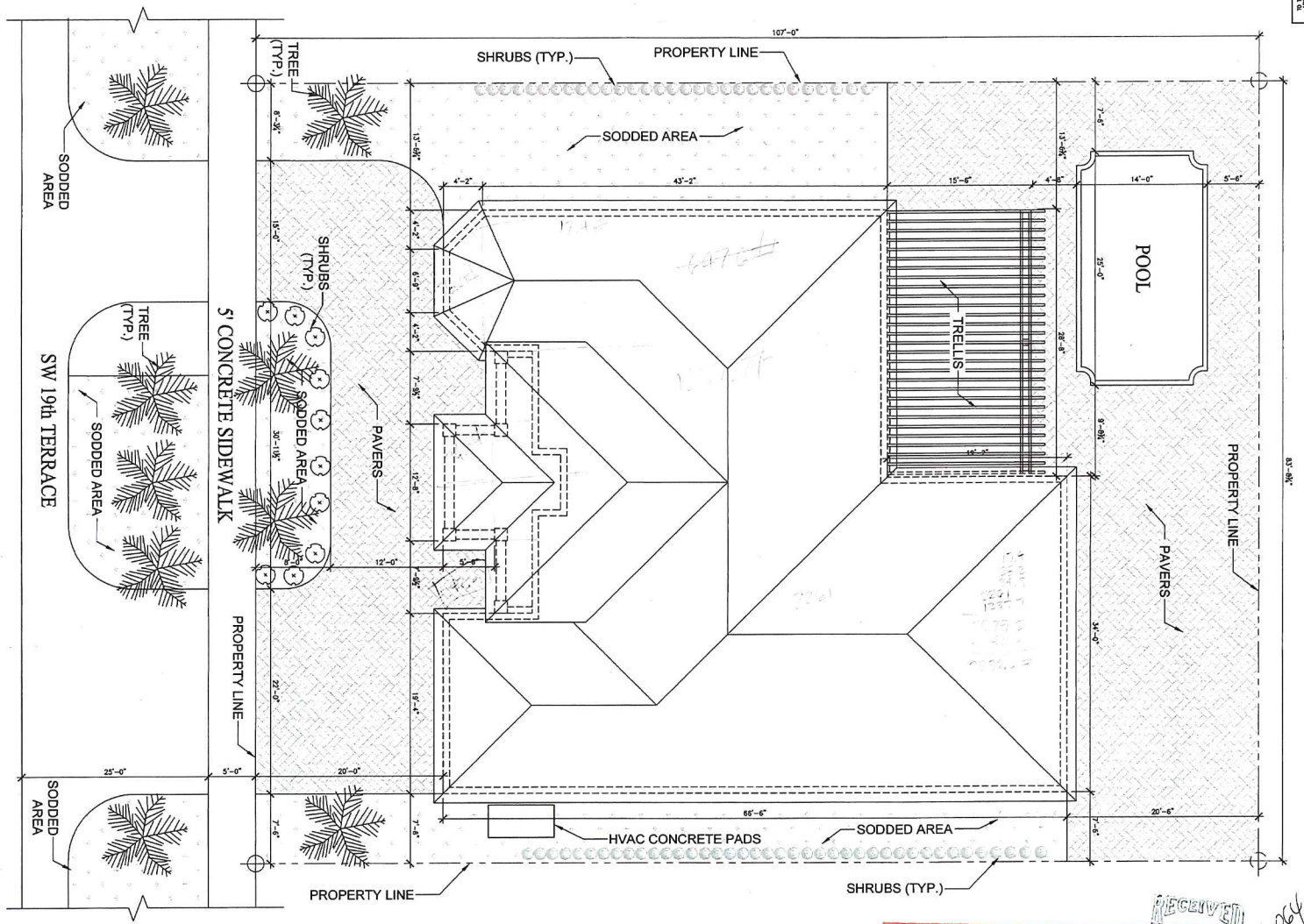
1. REQUIRED TREES X 10 = SHRUB REQUIREMENT REQUIRED SHRUBS = 10 X 8 = 80 SHURBS

We, the neighbors, have no objection to these plans, which are being submitted for an Administrative Variance Application

1	Signature: / Type Name: Reinaldo Gonzalez	Date 5/7/14
2	Signature: / Type Name: Elisabet Serra	Date 5/7/14
3	Signature: / Type Name: Alberto Menendez	Date 5/6/14
4	Signature: / Type Name: Pedro C Hernandez	Date 5/6/14
5	Signature: / Type Name: Chad Poppa	Date 5/6/14



ADJACENT LOT LAYOUT
NOT TO SCALE



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

RECEIVED
214-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for EE

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MAY 07 2014
214-064

NZ STRUCTURAL ENGINEERS.
1750 S.W. 140 COURT
MIAMI, FL 33175
PHONE: (786) 331-1688
FAX: (305) 482-8357
LICENSE No. EB #31472

I'D THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN IS IN CONFORMITY TO THE STRUCTURAL REQUIREMENTS OF THE APPLICABLE MIAMI-DADE BUILDING CODES.

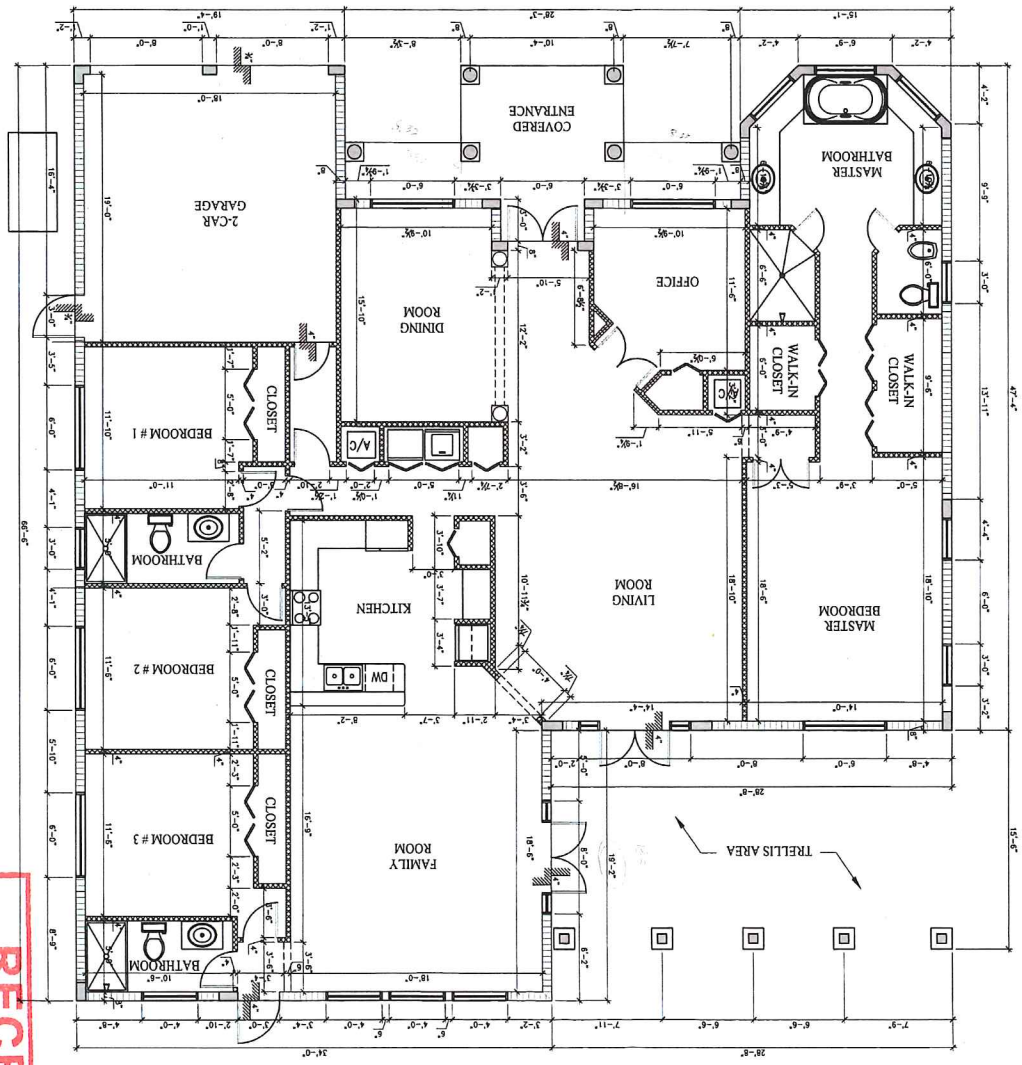
PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

JOB NUMBER
ISSUE DATE 05-06-14
DRAWN BY NZ
DESIGNED BY NZ

REVISIONS

SEAL
NOEL A. ZAMORA LICENSE No. 74572 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/23/2014
Professional Records: Noel A. Zamora
Discipline: Structural
FL PE #74572

SHEET NUMBER
A-200



North

FLOOR PLAN

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

RECEIVED
24-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
JUN 04 2014
24-064

SHEET NUMBER
A-300

SEAL
NOEL A. ZAMORA
LICENSE No. 74572
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Professional of Record: Noel A. Zamora
Discipline: Structural
FL PE #74572
5/24/2014

REVISIONS

JOB NUMBER
ISSUE DATE 05-06-14
DRAWN BY NZ
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PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

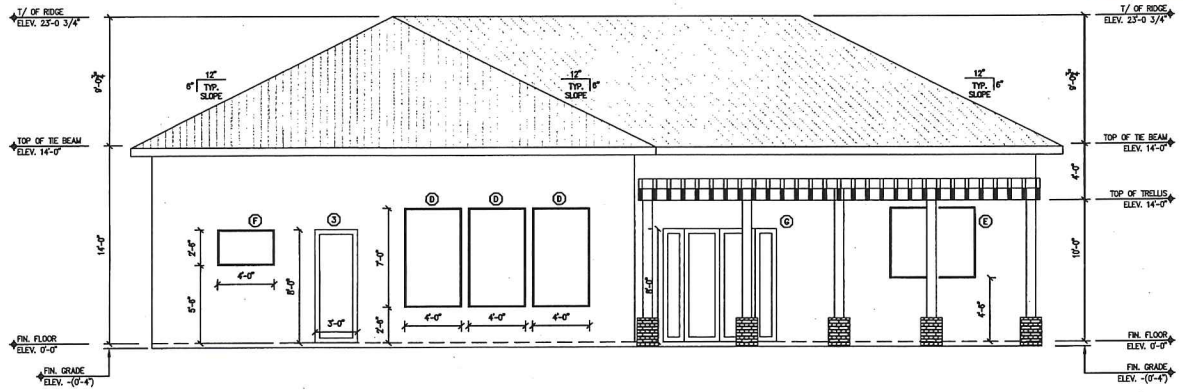
NZ STRUCTURAL ENGINEERS.
1783 S.W. 140 COURT
MIAMI, FL 33175
PHONE: (786) 371-7688
FAX: (305) 482-6267
FLORIDA PE #74572

25

26

NORTH ELEVATION

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



SOUTH ELEVATION

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

RECEIVED
Z14-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MIRIAMI BUILDING CODES.

NZ STRUCTURAL ENGINEERS.
1783 S.W. 140 COURT
MIAMI, FL 33175
PHONE: (786) 371-7888
FAX: (305) 482-6257
FLORIDA PE #74572

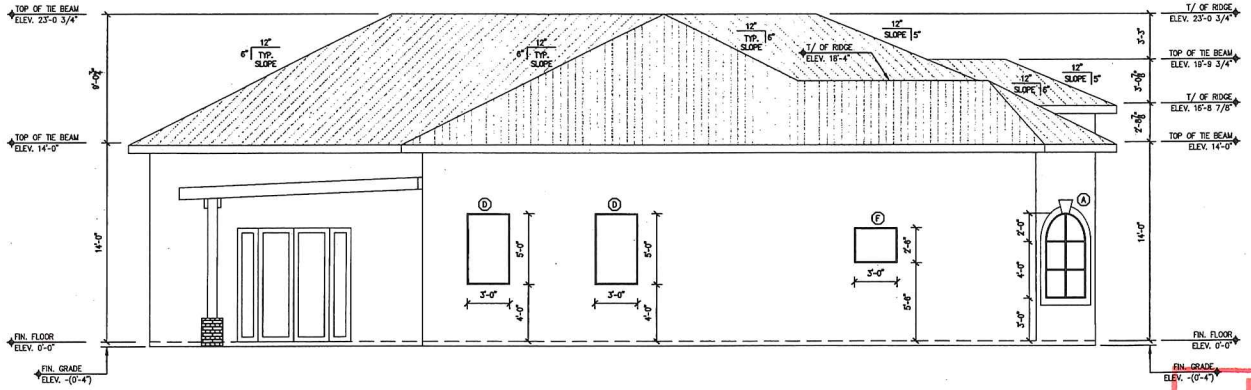
PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

JOB NUMBER
ISSUE DATE 05-06-14
DRAWN BY NZ
DESIGNED BY NZ

REVISIONS

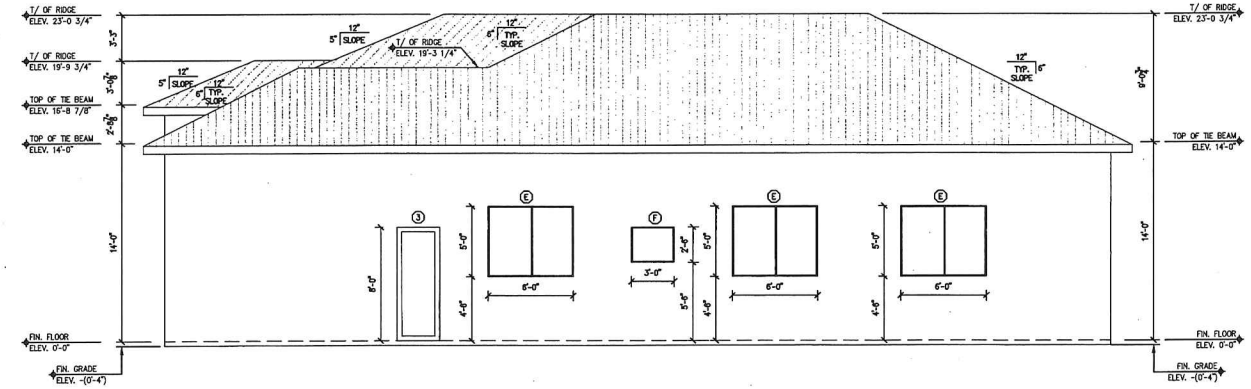
SEAL
NOEL A. ZAMORA LICENSE No 74572 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/28/14
Professional Engineer: Noel A. Zamora
Discipline: Structural
FL PE #74572

SHEET NUMBER
A-400



EAST ELEVATION

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



WEST ELEVATION

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

RECEIVED
14-064
JUN 04 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for F.E.

14-064
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAWINGS AND SPECIFICATIONS DEPICTED IN THESE PLANS COMPLY WITH THE FLORIDA BUILDING CODE.

NZ STRUCTURAL ENGINEERS.
1795 S.W. 1 AD COURT
MIAMI, FL 33135
PHONE: (786) 371-7888
FAX: (786) 871-8127
FLORIDA, FL 74572

PROJECT
THE ZAMORA'S RESIDENCE
FOLIO # 30-4910-092-0010
MIAMI, FLORIDA 33175

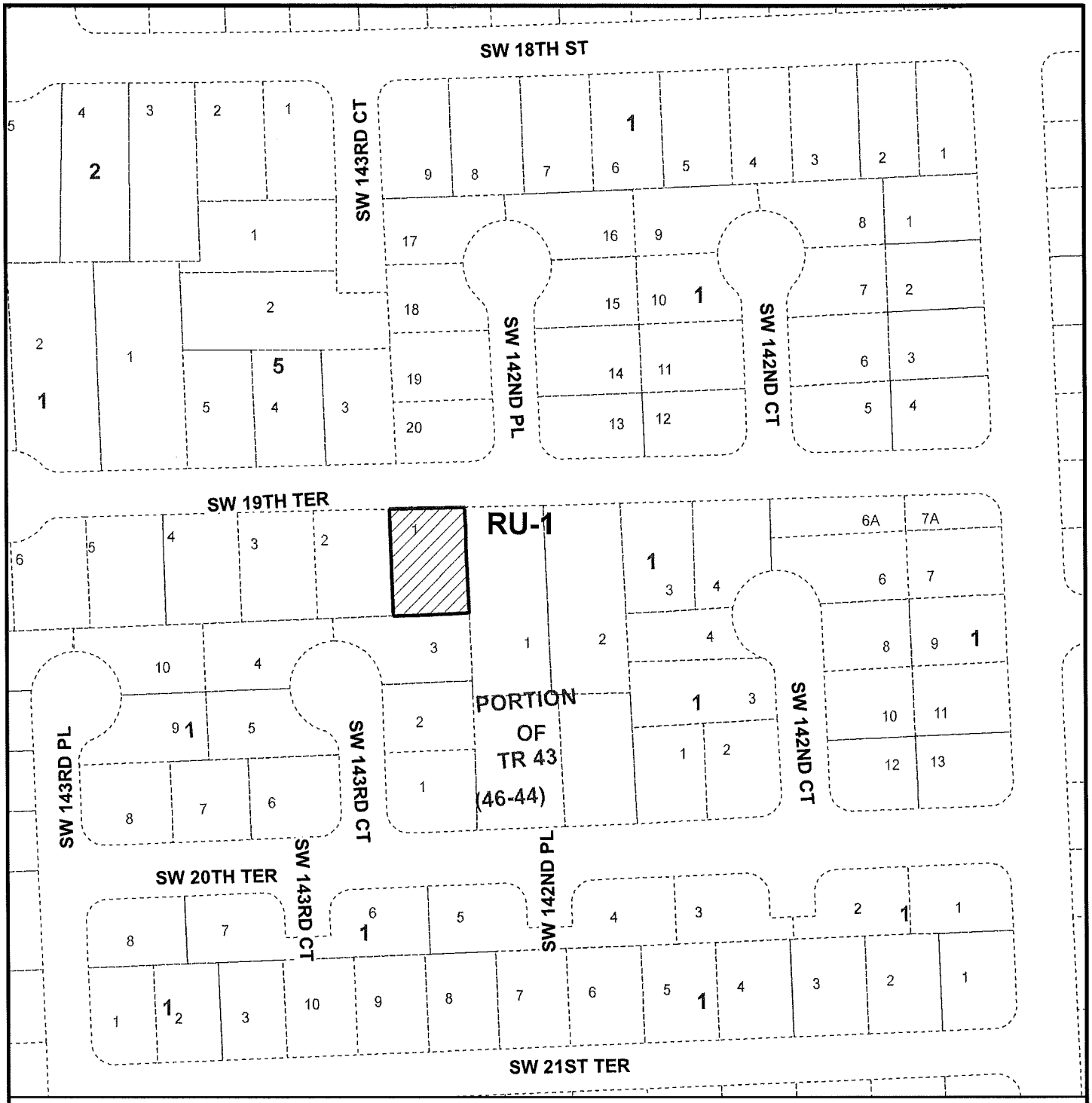
JOB NUMBER	
ISSUE DATE	05-06-14
DRAWN BY	NZ
DESIGNED BY	NZ

REVISIONS

SEAL

NOEL A. ZAMORA LICENSE No 74572 STATE OF FLORIDA PROFESSIONAL ENGINEER
Professional of Record: Noel A. Zamora
Discipline: Structural
FL PE #74572

SHEET NUMBER
A-401



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000064

Section: 10 Township: 54 Range: 39
Applicant: NOEL & MARIA GONZALEZ-ZAMORA
Zoning Board: C10
Commission District: 11
Drafter ID:
Scale: NTS

N
W E
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Legend

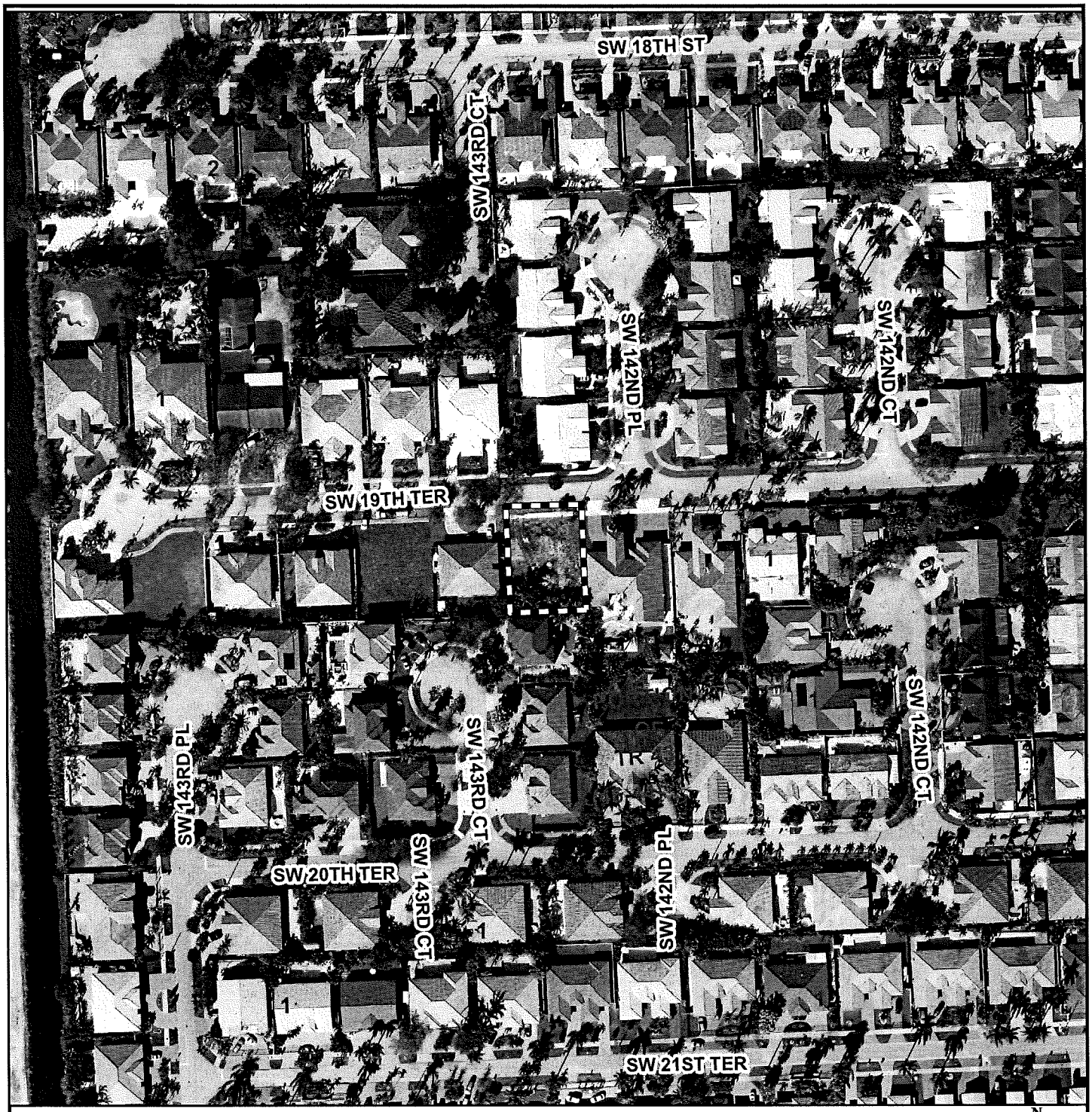
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000064

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

Section: 10 Township: 54 Range: 39
Applicant: NOEL & MARIA GONZALEZ-ZAMORA
Zoning Board: C10
Commission District: 11
Drafter ID:
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY
		29

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000064

RADIUS: 500

Section: 10 Township: 54 Range: 39
Applicant: NOEL & MARIA GONZALEZ-ZAMORA
Zoning Board: C10
Commission District: 11
Drafter ID:
Scale: NTS

Legend

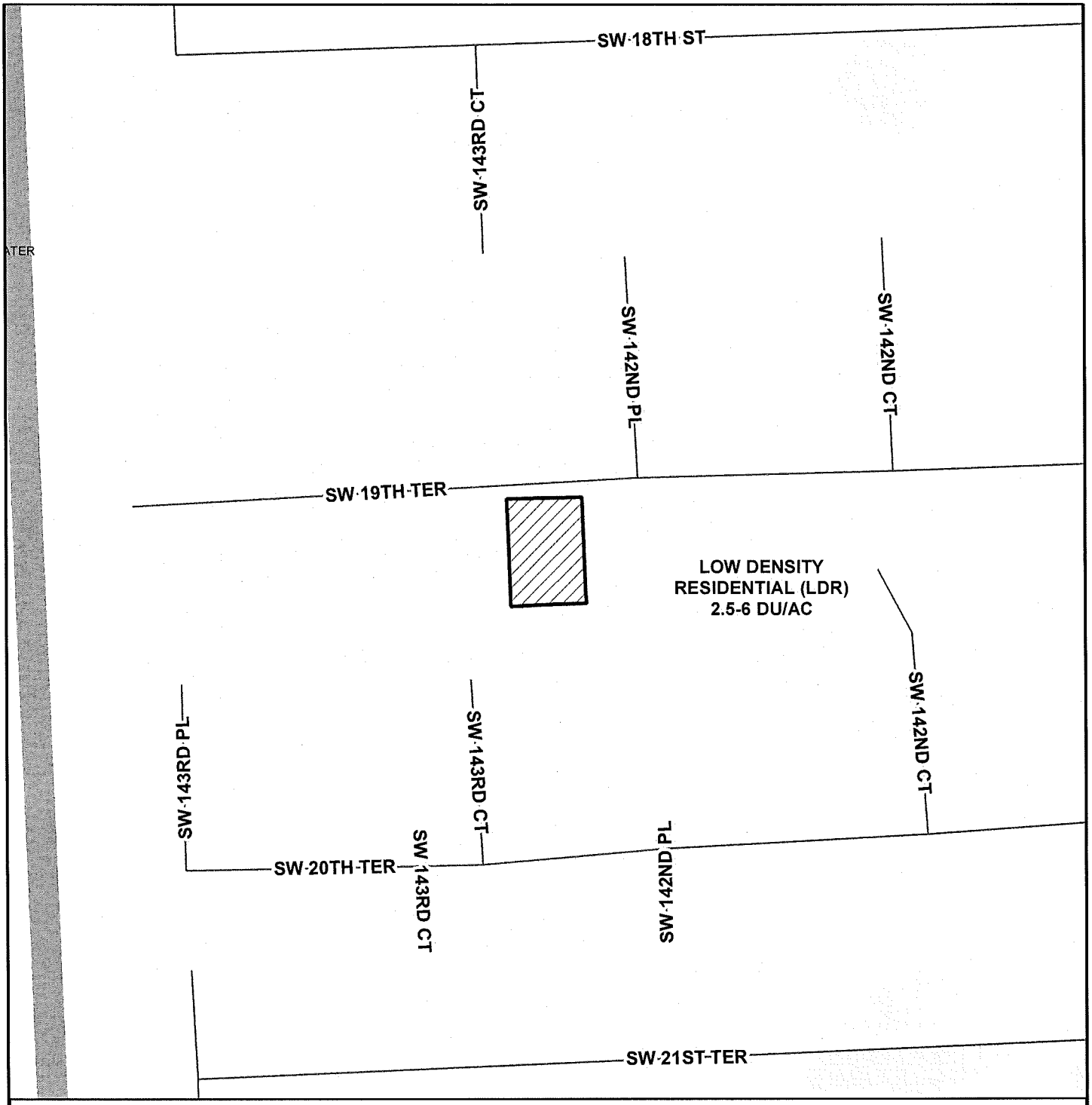
N
W E
S

- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000064

Section: 10 Township: 54 Range: 39
Applicant: NOEL & MARIA GONZALEZ-ZAMORA
Zoning Board: C10
Commission District: 11
Drafter ID:
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY

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

PH: Z13-013 (15-1-CZ10-1) **January 14, 2014**
Item No. 1

Recommendation Summary	
Commission District	6
Applicant	BCJV, LLC.
Summary of Requests	The applicant is seeking modification of a previously approved Resolution and deletion of Declaration of Restrictions in order to approve new plans that are substantially similar to the original plans that were previously approved on the property in 2007 on Parcel 1, and to permit development of Parcel 2 in accordance with the underlying zoning district regulations.
Location	7171 SW 24 Street, Miami-Dade County, Florida.
Property Size	2.33 acres
Existing Zoning	BU-2, Special Business District
Existing Land Use	Office
2020-2030 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions, subject to the Board's acceptance of the proffered covenant; and that the previously approved non-use variances pursuant to Resolution #CZAB10-1-09, be preserved and carried forward.**

REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution #CZAB10-1-09, 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 "New Retail/Office Building & New Retail Parking Garage Gables Gate Professional Building" as prepared by Behar, Font and Partners, P.A., dated stamped received 12/23/08 and consisting of 10 sheets."

To: 2. "That in the approval of the plan, the same be substantially in accordance with that approved plans submitted for the hearing entitled "New Retail/Office Building & New Retail Parking Garage Gables Gate Professional Building" as prepared by Behar, Font and Partners, P.A., dated stamped received 12/12/13, "Gables Gate Office Complex" prepared by Salvador M. Cruxent/Architect dated stamped received 7/8/14 for a total of 19 sheets."

(2) DELETION of a Modification of Declaration of Restrictions recorded in Official Record Book 26740, Pages 0316-328.

(3) DELETION of a Covenant Running with the Land in Lieu of Unity of Title recorded in Official Record Book 26740, Pages 0329-340.

The purpose of Requests #1 through #3 is to allow the applicant to delete a Declaration of Restrictions and Covenant in Lieu of Unity of Title on the property that controlled the development of the overall site; and to modify plans that are tied to the property so as to revert to the original plans that were previously approved on Parcel 1 and to permit development of Parcel 2 in accordance with the underlying zoning district regulations.

REQUESTS #1 THROUGH #3 ON PARCELS 1 and 2

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 DESCRIPTION AND PROJECT HISTORY:

Since 1955, the subject site (Parcel 1 and 2) has received several zoning approvals. In 2007, the west 446' portion of the subject site (parcel 1) was granted a zone change from BU-1A, Limited Business District, to BU-2, Special Business District, as well as approval of requests to permit a proposed office building setback 17.33' from the front (south) property line and setback 20.33' (34.1' required for both) from the side street (west) property line, to permit an existing office building setback 17.33' (30' required) from the front (south) property line, to permit a lot coverage of 42.5% (40% permitted) and to permit a decorative water fountain setback 18.5' (20' required) from the front (south) property line and spaced 4' (20' required) from the principal building, pursuant to Resolution #CZAB10-8-07. A covenant running with the land to the effect that the property will be developed substantially in accordance with submitted plans was executed in December 2006 and is recorded in Official Record Book 25471, Pages 0935-0940.

In January 2009, pursuant to Resolution #CZAB10-1-09, the subject property (Parcel 1 and 2) was approved for a change of zoning from BU-1A and BU-2 to BU-2. Additionally, said approval modified a covenant on the property that allowed the approval of new plans in order to include additional property to the east (Parcel 2) which was to be developed with a proposed 5-story retail and parking building (Building B) and showed a proposed 2-story retail and office building (Building A) in lieu of the previously approved 7-story office building on the southwest corner (Parcel 1) of the subject site. Additional requests to construct said office and retail buildings with less front setback than required from the south property line and to permit an existing office building setback closer than permitted to the south property line were also approved. A final request to allow a greater lot coverage than permitted on the site was also approved.

The applicant now seeks to approve new plans that are substantially similar to the original plans that were previously approved on the property in 2007 on Parcel 1 and substantially in accordance with the plans and to permit development of Parcel 2 in accordance with the underlying zoning district regulations. Additionally, the applicant seeks to carry forward the previously approved non-use variances pursuant to Resolution #CZAB10-1-09 as reflected on the submitted plans.

The 2.33-acre subject property is comprised of a corner lot and an interior lot located on the northeast corner of SW 24 Street (Coral Way) at 7101 and 7171 SW 24 Street. The site is currently improved with a five-story office building that contains approximately 50,000 square feet of office space and is sited near the approximate center of the site, while the balance of the site consists of a corresponding parking lot for said office building. Plans submitted by the

applicant indicate a proposed two-story, "L" shaped office building sited in the southwest corner of the site to be constructed on what is currently serving as the parking area for the existing five-story office building, which is to remain.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-2; five-story office building	Business and Office
North	BU-1A; two-story apartments	Business and Office
South	BU-2; one-story retail store and vacant	Business and Office
East	BU-1A; two-story apartment and one-story commercial building	Business and Office
West	BU-1A; two-story shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The 2.33-acre subject parcel consists of a corner lot (Parcel 1) and an interior lot (Parcel 2) located on the northeast corner of SW 24 Street (Coral Way) and SW 72 Avenue at 7101 and 7171 SW 24 Street (Coral Way). Two-story apartment buildings are located to the north of the subject property. Commercial activity can be found on both sides (north and south) of this portion of SW 24 Street (Coral Way).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional office space for the community. Further, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the application will not generate any additional traffic impacts.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office**. *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, entertainment and cultural facilities, amusements and commercial recreation establishments.* As such the proposed modification and deletions to revert back to the original plans that were previously approved on the property in 2007 on Parcel 1 and to permit development of Parcel 2 in accordance with the underlying zoning district regulations are **consistent** with the Business and Office LUP map designation of the Master Plan. Additionally, the interpretative text of the CDMP further includes that all existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section titled "Concepts and Limitations of the Land Use Plan Map." As such, the existing professional office use on the subject property and the current BU-2 zone classification on the eastern portion of the site are **consistent** with the LUP map designation and with the provisions found within the interpretative text of the CDMP.

ZONING ANALYSIS:

When requests #1 through #3 are analyzed under the General Modification Standards, Section 33-311(A)(7), approval of same, in staff's opinion, will not generate excessive traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the area. The applicant is requesting to modify a previously approved resolution and to delete a declaration of restrictions and covenant in lieu of a unity of title in order to show a plan depicting a proposed two-story, "L" shaped office building sited in the southwest corner of the site to be constructed on what is currently serving as the parking area for the existing five-story office building, which is to remain. Staff notes that the proposed building elevations show architecture designs and fenestration details that, in staff's opinion, are visually pleasing. It should be noted that in 2007, a portion of the subject site, specifically the western 2/3 of the site (Parcel 1), was granted a zone change from BU-1A to BU-2 as well as approval of requests to permit a proposed 7-story office building setback 17.33' from the front (south) property line and setback 20.33' (34.1' required for both) from the side street (west) property line, to permit an existing office building setback 17.33' (30' required) from the front (south) property line, to permit a lot coverage of 42.5% (40% permitted), and to permit a decorative water fountain setback 18.5' (20' required) from the front (south) property line and spaced 4' (20' required) from the principal building, pursuant to Resolution #CZAB10-8-07. Based on staff's review of the proposed, plans are substantially in accordance with the plans approved in 2007. Said plans are indicated in the aforementioned 2007 covenant. Staff notes that similar requests were also approved in 2009, pursuant to Resolution #CZAB10-1-09, and the applicant now also seeks to carry forward those previously approved non-use variances as reflected on the submitted plans, only as it applies to Parcel 1. Among the requests approved pursuant to the aforementioned 2009 Resolution, was a non-use variance on the east parcel (Parcel 2). The applicant has proffered a covenant that restricts the development of Parcel 2 to the BU-2 standards only, without the utilization of any non-use variances approved pursuant to Resolution #CZAB10-1-09

Staff notes that a multitude of varying intensities of commercial activity and offices characterize this section of the corridor along the north and south sides of SW 24 Street (Coral Way). A two-story commercial property abuts the subject property to the west; one-story commercial properties abut the site to the east and south and two-story apartment buildings are located directly north of the subject property. However, it should be noted that in December 2007, the BU-2 zoned property to the south of the subject site was granted, among other requests, site plan approval for a proposed 4-story automobile dealership with a height of 44' when measured to the 4th parking level, pursuant to Resolution #CZAB10-77-07. Staff further notes that the site is neighbored to the north, along the north side of SW 24 Street to the east and west of the subject property with BU-1A zoning. Staff is of the opinion that the proposal has been designed with sensitivity to the adjacent residential use to the north of the subject property, and notes that required buffering is reflected on the plans to mitigate any negative impact. Because currently there are two-story residential apartment buildings located to the north (sited on a BU-1A parcel), the applicant has provided buffering in the form of a landscape strip that varies in width from 5' to 20' and features Green Buttonwood trees to be planted at spacing of 35', a 6' high hedge along a portion, and a 6' high wall along the remaining portion of the rear (north) property line.

Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application meets the traffic concurrency criteria for an initial development order. Also, the Division of Environmental

Resources Management (DERM) of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department (MDFR) does not indicate that the proposed re-zoning of the property will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject requests 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. Staff opines that the proposed and existing office building shown in the submitted plans are similar to the plans that were previously approved in 2007 and 2009, and are **compatible** with the aforementioned existing uses in the area. **As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(7), Generalized Modification Standards, subject to the acceptance of the proffered covenant.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate three (3) ingress/egress points; one along SW 72 Avenue and two along SW 24 Street (Coral Way). The applicant has provided a total of 294 parking spaces where 292 spaces are required by the zoning code. The applicant has also provided adequate drives to facilitate the flow of traffic within the development.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions of requests #1 through #3 for Parcels 1 and 2, subject to the acceptance of the proffered covenant; and that the previously approved non-use variances pursuant to Resolution #CZAB10-1-09 be preserved and carried forward on Parcel 1 only.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #CZAB10-1-09 remain in full force and effect, except as herein modified; and that the previously approved non-use variances pursuant to Resolution #CZAB10-1-09 be preserved and carried forward on Parcel 1 only.

2. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy.

3. That the applicant shall submit a Declaration of Restrictions to the Department of Regulatory and Economic Resources, restricting the development of Parcel 2 to the BU-2, Special Business District standards only, and without the non-use variances pursuant to Resolution #CZAB10-1-09.

ES:MW:NN:CH:JV

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

ZONING RECOMMENDATION ADDENDUM

BCJV, LLC.
Z13-013

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

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

Business and Office (Pg. I-41)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Business and Office****. 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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.*

1. BCJV, LLC
(Applicant)

15-1-CZ10-1(13-013)
Area 10/District 06
Hearing Date: 01/14/15

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1982	Urgentag Investment	- Special Exception 87.1' 8 story building (45' 4 stories permitted).	BCC	Approved with Condition(s)
1990	County National Bank of South Fla.	- Modify Condition #2 of Resolution Z-129-82 passed and adopted.	ZAB	Approved with Condition(s)
2007	Fountain International Investment Inc.	- Zone Change from BU-1A to BU-2. - Non-Use Variance.	C10	Approved with Condition(s)
2009	Fountain International Investment Inc.	- Zone Change from BU-1A and BU-2 to BU-2.	C10	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: April 15, 2013

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

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

Subject: C-10 #Z2013000013
BCJV LLC
7171 SW 24th Street, Miami, FL 33155
Deletion of previously approved covenant.
(BU-2) (2.33 Acres)
11-54-40

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

Potable Water Service
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
Be advised that any modification to the existing Site will require a new review and approval by the Water Control Section of DERM.

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

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

Tree Preservation
The proposal to delete a previously approved covenant 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: Eric Silva, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: April 16, 2013

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

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

Subject: Z2013000013
Name: BCJV, LLC
Location: 7171 SW 24 Street
Section 11 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract "A" of Plat Book 94, Page 98 and approved under Waiver of Plat D-15636.

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

Memorandum

MIAMI-DADE COUNTY

Date: May 10, 2013

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

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

Subject: #13_013
BCJV, LLC

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

The application request involves development for a commercial unit on the property 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

MIAMI-DADE COUNTY

Date: March 25, 2013

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

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

Subject: Z2013000013: BCJV, LLC

Application Name: BCJV, LLC

Project Location: The site is located at 7171 SW 24 STREET, Miami-Dade County.

Proposed Development: The applicant is seeking approval to rescind and revoke previous covenant for the east portion of the site reverting the zoning back to BU-1A for uses permitted within this zoning district which does not include residential. The west portion of the site remains as BU-2.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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

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

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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Monday, December 08, 2014 3:37 PM
To: Connally, Ronald (RER)
Cc: Furney, Susan (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Advertisement for Zoning Hearing Z 2013000013

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- The original Fire Department objections have not been corrected.
- There has been no new site plan added to this case since the initial plan with a December 12, 2013 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

DATE: 23-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

BCJV, LLC	7171 SW 24 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000013

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201303009250 was opened October 9, 2013 for construction without permit, warning issued and case closed on May 7, 2014. BNC: No bss case open/closed.

BCJV,LLC

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

REPORTER NAME:

West Parcel South View

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Z13-013
FEB 05 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

West Parcel East View

West Parcel N.W. View

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West Parcel West View

East Parcel South View

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BY

East Parcel East View

East Parcel

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East Parcel West View

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MIAMI-DADE COUNTY
PROCESS #: Z13-013
DATE: FEB 05 2013
BY: DAH

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: BCJV, LLC, a Florida Limited Liability Company

NAME AND ADDRESS	Percentage of Stock
BERNARDO GOENAGA	51%
& CARMEN I. GOENAGA	24.5%
JACKELINE GOENAGA	24.5%
c/o 8344 SW 8 ST MIAMI FL 33144	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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DATE: FEB 05 2013
BY: DAH

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 23 day of JAN., 20 13. Affiant is personally know to me or has produced FL DL. as identification.

_____
(Notary Public)

My commission expires: _____

JEFFREY M. FLANAGAN
MY COMMISSION EXPIRES
May 30, 2016
#EE 198860
Seal
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

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

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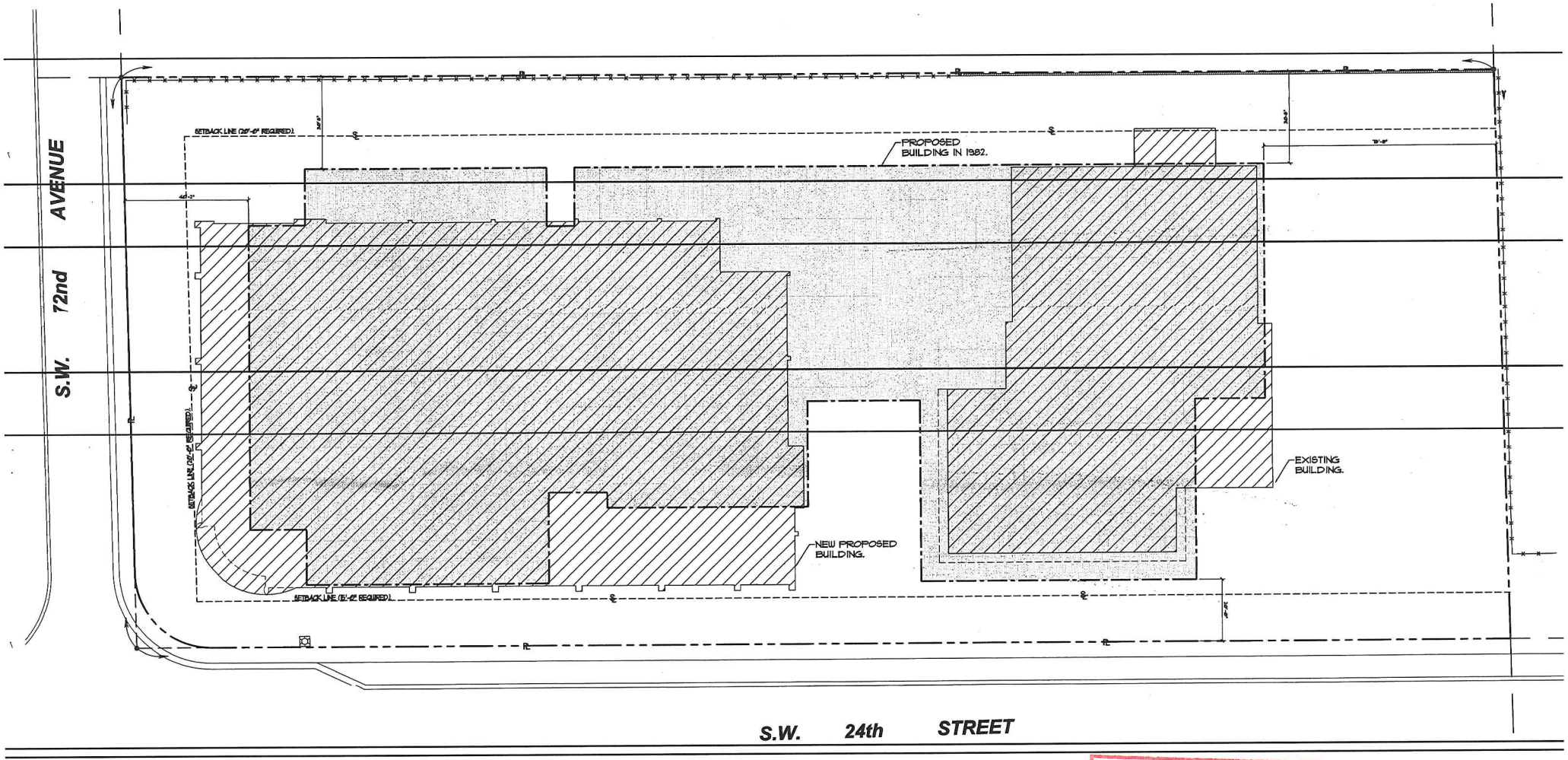
BY _____

8/3/12 rcc

22



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Z13-013
DEC 13 2012
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By RP PH

23

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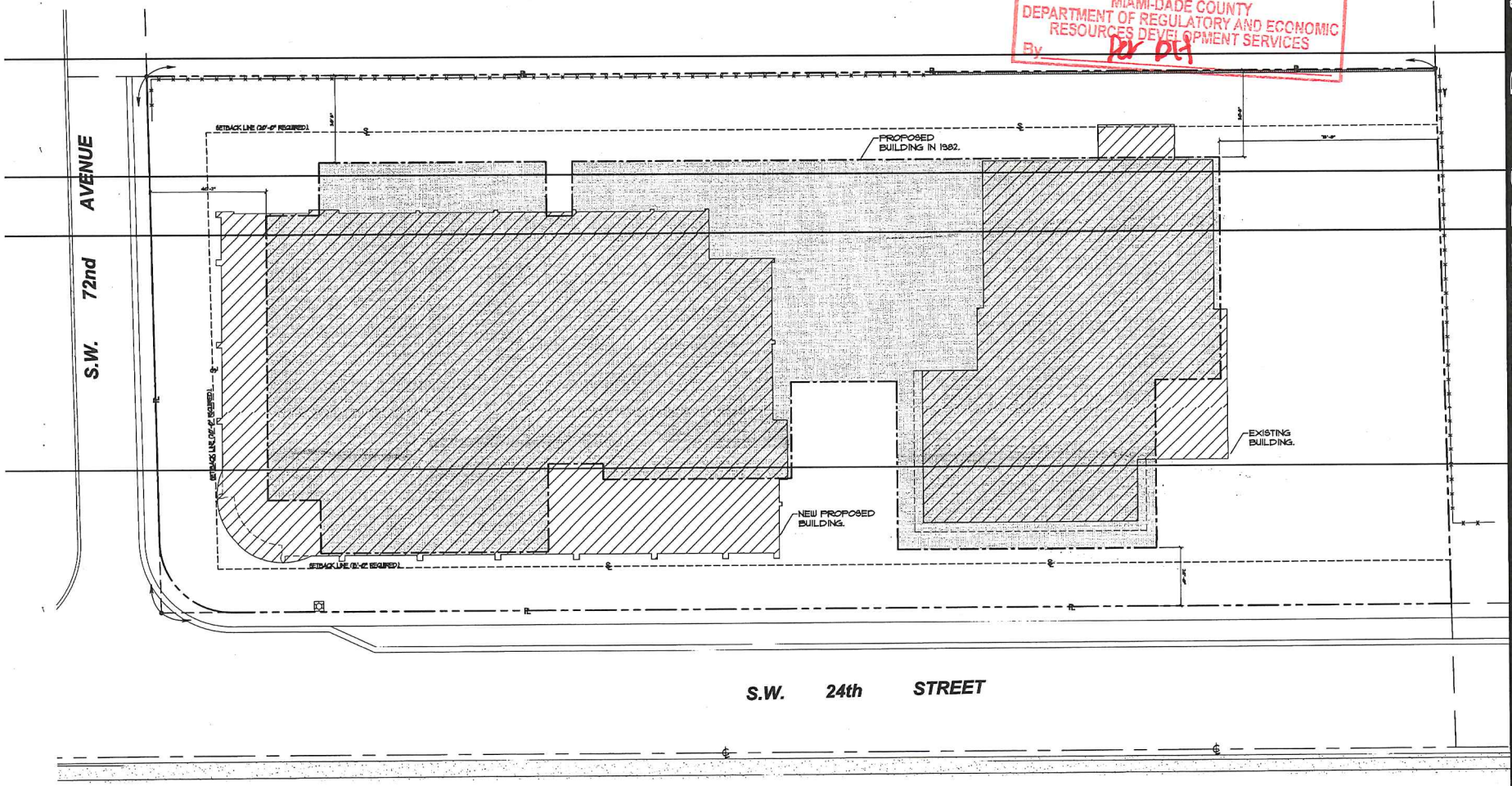
213-013
DEC 13 2013
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By per DH



PROPOSAL COMPARISON
scale: 1/16" = 1'-0"

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

BEHAR • FONT & PARTNERS, P.A.
ARCHITECTURE
PLANNING
INTERIORS
Certification No. AA0002451
4533 PONCE DE LEON
Coral Gables, Florida 33146
TEL: (305) 740-5442
FAX: (305) 740-5443
E-MAIL: info@beharfont.com

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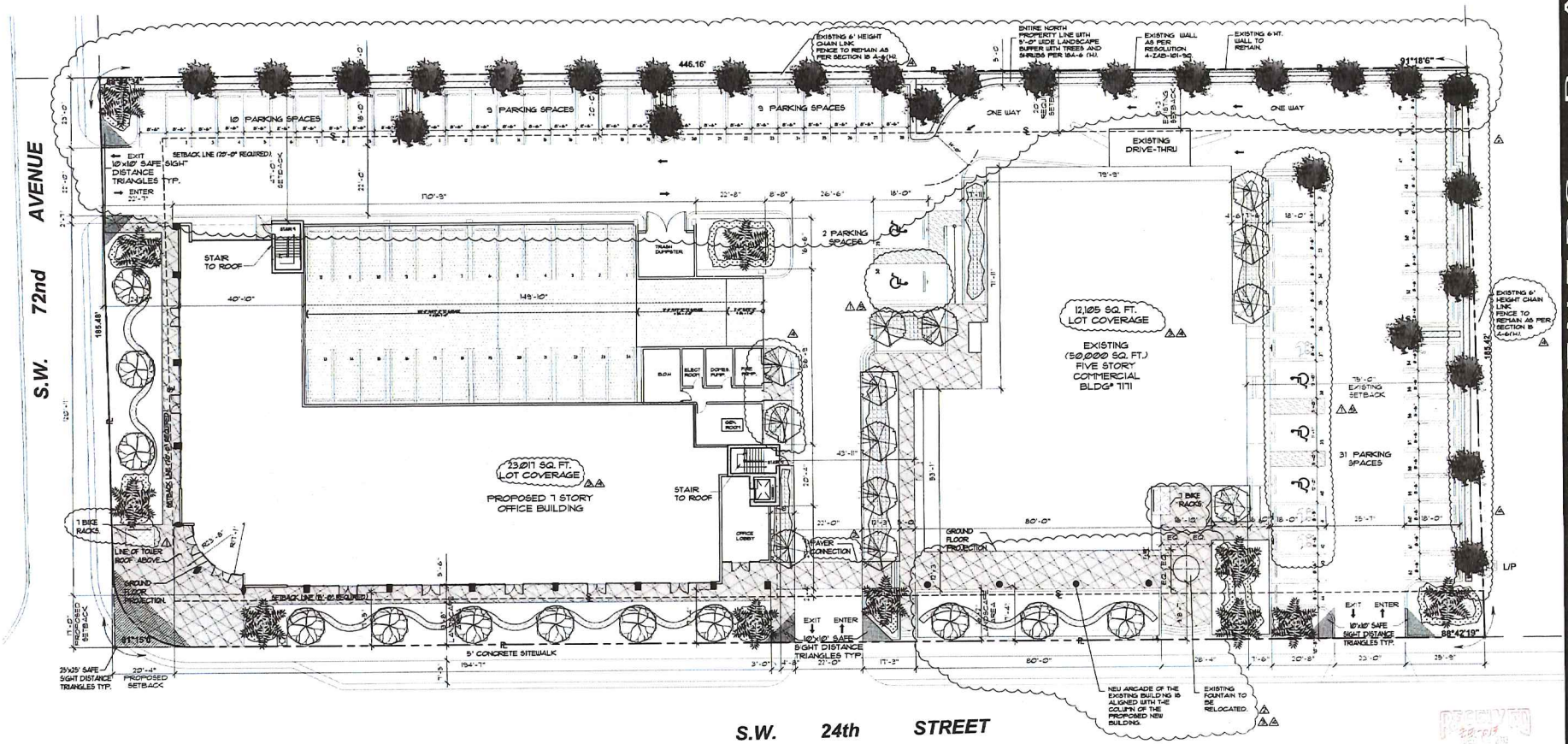
SEAL:
NOV 2 6 2013
OWNER:
CONSULTANT:

NEW RETAIL / OFFICE BUILDING
GABLES GATE PROFESSIONAL BUILDING
7171, CORAL WAY
MIAMI, FL 33155

DATE:
05-25-06
REVISIONS:

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

PROJECT No.
05-071
DRAWN BY:
C.V. / K.B.
CHECKED BY:
J.F.
SCALE:
AS SHOWN
SHEET No.
A-0
OF



Site Plan
scale: 1/16" = 1'-0"

RECEIVED
23-013
DEC 13 2013
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for plf

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

BEHAR · FONT & PARTNERS, P.A.
ARCHITECTURE
PLANNING
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Certification No. AA0001451
4133 PONCE DE LEON
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SEAL:

OWNER:

CONSULTANT:

NEW RETAIL / OFFICE BUILDING
GABLES GATE PROFESSIONAL BUILDING
7171 CORAL WAY
MIAMI, FL. 33155

DATE:
05-25-06

REVISIONS:
10-25-06 ZONING REVIEW
12-04-06 ZONING REVIEW
12-21-06 ZONING REVIEW
01-02-07 ZONING REVIEW
01-08-07 ZONING REVIEW

PROJECT No.
05-071

DRAWN BY:
C.V. / K.B.

CHECKED BY:
J.F.

SCALE:
AS SHOWN

SHEET No.
A-1.0
OF

25

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

ALL OF TRACT "L" LESS EAST 300 FEET AND THE NORTH 152 FEET, REPLAT OF A PORTION OF SECTION No1 CORAL TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 63 AT PAGE 3 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING INFORMATION

PROJECT NAME:	GABLES GATE PROFESSIONAL BUILDING
PROPERTY ADDRESS:	7171 CORAL WAY
FOLIO NUMBER:	
ZONING:	BU-2 (TO BE REZONED)
NET LOT AREA:	81,554 SQ. FT. (1.85 ACRES)
~~EXISTING BUILDING~~	50,000 SQFT.

BUILDING COVERAGE:	ALLOWED FOR NET PARCEL AREA	PROVIDED FOR NET PARCEL AREA
LOT COVERAGE (40%)	33,038 SQ. FT.	EXISTING BLDG. 17,105 SQ. FT. NEW BLDG. 22,871 SQ. FT. 39,977 SQ. FT. (LOT COV. 43% VARIANCE REQUIRED) ⚠⚠

NEW BUILDING FLOOR AREA RATIO:		ALLOWED FOR NET PARCEL AREA	PROVIDED FOR NET PARCEL AREA
FIRST FLOOR = 17,140	0.40	33,038 SQ. FT.	17,621 SQ. FT.
~~2nd THRU 15th FLOORS = 228 X 8~~	~~0.560~~	~~34,512 SQ. FT.~~	~~22,264 SQ. FT.~~ ⚠
EXISTING BUILDING			50,000 SQ.FT.
TOTAL F.A.R	1.06	87,550 SQ. FT.	89,285 SQ.FT. ⚠

TYPE OF CONSTRUCTION	TYPE I	
SETBACKS	REQUIRED AS PER SEC.33-57 & 33-51	PROVIDED
BUILDING BASE		
FRONT (611 72nd AVE.)	34'-1"	20'-4" (VARIANCE REQUIRED)
REAR	5'-0"	75'-0"
SIDE STREET (CORAL WAY)	34'-1"	17'-0" (VARIANCE REQUIRED)
BETWEEN BUILDING	20'-0"	43'-11"

PARKING:	SQFT.	REQUIRED	PROVIDED
1. GROUND (RETAIL 1 PER 250 SQFT.)	12,621 SQ. FT.	50.48	PARKING ON SITE = 62 ⚠ PKNG. IN BUILDING = 24
2. 2nd FLOOR		-	69
3. 3rd FLOOR		-	69
4. 4th FLOOR		-	46
5. 5TH FLOOR (OFFICE 1 PER 300 SQFT.)	10,745 SQFT.	35.81	24
6. 6TH FLOOR (OFFICE 1 PER 300 SQFT.)	10,745 SQFT.	35.81 ⚠	-
7. 7TH FLOOR (OFFICE 1 PER 300 SQFT.)	1,034 SQFT.	3.65	-
8. EXISTING BLDG (1 PER 300 SQFT.)	50,000 SQ. FT.	166.67	-
TOTAL		292	294 ⚠
TOTAL HC PARKING IN LOT FROM 201 TO 300 PARKINGS IN LOT= 7 HC.		7 HC	7 HC

BUILDING HEIGHT	ALLOWED/REQUIRED	PROVIDED
BU-2	UNLIMITED	54'-4"

LANDSCAPE AREA

AREA EXISTING BUILDING: 50,000 (5 STORIES).
AREA NEW BUILDING : 123,950 (7 STORIES).

LANDSCAPE WHERE BUILDING HEIGHT VARIES:
AS PER MIAMI DADE COUNTY ZONING CODE SEC 33-253.4
NUMBER OF STORIES= $\frac{7 (123,363) + 5 (50,000)}{173,363}$ = 6.42.
NUMBER OF STORIES= 6.42.
LESS GROUND FLOOR= 5.42.

	REQUIRED FOR NET PARCEL AREA	PROVIDED FOR NET PARCEL AREA
1 ACRE UP TO 5 ACRES = 16%	13,218 SQ. FT	GREEN AREA =15,421 SQ. FT. ⚠⚠
15% x 5.42 = 8.13%	6,714 SQ. FT	
PLAZA		3,671 SQ. FT.
PLANTERS		2,546 SQ. FT.
TOTAL = 24.16%	19,929 SQ. FT.	TOTAL=22,850 SQ. FT. ⚠⚠

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13-13

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NEW RETAIL / OFFICE BUILDING
GABLES GATE PROFESSIONAL BUILDING
7171 CORAL WAY
MIAMI, FL. 33155

DATE:
05-25-06

REVISIONS:
⚠ 9-04-06 ZONING REVISIL
⚠ 12-21-06 ZONING REVISIL
⚠ 01-23-07 ZONING REVISIL

PROJECT No.
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LANDSCAPE NOTES

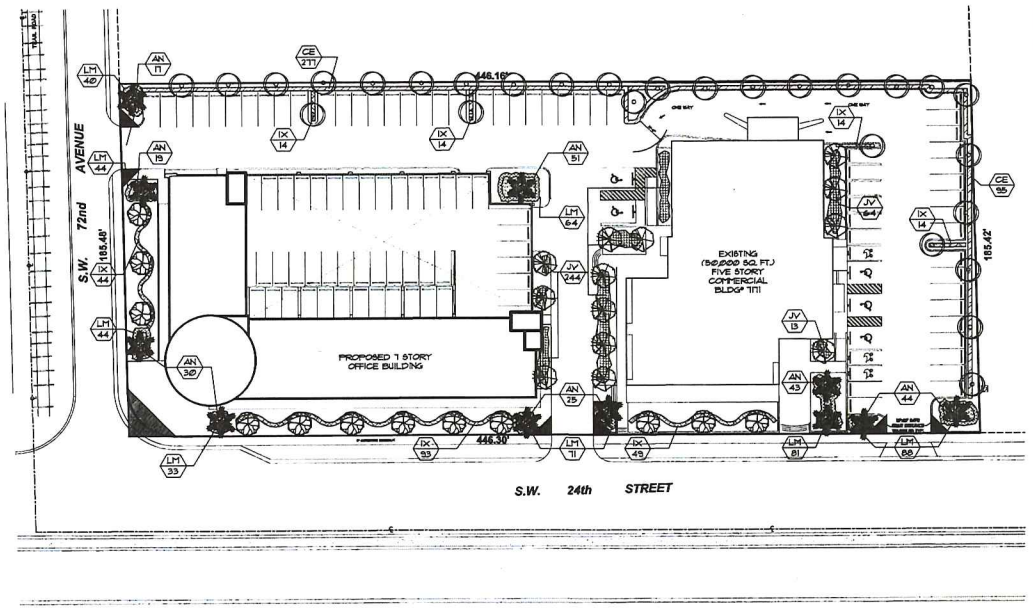
1. PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS FOR PLANT MATERIAL, AS ESTABLISHED IN THE LANDSCAPE CODE OF MIAMI DADE COUNTY, FLORIDA.
2. PLANT MATERIAL SHALL CONFORM TO THE GRADES AND STANDARDS FOR FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" (LATEST EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE, CONSUMER SERVICES DIVISION.
3. NO TREES SHALL BE INSTALLED CLOSER THAN 4 FT AWAY FROM ANY UNDERGROUND UTILITY LINES.
4. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
5. ALL TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES AND BE A MINIMUM OF 12 FEET IN HEIGHT AT TIME OF PLANTING.
6. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS NOXIOUS PESTS AND DISEASES. AMEND TOPSOIL WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL.
7. PLANTING SOIL: ALL PLANTING PITS SHALL BE BACK-FILLED WITH PLANTING SOIL CONSISTING OF 50 PERCENT SILICA SAND, 40 PERCENT MUCK AND 10 PERCENT HUMUS OR PEAT, BY VOLUME.
8. MULCHING: ALL EXPOSED SOIL AREAS IN PLANTING BEDS, INCLUDING HEDGE ROWS, SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH, EXCEPT THAT NO MULCH SHALL BE REQUIRED IN ANNUAL BEDS. THE TYPE OF MULCH SHALL BE SHREDDED AND COMPOSTED MELALEUCA TREE, GRADE 'B'. AT A MINIMUM, PROVIDE AN 18 INCH MULCH RING OF MULCH AROUND TREE TRUNKS LOCATED IN GRASS AREAS.
9. APPLY FERTILIZER TO GROUND LEVEL PLANTINGS ACCORDING TO THE FOLLOWING RATES:

SOD	8-8-8 AT 5 LBS/1000 SF
ANNUALS AND GROUNDCOVER	OSMOCOTE - SIERRA BLEND 14-14-14 PER MFR REC.
SHRUBS, TREES, PALMS	AGRIFORM 20-10-5 TABLETS, 3/SHRUB, 10/TREE-PALM

10. TREES AND PALMS SHALL BE GUYED OR STAKED AS PER THE DETAILS.
11. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE WITH 50 PERCENT MINIMUM OVERLAP.
12. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE WHICH WILL LIMIT THE OPERATION OF THE SYSTEM IF SUFFICIENT RAINFALL HAS OCCURED.
13. SOD: THE SPECIES OF GRASS FOR LAWNS SHALL BE ST. AUGUSTINE 'FLORATAM' AND SHALL BE INSTALLED AS SOLID SOD.
14. COORDINATE THE FINAL PLACEMENT OF TREES WITH THE PLACEMENT OF PARKING LOT LIGHTING.

LANDSCAPE SYMBOL KEY

- ROYSTONEA ELATA
- SWIETENIA MAHOGANI
- QUERCUS VIRGINIANA
- TABEBUIA HETEROPHYLLA
- ALLAMANDA NERIIFOLIA
- JASMINUM VOLUBILE
- CONOCARPUS ERECTUS
- LIRIOPE MUSCARI
- IXORA



PLANT SCHEDULE - COMMERCIAL

NOTE: PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS"

CODE	SCIENTIFIC NAME	COMMON NAME	NATIVE?	MINIMUM DIMENSIONS	QUANTITY
	TREES AND PALM TREES				
RE	ROYSTONEA ELATA	ROYAL PALM	Y	12' CLEAR TRUNK (18' OVER ALL)	11
TH	TABEBUIA HETEROPHYLLA	PINK TRUMPET TREE	N	12 FT H X 5' SPR, 3 IN. DBH	13
QV	QUERCUS VIRGINIANA	LIVE OAK	Y	14 FT H X 5' SPR, 3 IN. DBH	12
SM	SWIETENIA MAHOGANI	MAHOGANY	Y	12 FT H X 5' SPR, 3 IN. DBH	28
				TOTAL TREES	64
	GROUNDCOVERS, VINES AND SHRUBS				
LM	LIRIOPE MUSCARI	LIRIOPE 'VARIEGATED'	N	10-12" H, 1G, 18" O.C.	465
AN	ALLAMANDA NERIIFOLIA	DWARF ALLAMANDA	N	18" SPR, 3G, 24" O.C.	180
JV	JASMINUM VOLUBILE	WAX JASMINE	N	10" H X 14" SPR, 3G, 24" O.C.	308
CE	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	Y	18" H X 18" SPR, 3G, 24" O.C.	372
IX	IXORA	IXORA 'NORA GRANT'	N	18" H X 18" SPR, 3G, 24" O.C.	243
				TOTAL SHRUBS	1,103

LANDSCAPE LEGEND - COMMERCIAL

ZONE DISTRICT BU-2

GROSS LAND 1.89 (ACRE) NET LAND 1.88 (ACRE)

	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (REFER TO ZONING INFO SHEET A-XX)	24.16 %	24.38 %
GREENBELT WIDTH (IF APPLICABLE)	8'	8'+
LAWN AREA (AS DEFINED IN ORDINANCE)	20 %	20 %
TREES PER NET LOT (NOTE: 30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIREMENT SHALL BE SABAL PALMETTO (CABBAGE PALM)	42	47.5
STREET TREES (TREES IN RIGHT OF WAY (*) OR ON PRIVATE PROPERTY) * WILL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	16	16
TOTAL NUMBER OF TREES	60	63
SHRUBS (10 SHRUBS FOR EA. TREE) * 30% OF SHRUBS SHALL BE NATIVE SPECIES * IRRIGATION SYSTEM REQ. PURSUANT TO CH. 33 DADE COUNTY CODE.	600	1,103

BUSINESS (BU) AND INDUSTRIAL (IU) ZONES

A) OPEN SPACE REQUIRED PER SECTION 33 OF ZONING CODE. NET LOT AREA (SQFT.) 82,594 SQ.FT. X 24.16 % = 20,642 SQFT.
B) PARKING LOT LANDSCAPING REQUIRED PER CHAPTER 18A-6.(J) NUMBER OF PARKING SPACES 421 X 10 SQFT. = 4210 SQFT.
C) ADD A + B = 20,642 SQFT. (TOTAL LAWN AREA REQUIRED)
D) MAXIMUM LAWN AREA (50%) PERMITTED 20% OF A+B = 4,132 SQFT. 20,642 X 20 = 4,132 SQFT.
E) MAXIMUM LAWN AREA PROVIDED 4,100 SQFT.

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Landscape Plan

scale: 1/30" = 1'-0"

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DATE: 05-25-06

REVISIONS:

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SCALE: AS SHOWN

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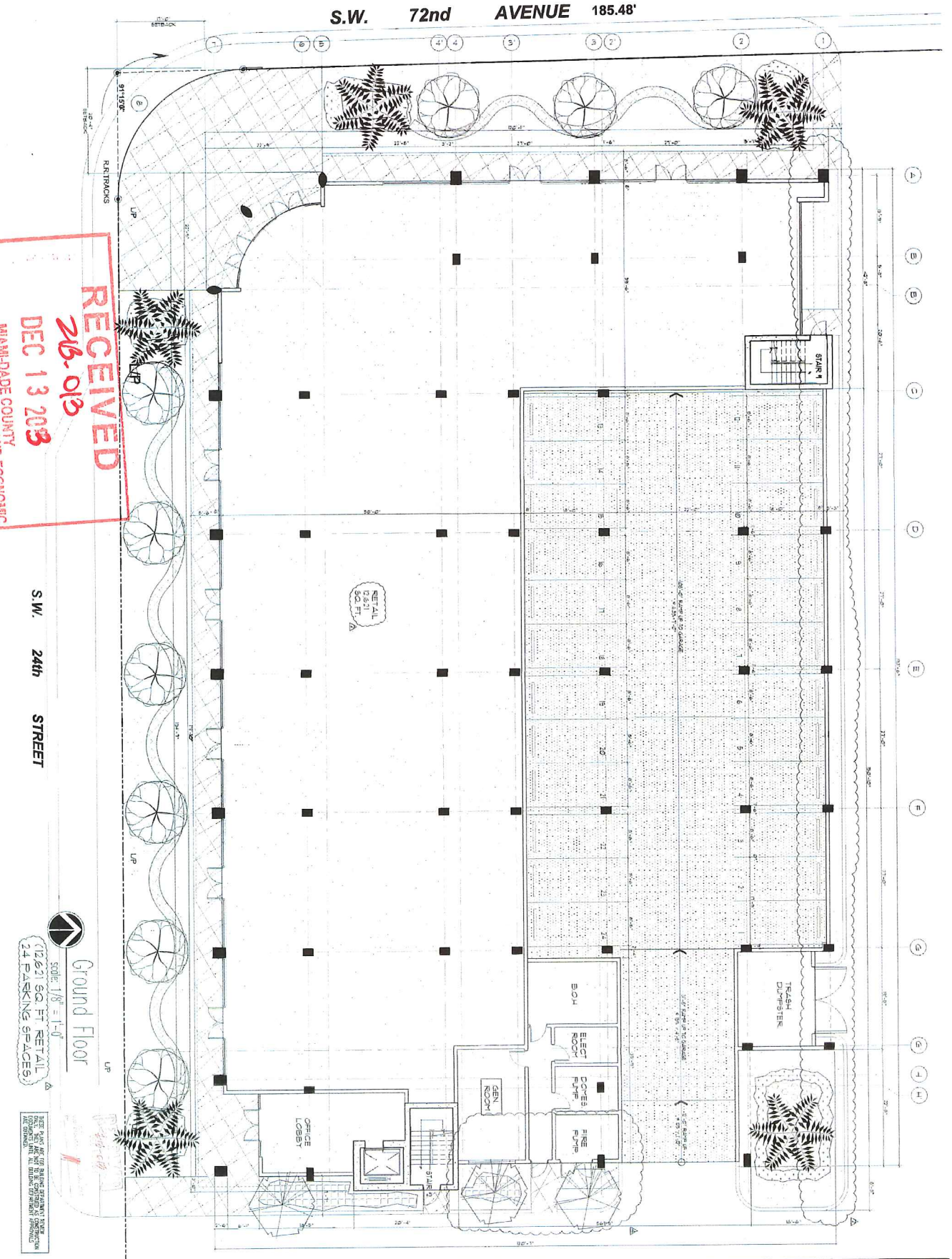

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MIAMI, FL. 33155

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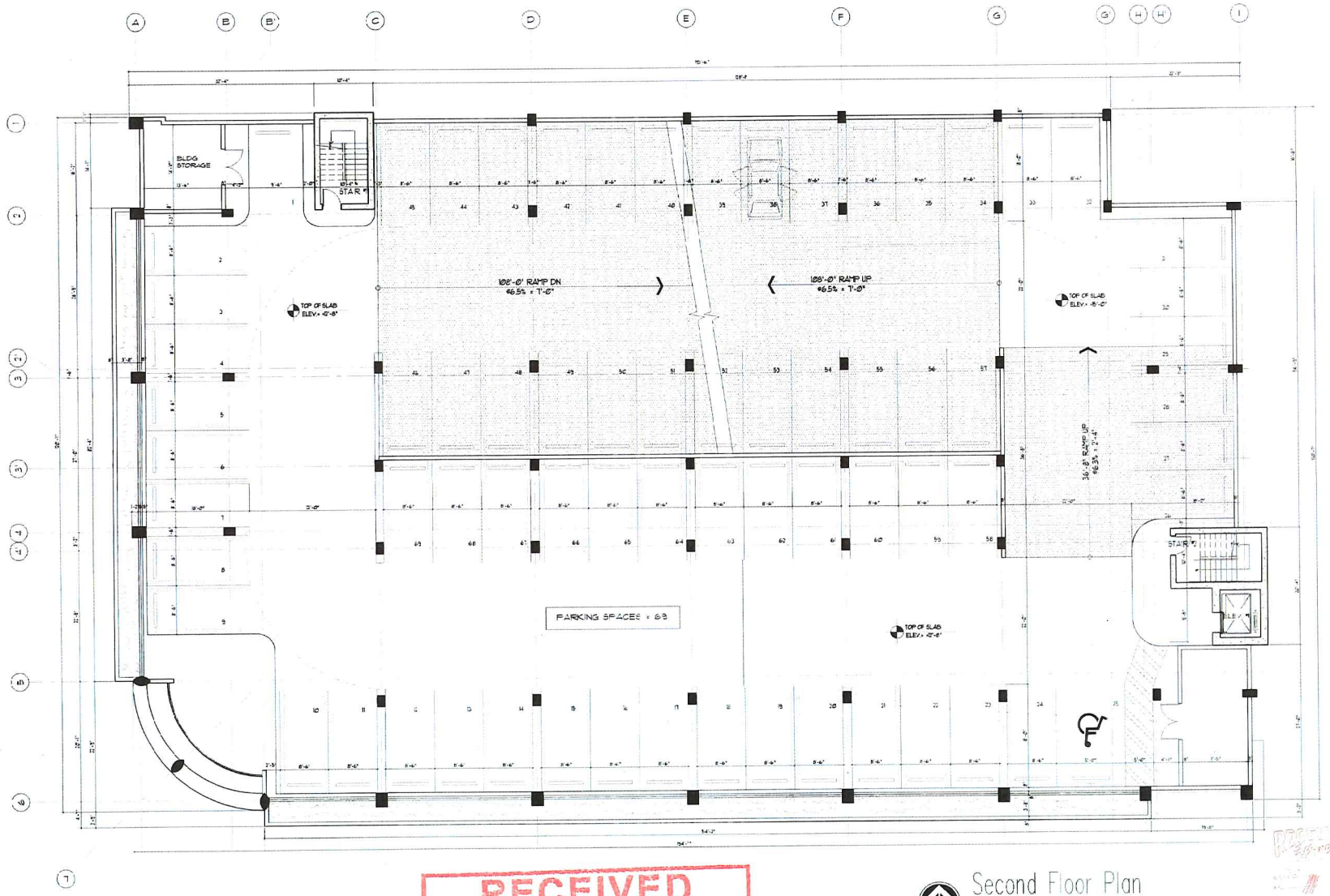

Second Floor Plan

scale: 1/8" = 1'-0" (69 PARKING SPACES)

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MIAMI, FL. 33155

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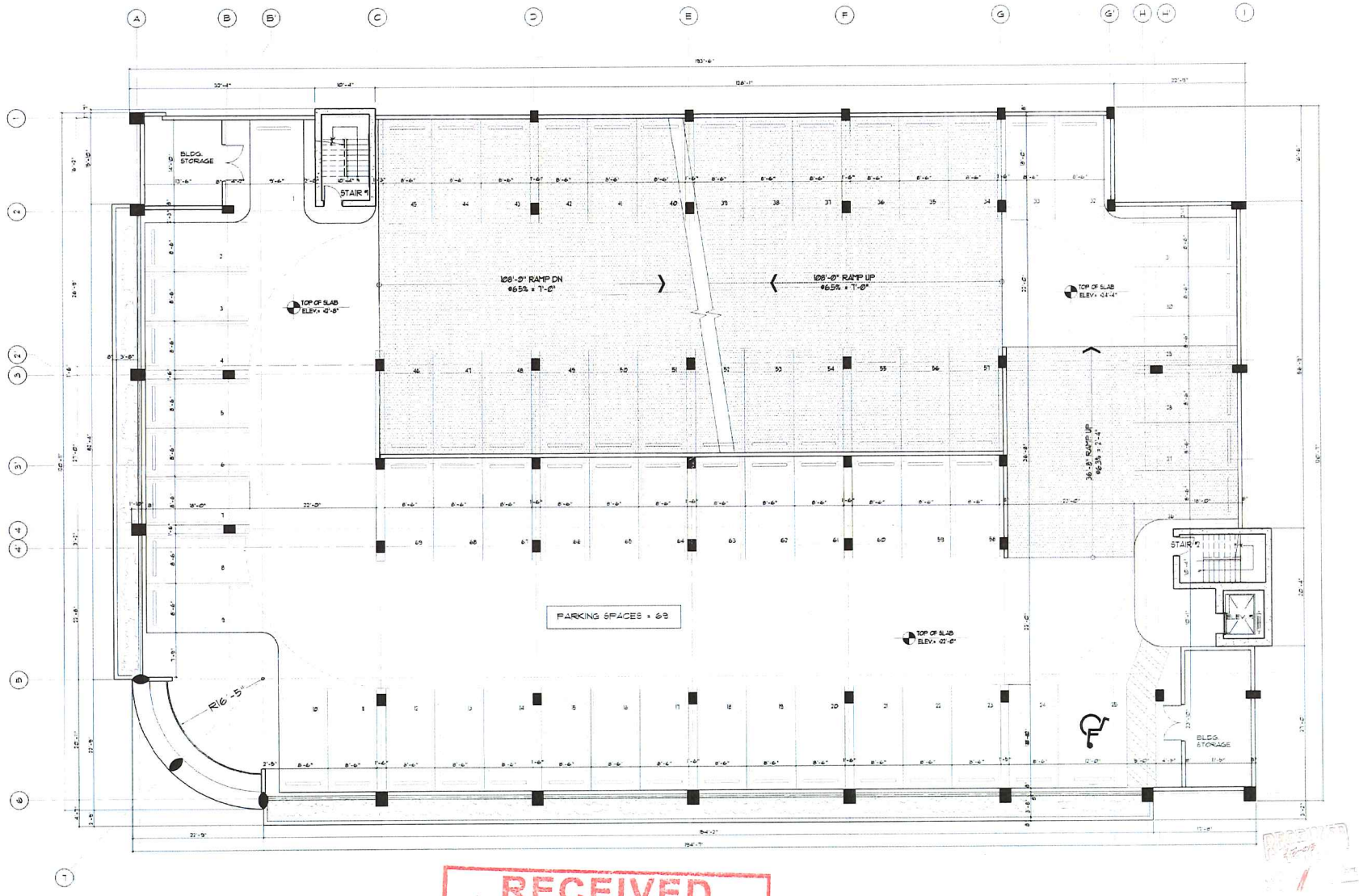

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Third Floor Plan
scale: 1/8" = 1'-0"
(69 PARKING SPACES)

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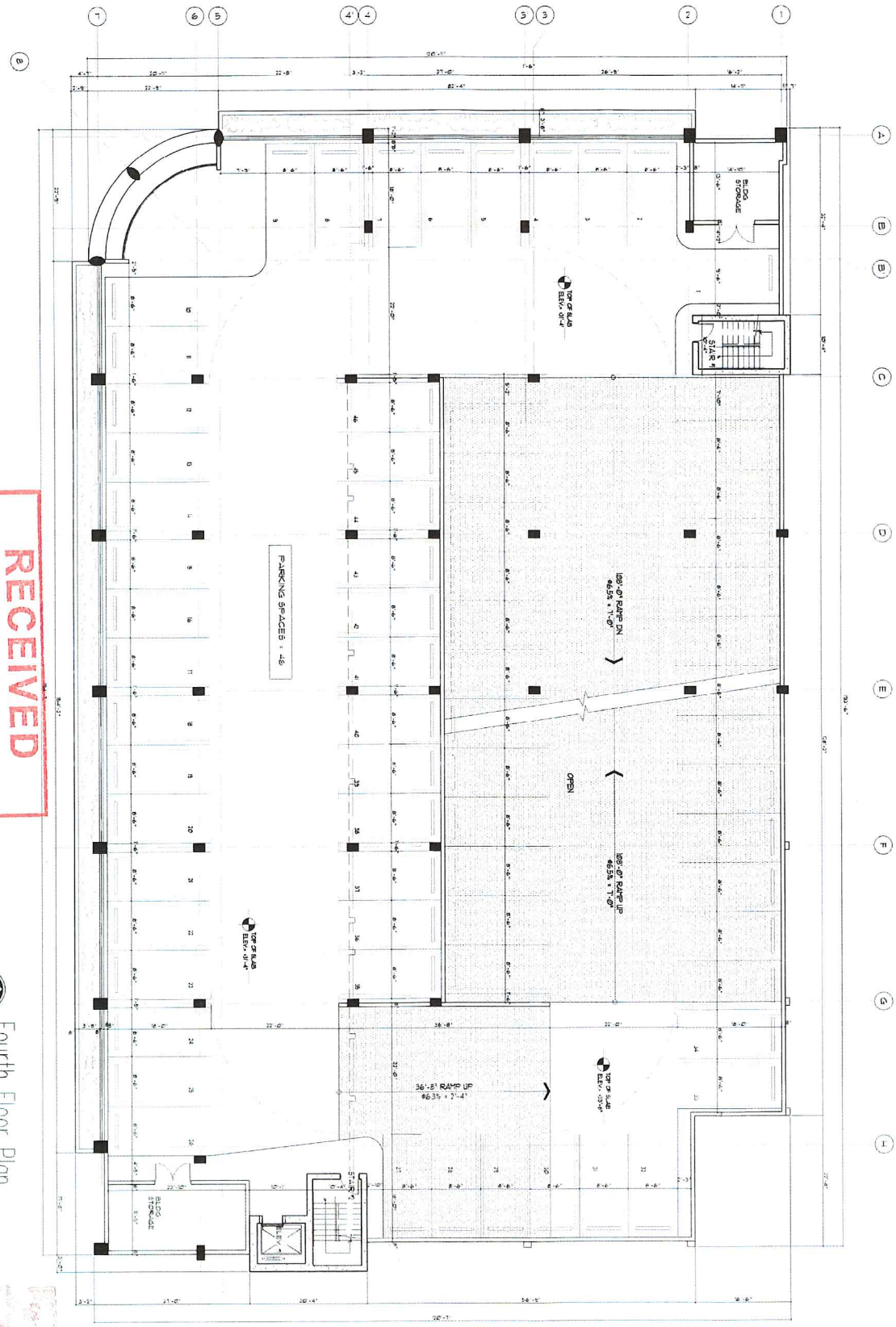

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Fourth Floor Plan
scale: 1/8" = 1'-0"
(46 PARKING SPACES)

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CHECKED BY: J.F.
SCALE: AS SHOWN
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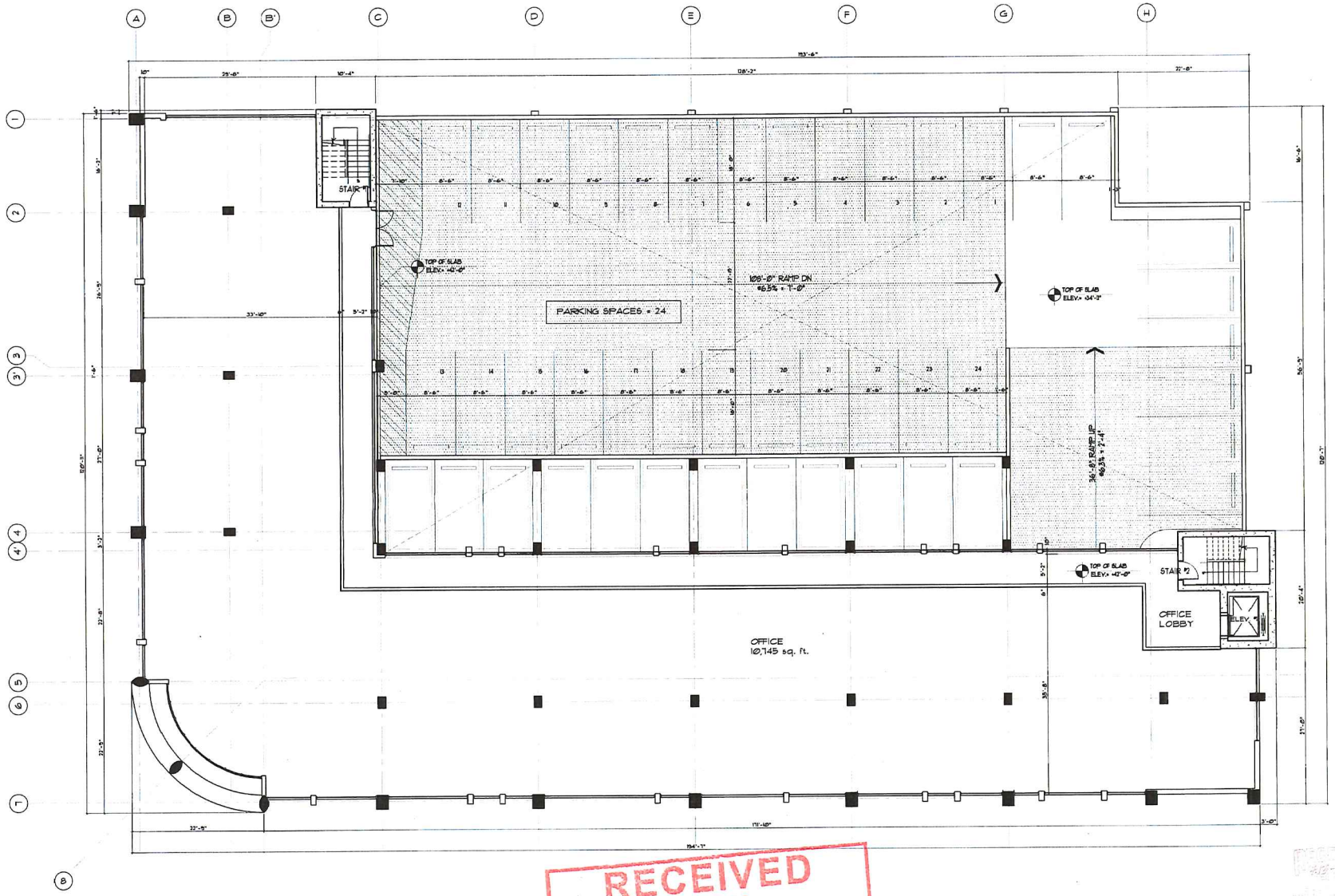

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FIFTH FLOOR PLAN

scale: 1/8" = 1'-0" (24 PARKING SPACES)

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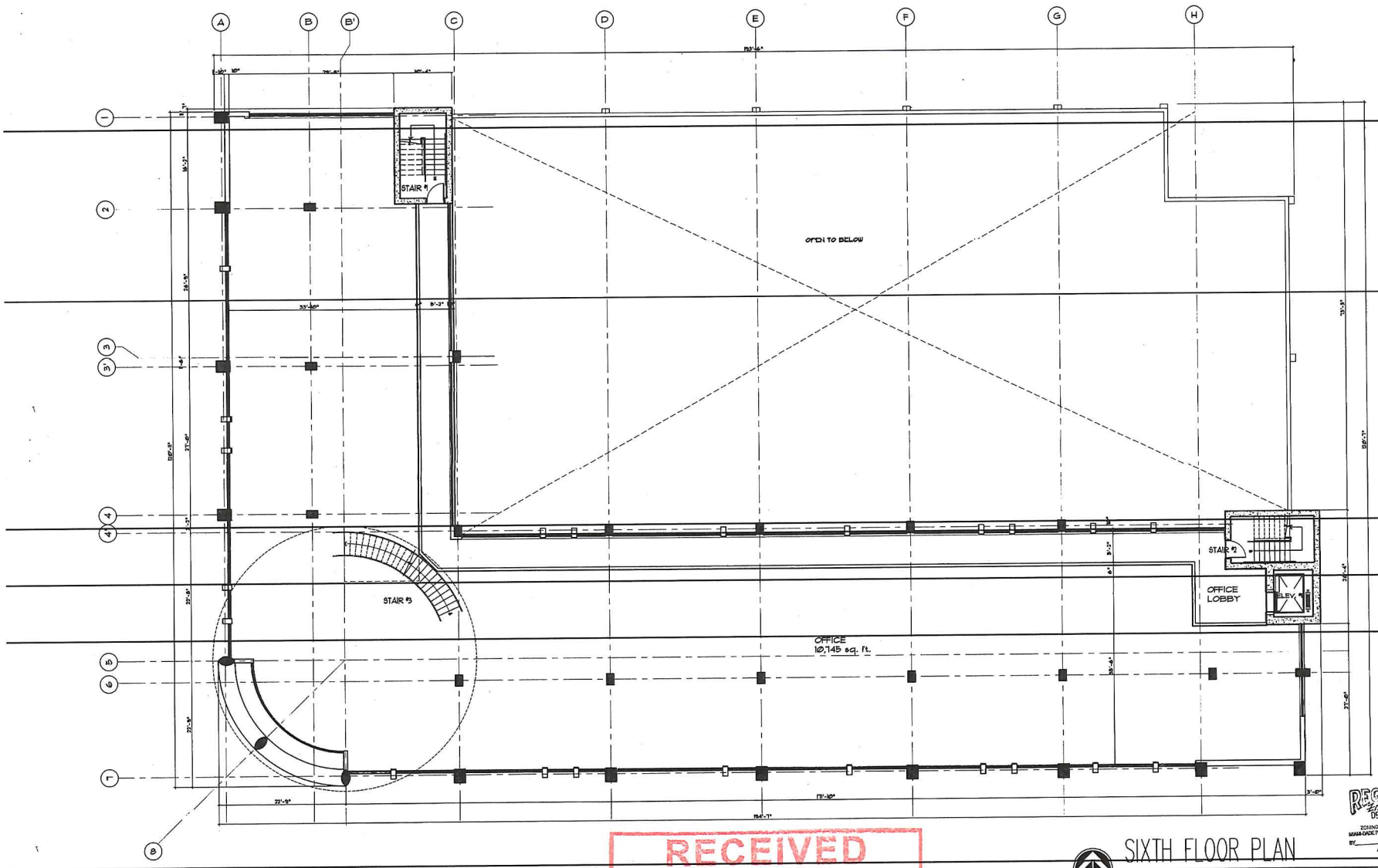

SIXTH FLOOR PLAN

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

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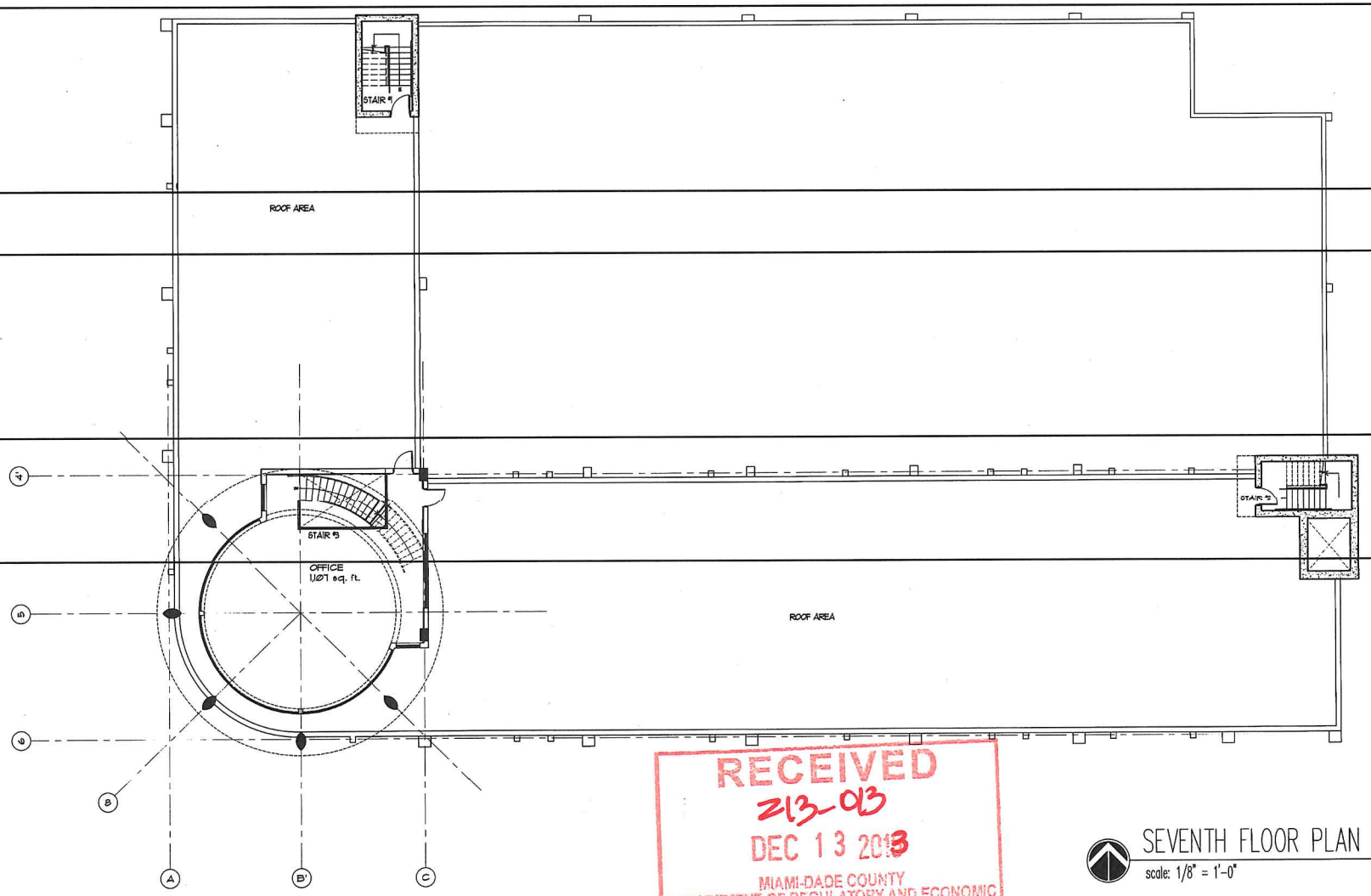

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SEVENTH FLOOR PLAN

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

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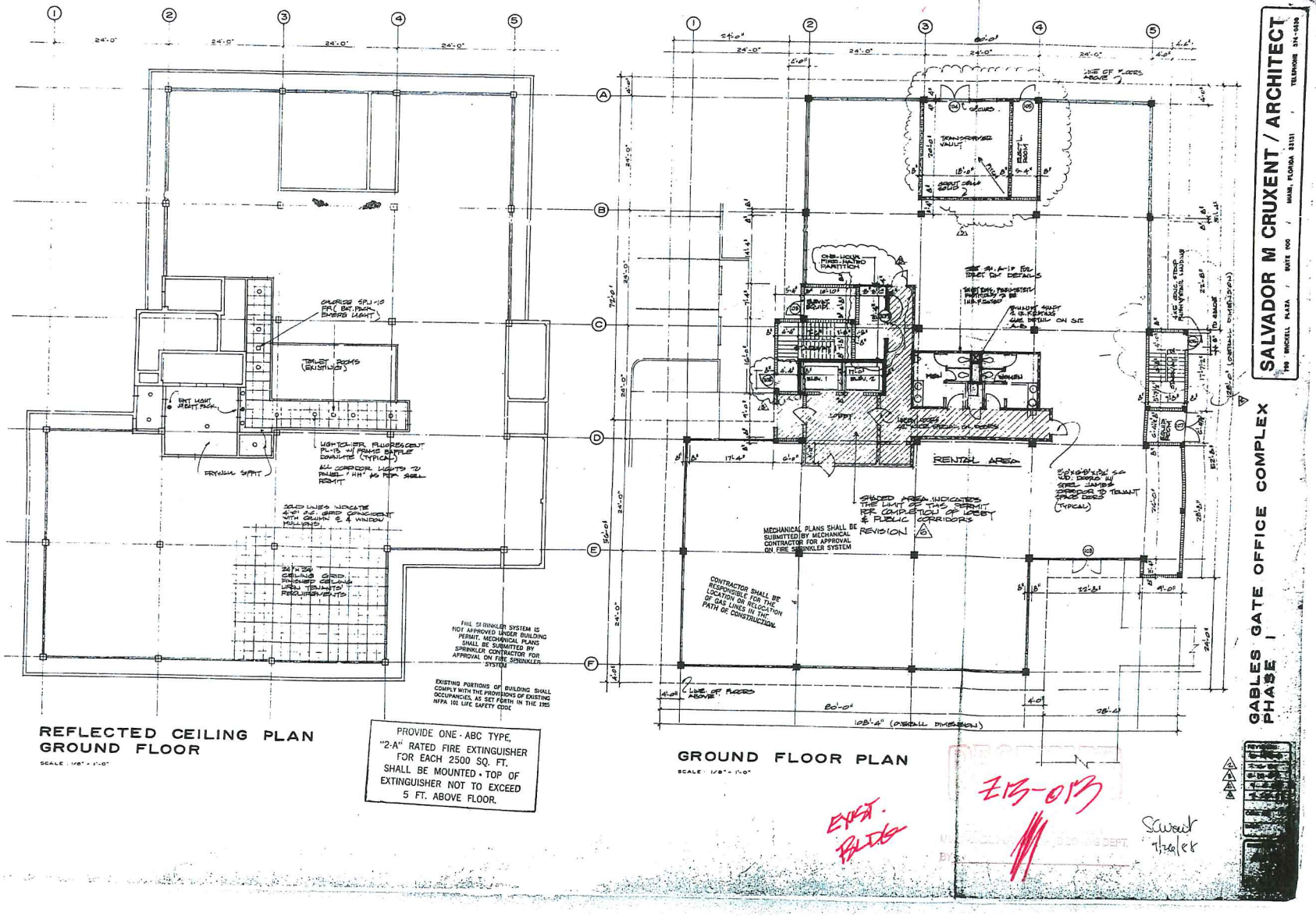
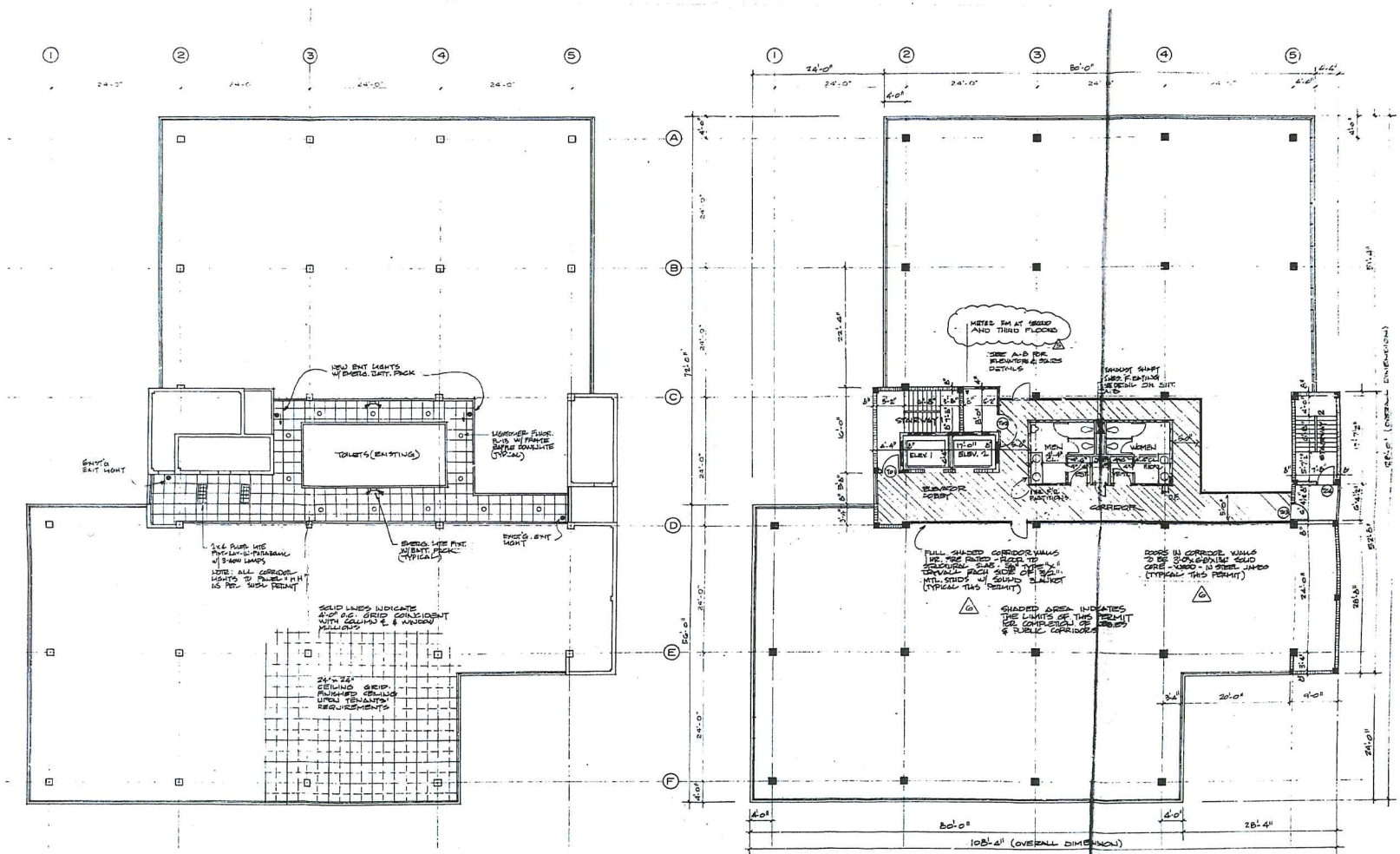

REFLECTED CEILING PLAN
GROUND FLOOR
SCALE: 1/8" = 1'-0"
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
RENTAL AREA
TRANSFORMER VAULT
TELEPHONE EQUIP. ROOM
TOILET ROOMS (EXISTING)
MECHANICAL PLANS SHALL BE SUBMITTED BY MECHANICAL CONTRACTOR FOR APPROVAL ON FIRE SPRINKLER SYSTEM
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF GAS LINES IN THE PATH OF CONSTRUCTION.
FULL SPRINKLER SYSTEM IS NOT APPROVED UNDER BUILDING PERMIT. MECHANICAL PLANS SHALL BE SUBMITTED BY SPRINKLER CONTRACTOR FOR APPROVAL ON FIRE SPRINKLER SYSTEM
EXISTING PORTIONS OF BUILDING SHALL COMPLY WITH THE PROVISIONS OF EXISTING OCCUPANCIES, AS SET FORTH IN THE 1985 NFPA 101 LIFE SAFETY CODE
PROVIDE ONE - ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 2500 SQ. FT. SHALL BE MOUNTED - TOP OF EXTINGUISHER NOT TO EXCEED 5 FT. ABOVE FLOOR.
SALVADOR M CRUXENT / ARCHITECT
GABLES GATE OFFICE COMPLEX
PHASE I
EXIST. BLDG
Z15-013
7/26/88

35



REFLECTED CEILING PLAN
SECOND & THIRD FLOORS

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

THIRD FLOOR PLANS

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

GEN - LIGHTING only R

PRIOR TO INSTALLATION OF ROUGH ELECTRIC WIRING PUSH-MATERIALS DATA OF AC EQUIPMENT, HOT WATER HEATERS AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVERCURRENT PROTECTION.

ADEQUATE SERVICE CAPACITY - MUST BE PROVIDED SUBJECT TO ELECTRICAL INSPECTION

EXISTING BLDG

ZB-013

9-26/88

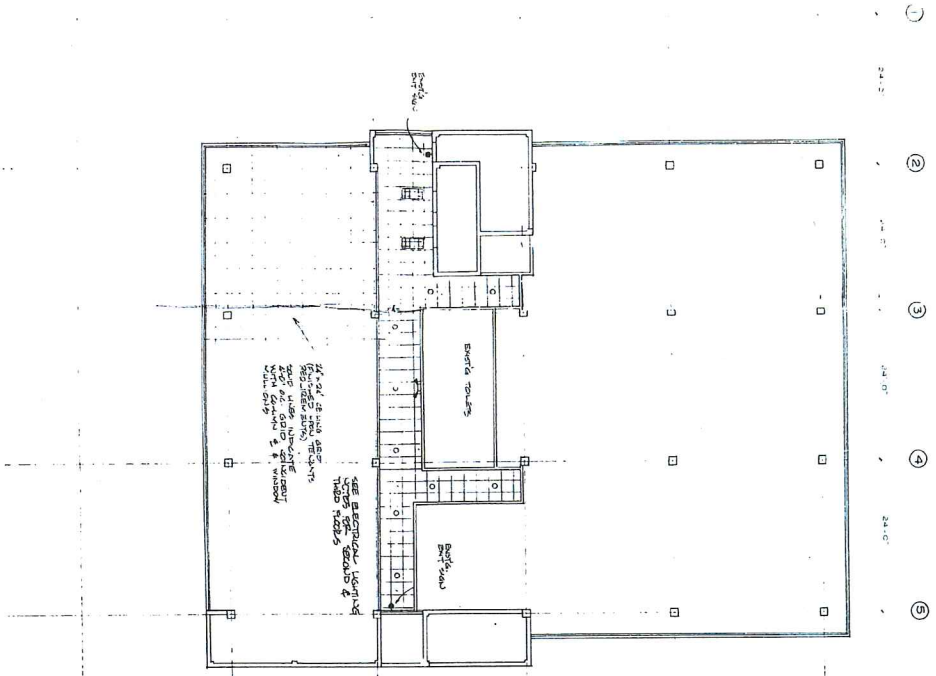
SALVADOR M CRUXENT / ARCHITECT
785 BRICKELL PLAZA SUITE 600 MIAMI, FLORIDA 33131 TELEPHONE 374 0230

GABLES GATE OFFICE COMPLEX
PHASE I

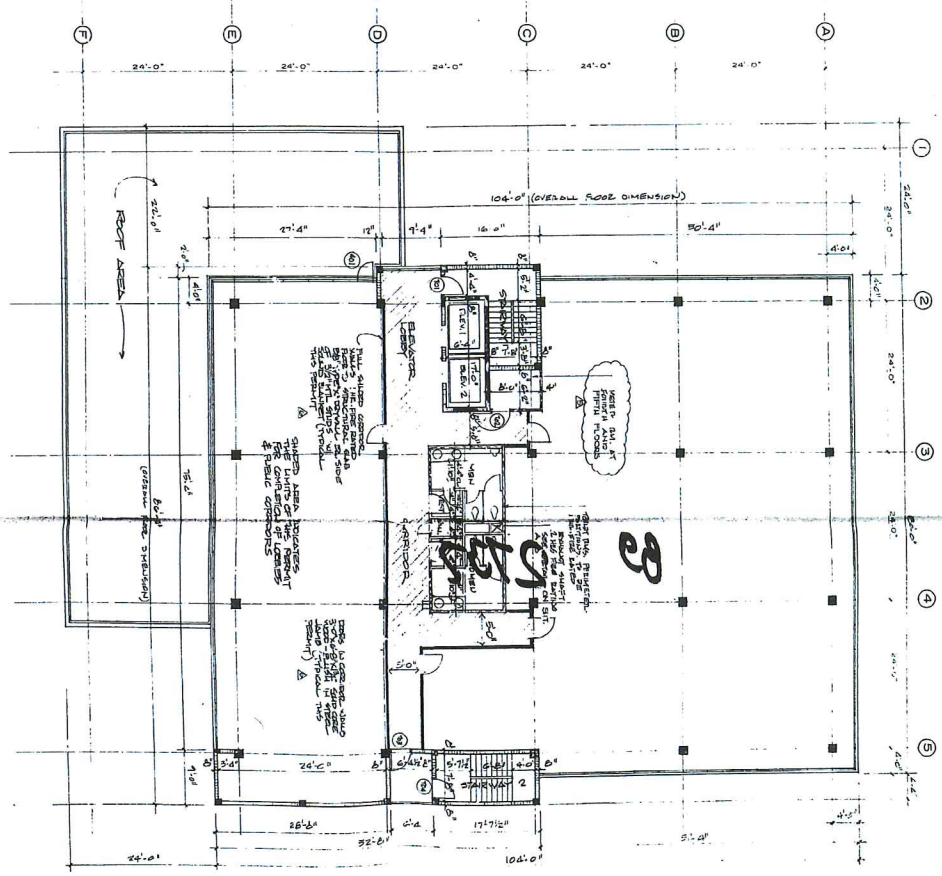
REVISIONS	
	10-14-86
A	9-4-87
B	7-20-88
COM. NO.	
DATE:	

SHEET NO. A-3 OF 9

REFLECTED CEILING PLAN
FOURTH & FIFTH FLOORS



FOURTH & FIFTH FLOOR PLANS



REVISIONS	
10-14-86	
9-4-87	
7-26-88	
CORE NO.	
DATE	
SHEET NO.	A-4

GABLES GATE OFFICE COMPLEX
PHASE I

SALVADOR M CRUXENT / AR
799 BRICKELL PLAZA SUITE 500 MIAMI, FLORIDA

HEATING & AIR CONDITIONING SCHEDULE

SYSTEM DESIGNATION		A/C-1,2	A/C-3	A/C-4,5	A/C 6,7
AREA SERVED		OFFICES			
DESIGN MANUFACTURER		CARRIER			
FAN COIL UNIT	LOCATION	ABOVE DROP CEILING			
	OPER. WEIGHT LBS. (DESIGN)	85	92	210	115
	DESIGN MANUFACTURER MODEL	40AQD018+EHP0	40RB024+EHP0	40RB030+EHP0	40RB036+EHP0
	TOTAL AIR, CFM	600	800	1200	1200
	OUTSIDE AIR, CFM	50	50	60	100
	EXTERNAL S.P. (IN. OF WATER)	.5	.5	.5	.5
	FAN MOTOR HP (DESIGN)	1/8	1/3	1/2	1/3
	FILTER TYPE & THICKNESS	1" SEMI-PERM.			
	FILTER SIZE (DESIGN)	SEE MFR. SPECS.			
	ENT AIR TEMP. DB/WB (°F)	—			
ELECT. RESISTANCE HEATER	HEATING LOAD BTU/HR.	10 000	10 000	17 100	25 600
	TOTAL KW (DESIGN)	3.75	3.75	5.0	7.5
AIR COOLED CONDENSING UNIT	LOCATION	ON ROOF			
	OPER. WEIGHT LBS. (DESIGN)	111	126	180	140
	DESIGN MANUFACTURER MODEL	38EN018301	38EN024301	38EN030301	38EN036301
	TEMP. OF AIR ENTERING CONDENSER, °F	95			
	TYPE OF FAN	PROPELLER			
	MAX. CONDENSING TEMP., °F	125			
	MIN. SAT. SUCTION TEMP., °F	45			
	COMPRESSOR KW INPUT (DESIGN)	2.0	2.9	3.6	4.3
	CONDENSER FAN HP (DESIGN)	1/10	1/8	1/8	1/8
E.E.R.		8.75	8.55	8.5	8.5
NOMINAL TONS		1.5	2	2.5	3
SYSTEM TOTAL COOLING CAPACITY (BTU/HR.)		18 000	23 000	28 000	35 600
SYSTEM SENSIBLE COOLING CAPACITY (BTU/HR.)		15 000	18 200	23 000	29 500

NOTES: 1. MANUFACTURER TO SIZE REFRIGERANT LINES & FURNISH COMPLETE PRECHARGED, PRESSURIZED SET FOR EACH SYSTEM.
2. SEE ELECTRICAL DRAWING FOR OPERATING POWER.

GENERAL NOTES:

1- SCOPE OF WORK:
THIS SHALL INCLUDE ALL LABOR, EQUIPMENT AND MATERIALS AND PERFORMING ALL OPERATIONS IN CONNECTION WITH THE FURNISHING AND INSTALLATION OF ALL AIR CONDITIONING, DUCTWORK AND VENTILATION WORK AS SHOWN ON DRAWINGS, HEREIN SPECIFIED AND/OR REQUIRED BY STATE JURISDICTION. EQUIPMENT SHALL BE PROVIDED AS SCHEDULED ON DRAWINGS OR SIMILAR EQUIPMENT SUBMITTED FOR APPROVAL.

2- AIR CONDITIONING SYSTEM OF SPLIT SYSTEM TYPE.
SHALL CONSIST OF MATCHING FAN COIL UNIT AND CONDENSING UNIT AS INDICATED ON DRAWINGS. SYSTEM SHALL BE PROVIDED COMPLETE WITH FRAMES AND ENCLOSURES, REFRIGERANT PIPING AS SHOWN, NECESSARY CONTROLS AND SAFETY DEVICES, REFRIGERANT, CONDENSATE DRAIN PIPING, ELECTRICAL WIRING AND CONTROL WITH ACCESSORY ELECTRIC STRIP HEATER AND FILTER RACK. REFRIGERANT LINES SHALL BE COPPER. SIZE OF LINES SHALL BE AS INDICATED. TUBE FURNISHED AND SEALED BY SUPPLIER OF EQUIPMENT. PROVIDE SMOKE DETECTORS TO SHUT OFF UNIT.

3- DUCTWORK:
DUCT MATERIALS SHALL BE GLASS FIBER BOARD OR INSULATED METAL FOR SUPPLY AIR DUCTWORK AND SHALL BE AS INDICATED ON DRAWINGS. RETURN, EXHAUST, AND NON-CONDITIONED AIR (OUTSIDE EXCEPT TO VENTILATE) AIR CONDITIONER SUPPLY & RETURN DUCTWORK SHALL BE INSULATED METAL SHALL TOTALLY MEETS PRESSURE CLASSIFICATIONS. SEALED FIBER DUCTWORK SHALL BE OWENS-CORNING RECTANGULAR DUCT SYSTEM TYPE 60-FRK OR EQUAL, CONFORMING TO APPLICATION MANUAL FOR 0°F-R-RC-3024 & BEHIND GRADE, PC 0°F-R-RC-3017.

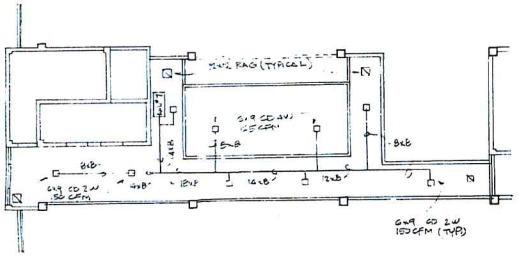
4- DUCT INSULATION:
DUCTS SHALL BE IN ACCORDANCE WITH LATEST ISSUE OF THE LOW VELOCITY DUCT CONSTRUCTION STANDARDS, AS PUBLISHED BY THE LATEST EDITION OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. IN THE LATEST PUBLICATION OF ASHRAE GUIDE BOOK OF THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS.
INTERIOR SUPPLY DUCT INSULATION FOR RIGIDS SHALL BE ONE (1) INCH THICK 1.5 LB PER CU. FT. FIBERGLASS FLEXIBLE BLANKET INSULATION WITH 1" OVERLAP FINE REINFORCED ALUMINUM FOIL VAPOR SEAL FACING AND A MINIMUM "R" OF 4.24 AT 75°F MEAN TEMPERATURE INSTALLATION AS PER MANUFACTURERS PUBLISHED RECOMMENDATIONS.
EXTERIOR METAL DUCT INSULATION FOR OUTDOOR DUCTWORK EXPOSED TO WEATHER SHALL BE TWO (2) INCHES THICK, 1 1/2 LBS PER CU FT. FIBERGLASS RIGID BOARD INSULATION WITH VAPOR BARRIER AND A "R" OF 8.33 AT 75°F. INSTALLATION SHALL BE RIGID 100% SEALED AND IN ACCORDANCE WITH MANUFACTURERS PUBLISHED RECOMMENDATIONS.

5- AIR OUTLETS:
ALL AIR OUTLETS AND INLETS, SHALL BE TITUS, SA SERIES, AND OF ALL ALUMINUM CONSTRUCTION OF THE SIZE AND TYPES SHOWN ON DRAWINGS.

6- VIBRATION ISOLATION:
ALL EQUIPMENT SUPPORTS OR MOUNTS FOR ALL EQUIPMENT LOCATED WITHIN THE BUILDING STRUCTURE, OF ANY REFRIGERANT OR LARGER MOTOR, FLEXIBLE PIPING CONNECTIONS SHALL BE PROVIDED FOR ALL PIPING CONNECTED TO EQUIPMENT MOUNTED OR SUPPORTED BY VIBRATION ISOLATORS.

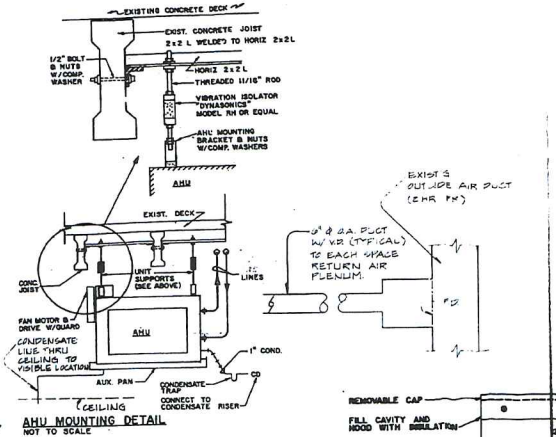
7- TESTS:
ALL TESTS SHALL BE PERFORMED AS REQUIRED DURING THE DIFFERENT STAGES OF WORK AND A FINAL 24 HOUR MINIMUM RUNNING TEST SHALL BE DONE AFTER ALL OTHER TESTS AND BALANCING OPERATIONS HAVE BEEN DONE.

8- GUARANTEE:
CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE, COVERING ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.



CORRIDOR
THIRD, FOURTH & FIFTH FLOORS
1/8" = 1'-0"

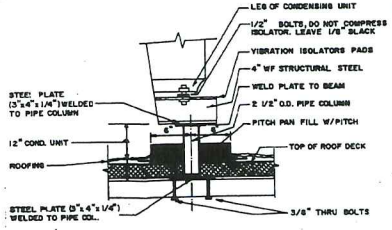
ELECTRICAL NOTE:
PROVIDE 1-20 A 1-POLE CB IN PANEL 'EC' FOR EACH CONDENSING UNIT. BREAKER SHALL BE HACR TYPE.



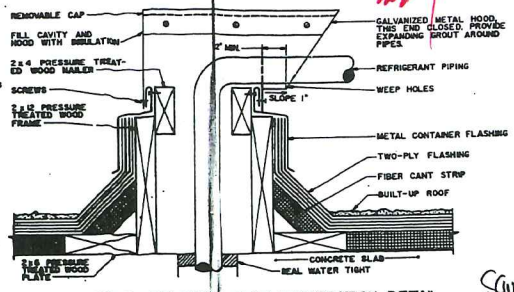
AHU MOUNTING DETAIL
NOT TO SCALE

ALL MATERIALS INSTALLED IN PLENUMS SHALL BE (CMP)
FLAME-SPREAD 25 SMOKE-DEVELOPED 50

METROPOLITAN DADE COUNTY
MECHANICAL DEPT. BLDG. & ZONING
APPROVED
DATE 10-12-88



TYPICAL A/C UNIT MOUNTING DETAIL
NOT TO SCALE



REFRIGERANT PIPING ROOF PENETRATION DETAIL
N.T.S.

EXISTING BLDG

CRUXENT ASSOCIATES ARCHITECTS, P.A.
255 ARAGON AVENUE, SUITE 300 · CORAL GABLES, FLORIDA 33134 · TELEPHONE 374-1000

GABLES GATE OFFICE COMPLEX

RECEIVED
Z13-015
MIAMI-DADE FLOOD & ZONING DEPT.
BY

REVISIONS:

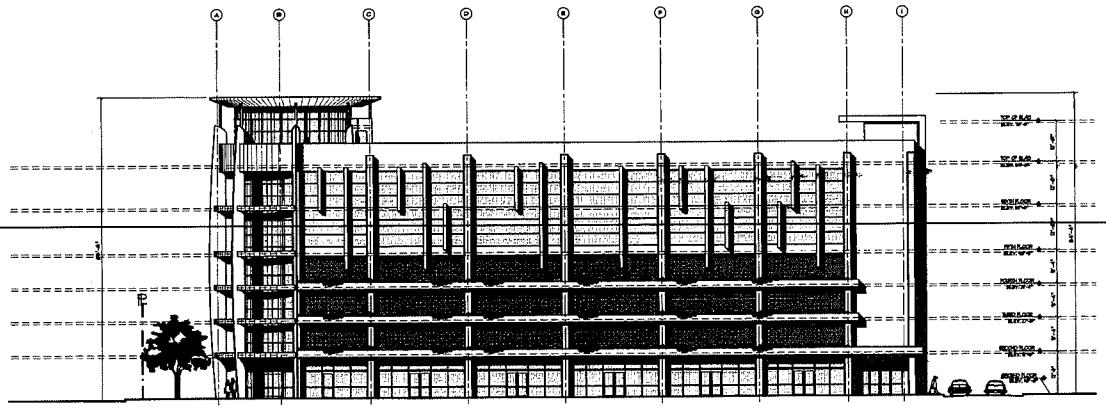
COM. NO.

DATE: 10-10-88

SHEET NO. AC-1 OF 1

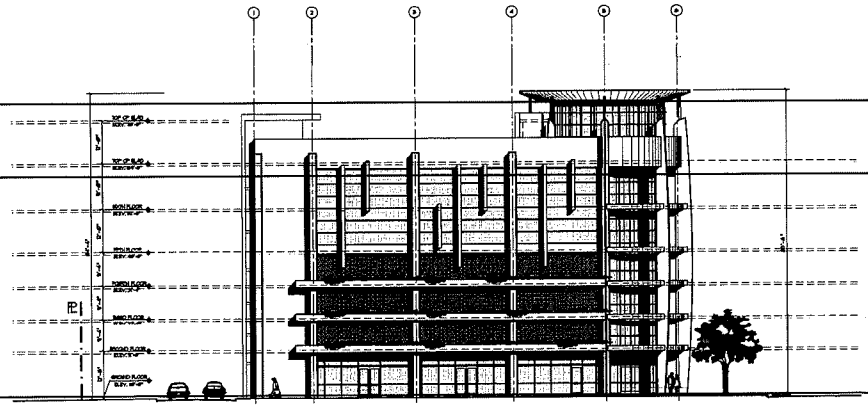
Cruxent 10-12-88

37



SOUTH ELEVATION

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



WEST ELEVATION

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

RECEIVED
SEP 19 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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BEHAR • FONT & PARTNERS, P.A.

ARCHITECTURE
PLANNING
INTERIORS

Certification No. AA0003461

4123 PONCE DE LEON
Coral Gables, Florida 33146
TEL: (305) 740-5442
FAX: (305) 740-5443
E-MAIL: info@behar-font.com

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SEAL:

OWNER:

CONSULTANT:

NEW RETAIL / OFFICE BUILDING

GABLES GATE PROFESSIONAL BUILDING

7171, CORAL WAY
MIAMI, FL. 33155

DATE:
05-25-06

REVISIONS:

PROJECT No.
05-071

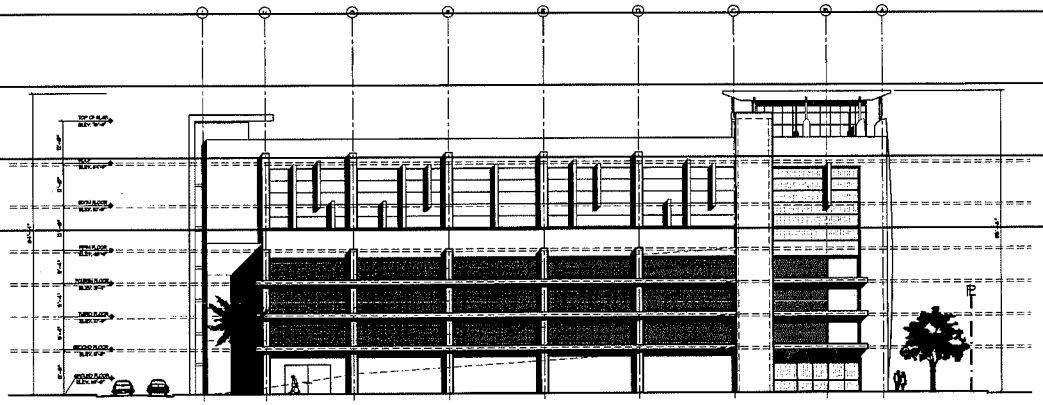
DRAWN BY:
C.V. / K.B.

CHECKED BY:
J.F.

SCALE:
AS SHOWN

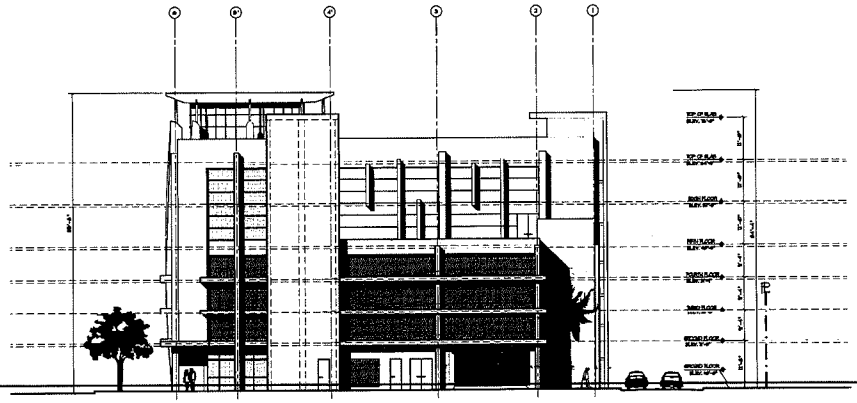
SHEET No.
A-9.0
OF

39



NORTH ELEVATION

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



EAST ELEVATION

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

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ZONING HEARINGS SECTION
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INTERIORS

Certification No. AA0002451

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SEAL:

OWNER:

CONSULTANT:

NEW RETAIL / OFFICE BUILDING

GABLES GATE PROFESSIONAL BUILDING

7171 CORAL WAY
MIAMI FL. 33155

DATE:
05-25-06

REVISIONS:

PROJECT No.
05-071

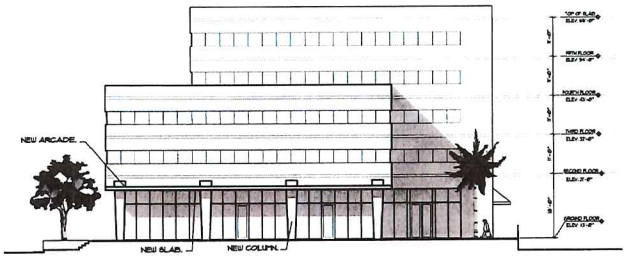
DRAWN BY:
C.V. / K.B.

CHECKED BY:
J.F.

SCALE:
AS SHOWN

SHEET No.
A-10.0

OF



FRONT ELEVATION – EXISTING BUILDING

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

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ARCHITECTURE
PLANNING
INTERIORS

Certification No. AA0002451

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Coral Gables, Florida 33146
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SEAL:

OWNER:

CONSULTANT:

NEW RETAIL / OFFICE BUILDING

GABLES GATE PROFESSIONAL BUILDING

7171, CORAL WAY
MIAMI, FL. 33155

DATE:
05-25-06

REVISIONS:
Δ 01-03-07
NEW SHEET

PROJECT No.
05-071

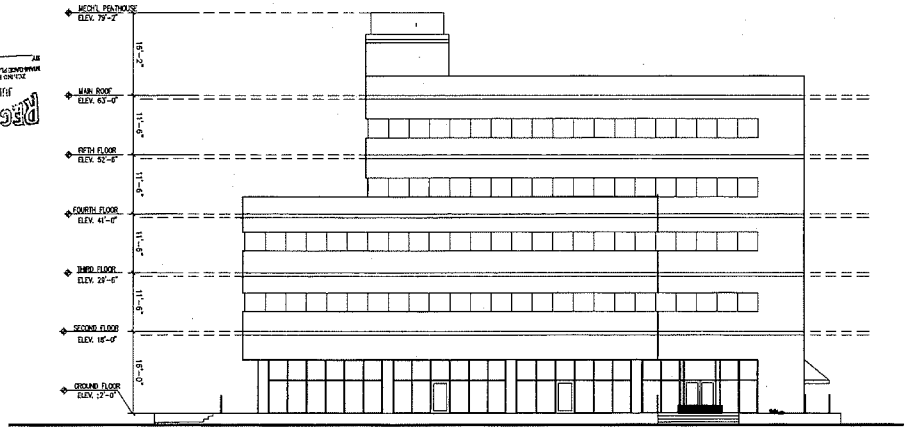
DRAWN BY:
C.V. / K.B.

CHECKED BY:
J.F.

SCALE:
AS SHOWN

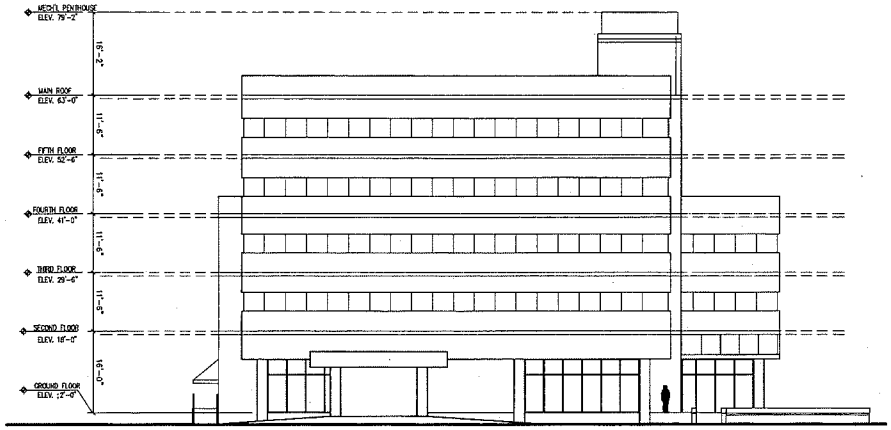
SHEET No.
A-11.0
OF

41



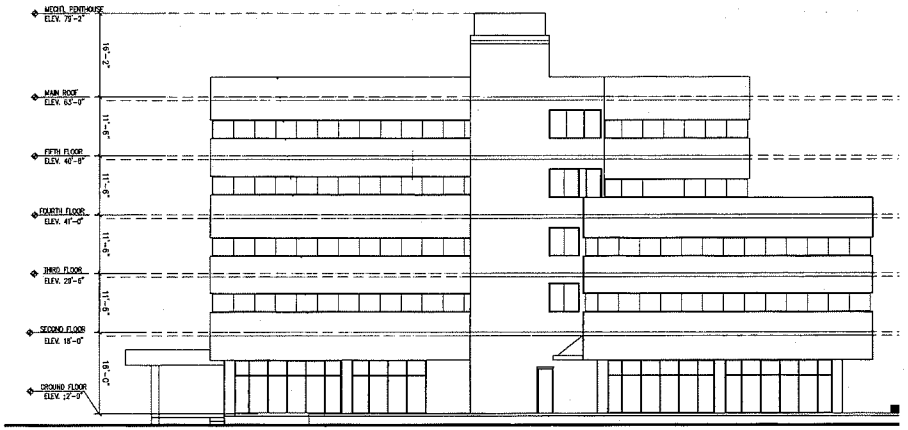
EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



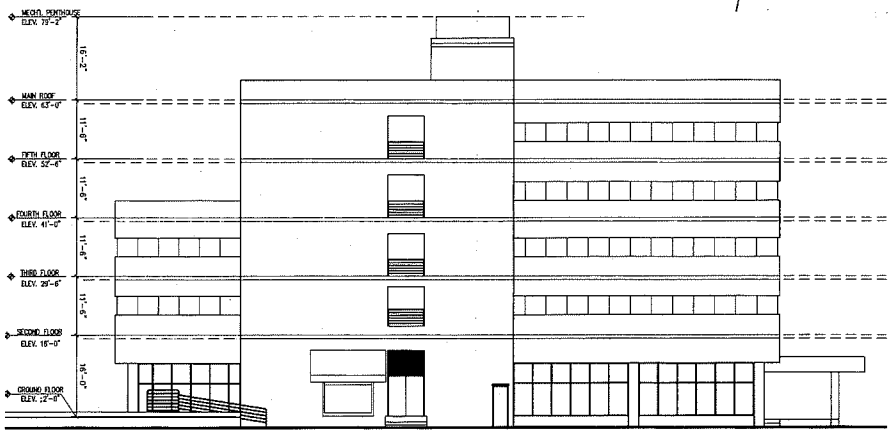
EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"

B E H A R • F O N T & P A R T N E R S , P . A .

DATE:
12/05/08

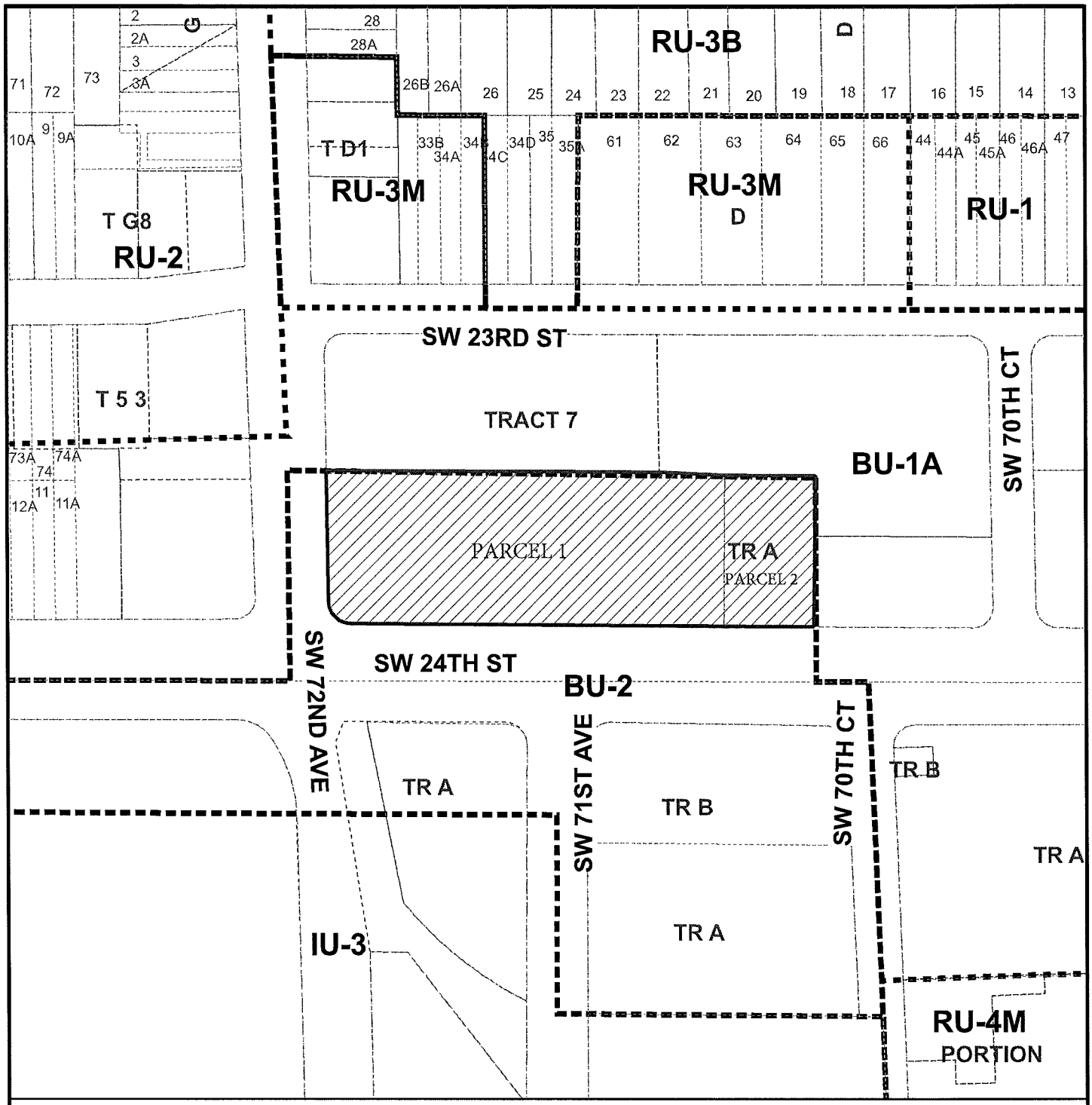
PROJECT No.
05-071

NEW RETAIL / OFFICE BUILDING & NEW RETAIL PARKING GARAGE:

GABLES GATE PROFESSIONAL BUILDING

7171 CORAL WAY.
MIAMI, FLORIDA

ARCHITECTURE
PLANNING
INTERIORS



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000013

Section: 11 Township: 54 Range: 40
Applicant: BCJV, LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 8, 2013

REVISION	DATE	BY
		42

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000013

N
W E
S

Section: 11 Township: 54 Range: 40
Applicant: BCJV, LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

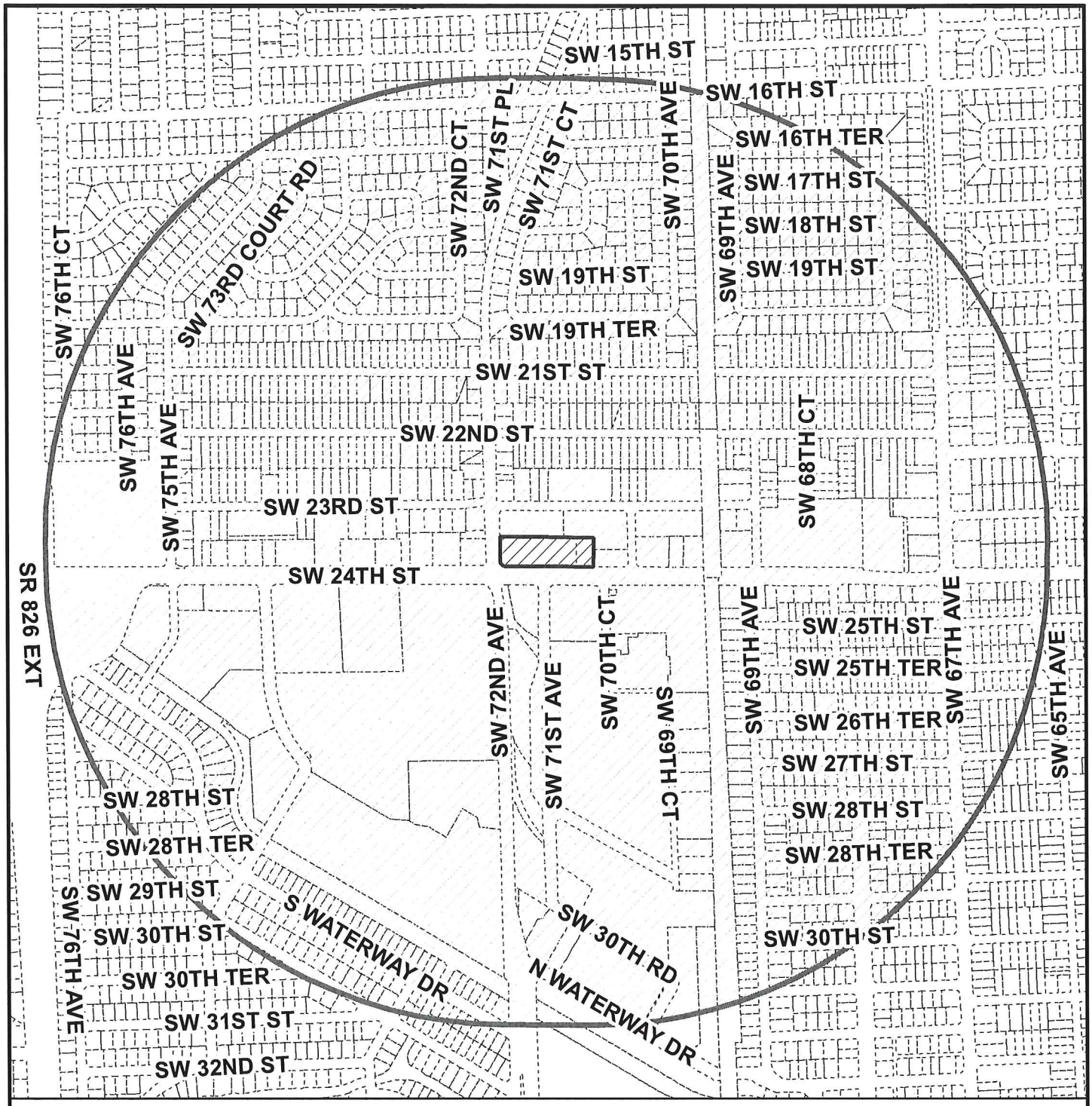
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 8, 2013

REVISION	DATE	BY
		43



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000013

RADIUS: 2640

Section: 11 Township: 54 Range: 40
Applicant: BCJV, LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

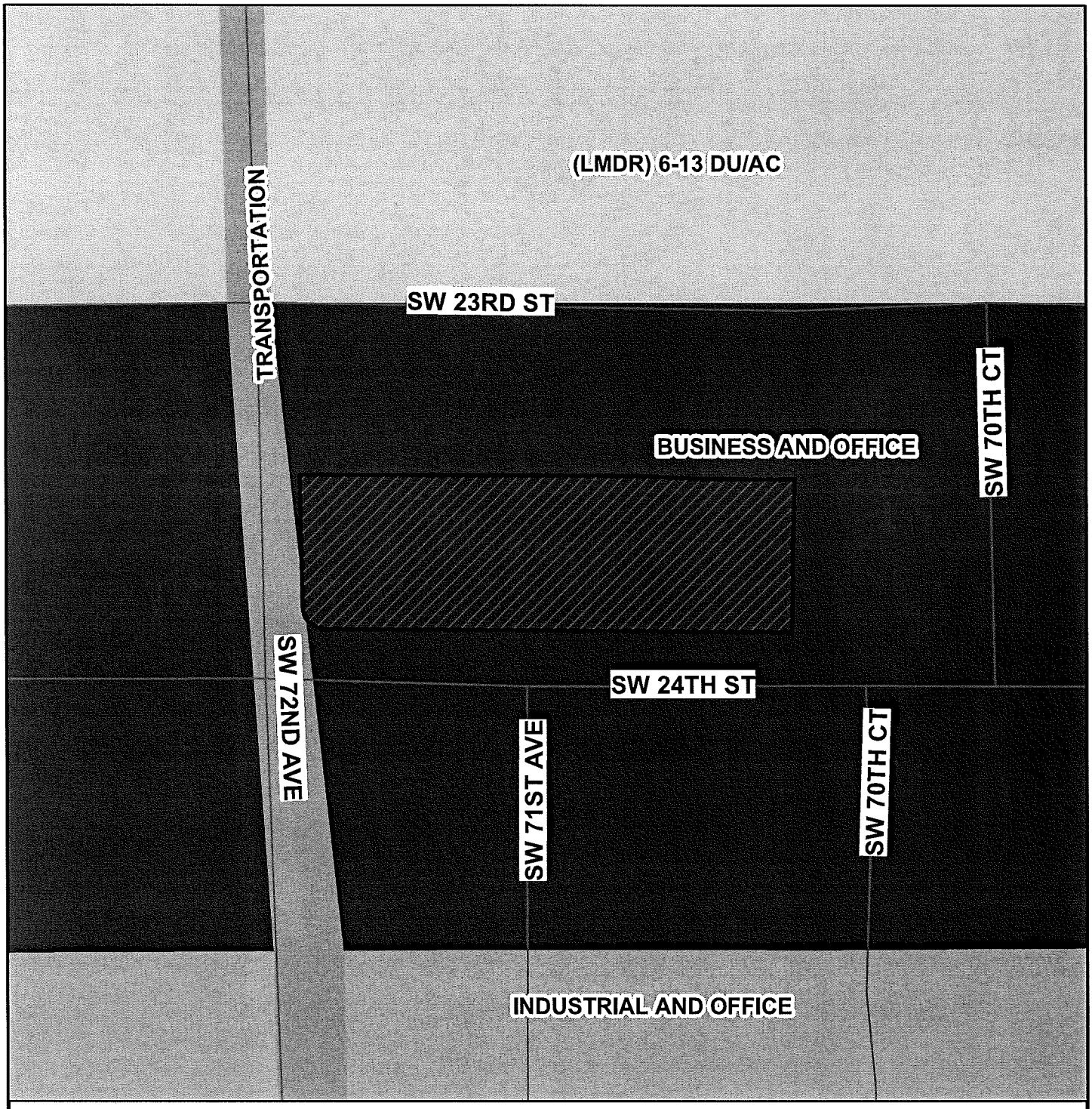
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 7, 2013

REVISION	DATE	BY
		44



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000013

N
W E
S

Section: 11 Township: 54 Range: 40
Applicant: BCJV, LLC
Zoning Board: C10
Commission District: 6
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, March 8, 2013

REVISION	DATE	BY

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

PH: Z14-099 (15-1-CZ10-2) **January 14, 2015**
Item No. 2

Recommendation Summary	
Commission District	12
Applicant	Florida Power and Light Company
Summary of Requests	The applicant seeks to modify a condition of a previously approved resolution in order to submit revised plans showing a larger inspection building and to permit existing buildings on the site setback less than required from property lines.
Location	805 NW 137 Avenue, Miami-Dade County, Florida.
Property Size	9.67 acres
Existing Zoning	GU, Interim District
Existing Land Use	Vehicle service center
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6, dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards, Section 33-311(A)(7), Generalized Modification Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with a condition.**

REQUEST:

1. MODIFICATION of Condition #2 of Resolution #4-ZAB-99-87 passed and adopted by Community Zoning Appeals Board 5, reading as follows:

   From: "2 That he approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Florida Power & Light Company Transmission Service Center", as prepared by Theodore Roux, Architect and dated October 6, 1986."

   To: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "FPL Transmission Service Center", as prepared by Roux Architect, dated stamped received September 3, 2014, sheet A-1 dated stamped received 11/13/14 for a total of 13 sheets."

The purpose of the request is to allow the applicant to submit plans showing the increase in square footage of a new vehicle inspection building.

2. NON-USE VARIANCE to permit existing buildings setback a minimum 48' (50' required) from the front (west) property line.

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #4-ZAB-99-87, the subject property was approved with conditions to permit an electrical utility facility and work center. Among the conditions for approval were the submitted plans for the site, which included an inspection building, which was located along the interior side (south) property line.

The applicant now seeks approval of a request to modify said site plan in order to expand the inspection building along with variances of the landscape requirements. Additionally, the applicant seeks to permit existing buildings that encroach into the front (west) setback area.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	GU; FP&L work center	Low Density Residential (2.5 to 6 dua)
North	RU-1M(a); single-family residences GU: FP&L utility easement	Low Density Residential (2.5 to 6 dua)
South	GU: FP&L utility easement	Low Density Residential (2.5 to 6 dua)
East	RU-1M(a); single-family residences	Low Density Residential (2.5 to 6 dua)
West	GU; 836 expressway ramp	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property contains an existing FP&L service center containing service vehicles and supplies, an existing utility plant to the south, as well as transmission lines running north and south of the parcel. Additionally, the subject parcel abuts existing residential developments to the east, partially to the north and the 836 Expressway ingress/egress ramp to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the expansion of an existing building within the 9.67 acre parcel, as well as permitting existing buildings that encroach into the front (west) setback area, which staff opines will not have any negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.*

However, the Land Use Element interpretative text for Institutions and Utilities category, 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.* Staff notes that the subject property was approved pursuant to Resolution #4-ZAB-97-87, to permit the existing FP&L transmission service center. Since the applicant is not seeking to change the existing transmission service center use, staff opines, that approval of the application is **consistent** with the CDMP Land Use Element interpretative text for Institutions and Utilities and the CDMP Low Density Residential designation on the LUP map.

ZONING ANALYSIS:

When the application to modify a condition pertaining to the site plan of a previously approved resolution, Resolution #4-ZAB-99-87 (request #1), is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that a modified 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. Staff opines that approval of the this request would not have an unfavorable impact on the environmental resources in this area, or impact traffic on the abutting roadways, based on memoranda from the Division of Environmental Resource Management (DERM) or the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Further, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) does not object to the application. Therefore, staff opines that approval of this request would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, nor tend to provoke a nuisance.

The applicant seeks to permit the expansion of a previously approved vehicle inspection building located along the interior side (south) property line of the transmission service center. Based on the applicant's letter of intent, the proposed 7,617 sq. ft. building will be approximately five (5) times the size of the previously approved building. However, staff notes that the proposed building will be located along the interior side (south) property line, abutting a contiguously owned parcel that is partially wooded and contains an existing utility plant. Further, the submitted plans indicate sufficient landscaping along the rear (east) property line, which abut an existing single-family residential development located to the east. Staff opines that the proposed building will be sufficiently spaced from said residences and will have a minimal visual impact on same. Further, in staff's opinion, the aforementioned landscaping along the rear (east) property line will adequately mitigate any negative visual impact of the proposed building expansion. As such, staff opines that approval of the requested modification will not have a negative visual impact on the aforementioned residences, and therefore, will be **compatible** with the area concerned. **Staff, therefore recommends approval with conditions of request #1, under Section 33-311(A)(7), Generalized Modification Standards.**

The applicant also seeks approval of an additional request, to permit existing buildings setback a minimum of 48' (50' required) from the front (west) property line (request #2). When this request is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations, staff opines that approval of same would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and would not affect the stability and appearance of the community. Staff notes that the existing buildings that are the subject of this request were approved pursuant to the resolution, which is being modified in request #1 (Resolution #4-ZAB-99-87). Staff's opines that a comparison of the current plans and survey with the previously approved application, indicates that the existing 2' encroachment, is likely due to the additional dedication for canal right-of-way along the front (west) property line. As such, staff opines that approval of this request will not create any new visual impacts on the surrounding area, and therefore, is **compatible** with same. **Therefore, staff recommends approval of request #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards**.

ACCESS, CIRCULATION AND PARKING: The subject parcel has ingress/egress drives along NW 137 Avenue and is located to the east of the ingress/egress ramps for the 836 Expressway.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with a condition.

CONDITION FOR APPROVAL: (For request #1 only)

That all the other conditions of Resolution #4-ZAB-99-87 remain in full force and effect except as herein modified.

ES:MW:NN:JV:CH

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

ZONING RECOMMENDATION ADDENDUM

Florida Power and Light
Z14-099

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

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

Low –Medium Density Residential (Pg. I-29)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*
Residential Communities (Pg. I-24)	*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.*
Institutions, Utilities and Communications (Pg. I-56)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that*

ZONING RECOMMENDATION ADDENDUM

Florida Power and Light
Z14-099

	contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required*

2. FLORIDA POWER AND LIGHT CO
(Applicant)

15-1-CZ10-2(14-099)
Area 10/District 12
Hearing Date: 01/14/15

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1987	Edward A. McCarthy	- Unusual Use to permit an electrical utility facility and work center.	ZAB	Approved with Condition(s)

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

Memorandum

Date: November 24, 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 #Z2014000099-3rd Revision
Florida Power and Light Company
805 NW 137th Avenue, Miami, FL
Modification of previous resolution to increase the square footage of a vehicle inspection building.
(GU) (9.67 Acres)
52-53-39

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

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

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

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.

Applicant is advised that an Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) may be required. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

Wetlands
According to the landscape and site plans submitted, the proposed increase in square footage of Building D will not impact wetlands. The proposed building lies within the fillpad on the site; however, please be advised that wetlands as defined by Section 24-5 of the Code may exist just south of this building. During construction, erosion control measures should be placed in order to prevent direct and/or secondary impacts to adjacent wetlands.

Please contact the Coastal and Wetlands Resources Section at (305)-372 6585 for further information.

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.

Air Quality Preservation
In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Enforcement History
There are no open enforcement records and two (2) closed enforcement records for violations of Chapter 24 of the Code for the subject property. 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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: October 2, 2014

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

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

Subject: Z2014000099
Name: Florida Power & Light, Co.
Location: 805 NW 137 Avenue
Section 52 Township 52 South Range 39 East

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: September 19, 2014

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

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

Subject: Florida Power and Light Company (#14_099)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***Florida Power and Light Company*** requests to amend the existing approved site plan to increase the Vehicle Inspection Building from 1,500 sf to 7,617 sf. The purpose of the expansion is to add three work bays and additional office space to the Vehicle Inspection Building. The property is zoned for Interim District use (GU).

Size: The subject property is 9.67 acres.

Location: The subject property is located at 805 NW 137th Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, new construction of the Vehicle Inspection Building on the property meets the

County Code definition of a commercial establishment. Per the Code, the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)
In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: November 18, 2014

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

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

Subject: Z2014000099: FLORIDA POWER AND LIGHT CO
Revised Plans Submitted Dated Stamped Received 11-13-2014

Application Name: FLORIDA POWER AND LIGHT CO

Project Location: The site is located at 805 NW 137 AVE, Miami-Dade County.

Proposed Development: The request is approval of a modification of previously approved plans for FPL's vehicle inspection building.

Impact and demand: This application does not generate any 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. And, therefore, 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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Monday, December 08, 2014 3:07 PM
To: Holness, Damon (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Zoning Hearings Distribution of Revision (Case # Z2014000099)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a November 11, 2014 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

15

DATE: 23-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

FLORIDA POWER AND LIGHT CO	805 NW 137 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000099

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Case 201412005470 was opened on July 15, 2014 for Overgrowth. On October 23, 2014 case closed, no overgrowth. BNC: No bss cases open/closed.

Florida Power & Light

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

REPORTER NAME:

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Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By for PH

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Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By
MRM

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Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES/DEVELOPMENT SERVICES
By FOR DB

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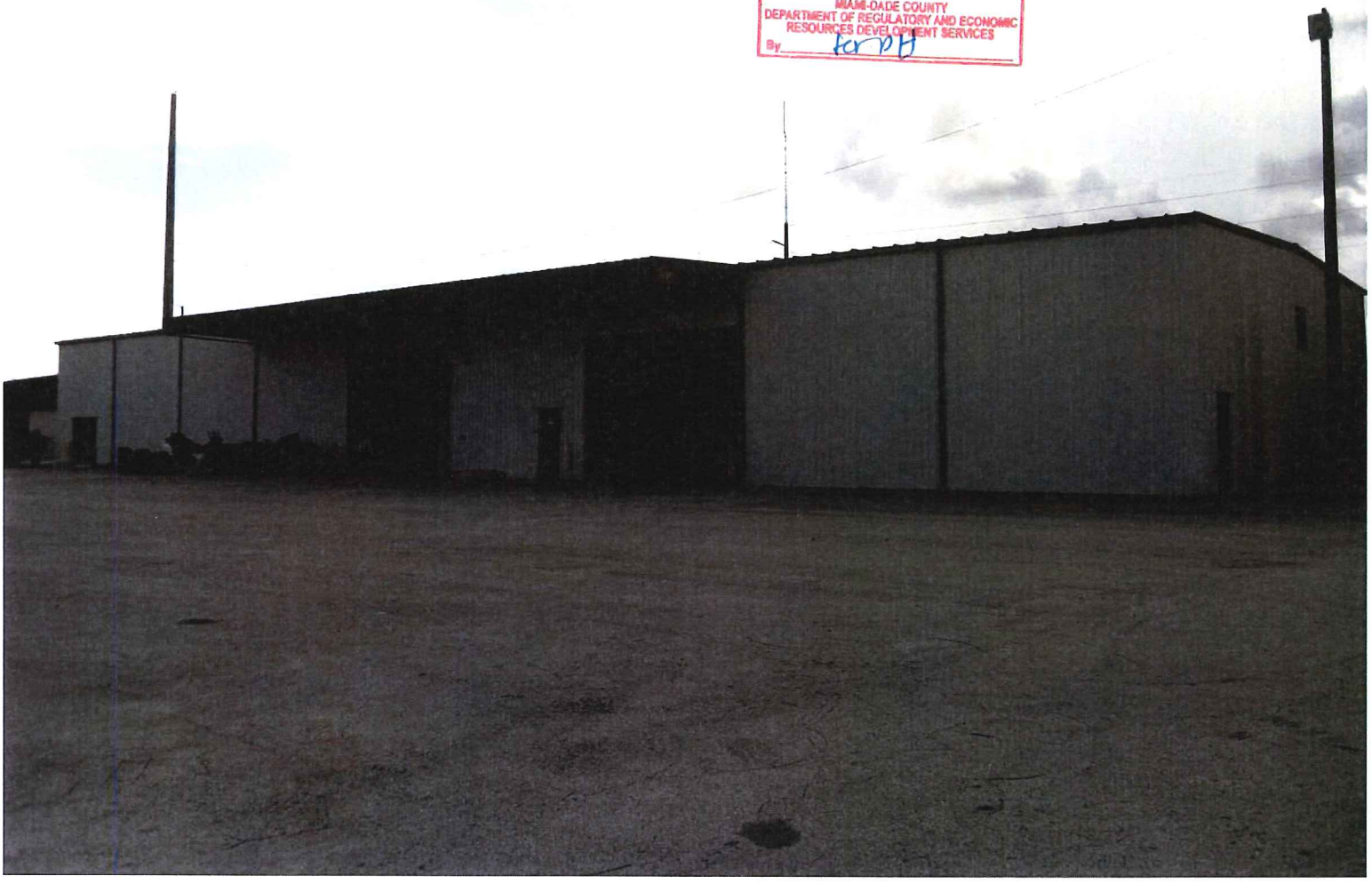
Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By for PB



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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By For PH

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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: FLORIDA POWER & LIGHT COMPANY

NAME AND ADDRESS	Percentage of Stock
A publicly held Company	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
N/A	

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Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for OH

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
N/A	

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

NAME OF PURCHASER: N/A

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

N/A

Date of contract: _____

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

N/A

RECEIVED
Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for PH

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

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

Signature _____ (Applicant) Alex Rubio (Print Applicant name)

Sworn to and subscribed before me this 29th day of Aug., 2014. Affiant is personally know to me or has produced _____ as identification.

Michelle M. Kahmann
(Notary Public)

Notary Public State of Florida
Michelle M Kahmann
My Commission EE 105168
Expires 09/18/2015

My commission expires: _____ Seal

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

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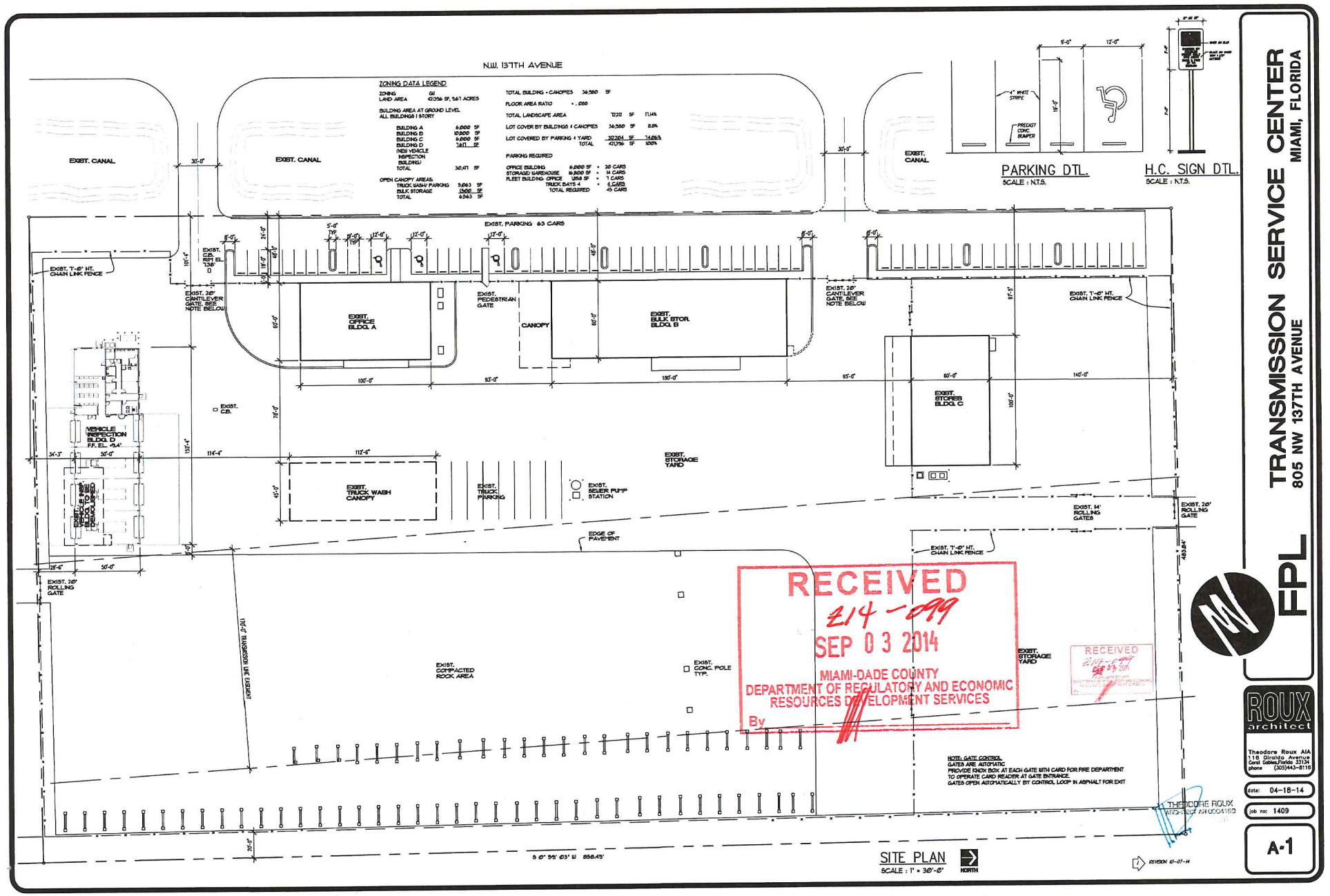

N.W. 137TH AVENUE
ZONING DATA LEGEND
ZONING GU
LAND AREA 421,356 SF, 9.67 ACRES
BUILDING AREA AT GROUND LEVEL
ALL BUILDINGS 1 STORY
BUILDING A 6,000 SF
BUILDING B 10,000 SF
BUILDING C 6,000 SF
BUILDING D 7,617 SF
(NEW VEHICLE INSPECTION BUILDING)
TOTAL 30,417 SF
OPEN CANOPY AREAS:
TRUCK WASH/ PARKING 5,063 SF
BULK STORAGE 1,500 SF
TOTAL 6,563 SF
TOTAL BUILDING + CANOPIES 36,980 SF
FLOOR AREA RATIO = .088
TOTAL LANDSCAPE AREA 72,217 SF 17.14%
LOT COVER BY BUILDINGS & CANOPIES 36,980 SF 8.8%
LOT COVERED BY PARKING & YARD 302,204 SF 74.06%
TOTAL 421,356 SF 100%
PARKING REQUIRED
OFFICE BUILDING 6,000 SF = 20 CARS
STORAGE/ WAREHOUSE 16,800 SF = 14 CARS
FLEET BUILDING: OFFICE 1,858 SF = 7 CARS
TRUCK BAYS 4 = 4 CARS
TOTAL REQUIRED 45 CARS
EXIST. CANAL
EXIST. CANAL
EXIST. CANAL
EXIST. PARKING 63 CARS
EXIST. 7'-0" HT. CHAIN LINK FENCE
EXIST. 20' CANTILEVER GATE, SEE NOTE BELOW
EXIST. OFFICE BLDG. A
EXIST. PEDESTRIAN GATE
CANOPY
EXIST. BULK STOR. BLDG. B
EXIST. 20' CANTILEVER GATE, SEE NOTE BELOW
EXIST. 7'-0" HT. CHAIN LINK FENCE
EXIST. STORES BLDG. C
EXIST. C.B.
VEHICLE INSPECTION BLDG. D
EXIST. VEHICLE INSP. BLDG. TO BE DEMOLISHED
EXIST. TRUCK WASH CANOPY
EXIST. TRUCK PARKING
EXIST. SEWER PUMP STATION
EXIST. STORAGE YARD
EXIST. 14' ROLLING GATES
EXIST. 20' ROLLING GATE
EDGE OF PAVEMENT
EXIST. 7'-0" HT. CHAIN LINK FENCE
EXIST. 20' ROLLING GATE
EXIST. COMPACTED ROCK AREA
EXIST. CONC. POLE TYP.
EXIST. STORAGE YARD
NOTE: GATE CONTROL
GATES ARE AUTOMATIC
PROVIDE KNOX BOX AT EACH GATE WITH CARD FOR FIRE DEPARTMENT TO OPERATE CARD READER AT GATE ENTRANCE.
GATES OPEN AUTOMATICALLY BY CONTROL LOOP IN ASPHALT FOR EXIT
S 0° 59' 03" W 858.49'
SITE PLAN
SCALE : 1" = 30'-0"
NORTH
REVISION 10-07-14
PARKING DTL.
SCALE : N.T.S.
H.C. SIGN DTL.
SCALE : N.T.S.
4" WHITE STRIPE
PRECAST CONC. BUMPER
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ARCHITECT AR 0004169
FPL
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805 NW 137TH AVENUE
MIAMI, FLORIDA
ROUX architect
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Coral Gables, Florida 33134
phone (305)443-8116
date: 04-18-14
job no: 1409
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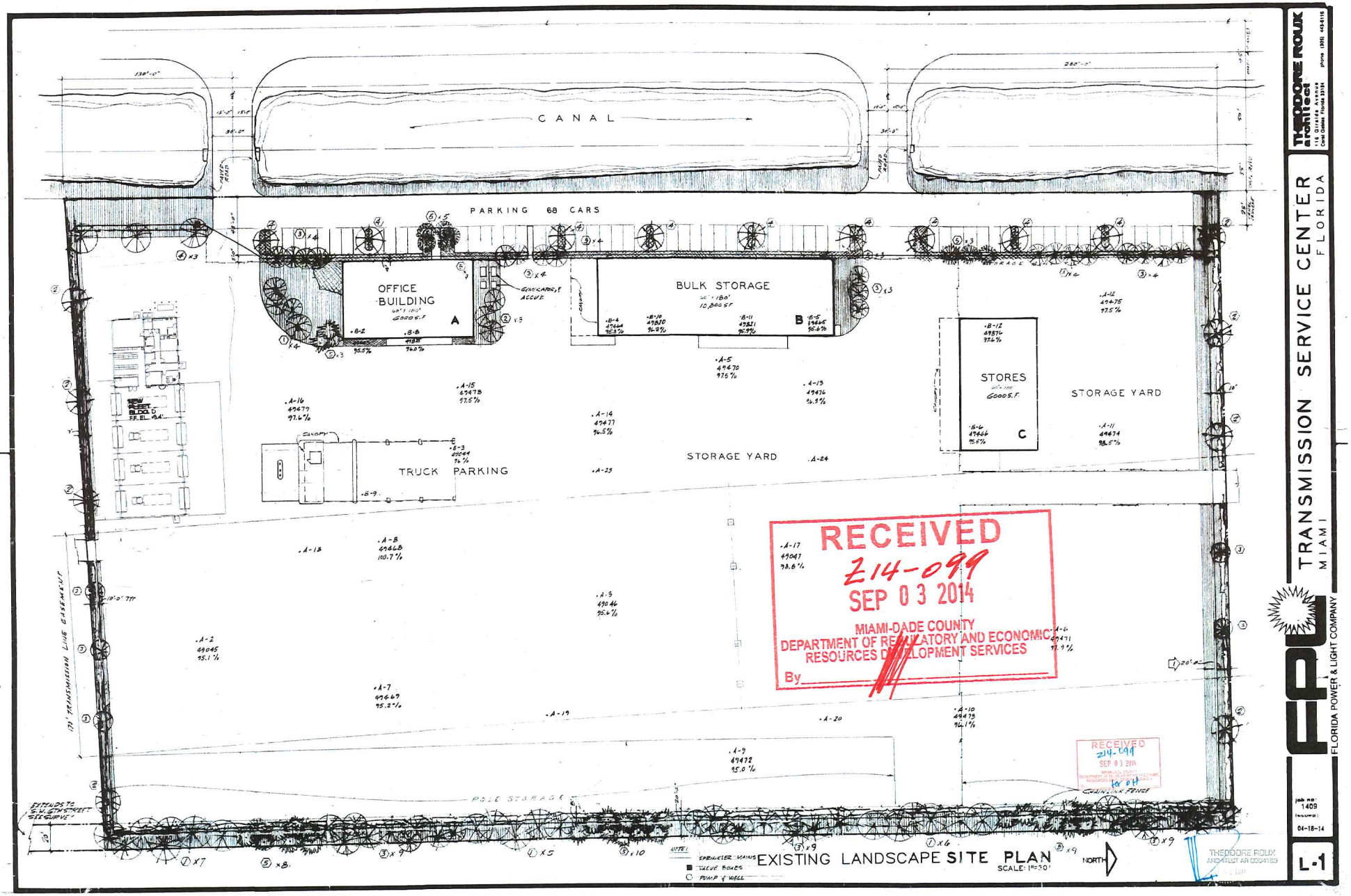
CANAL
PARKING 68 CARS
OFFICE BUILDING
A
BULK STORAGE
B
STORES
C
STORAGE YARD
TRUCK PARKING
STORAGE YARD
POLE STORAGE
CHAIN LINK FENCE
EXISTING LANDSCAPE SITE PLAN
SCALE: 1"=30'
NORTH
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THEODORE ROUX
architect
job no: 1409
issued: 04-18-14
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31

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: GU Net Lot Area: 9.67 acres 421,396 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 421,396 square feet x 15 % = square feet	63,209	72,212
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 63 x 10 square feet per parking space =	630	4,285
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	63,839	72,212
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	63,209	
B. Maximum lawn area (St. Augustine sod) permitted = 20 % x 63,209 square feet =	12,642	24,650
TREES		
A. The number of trees required per net lot acre	15	
less the existing number of trees that meet minimum requirements (minus)	0	
= 15 trees x net lot acreage = x 9.67 acres	146	
B. 30% palm trees allowed (two palms = one tree) Palms provided =	55	48
C. Percentage of native trees required = the number of trees provided x 30% =	55	47
D. Street trees (max. average spacing of 35' o.c.): 875 linear feet along street ÷ 35 =	25	0
Palms as street trees (max. average spacing 25' o.c.): linear feet along street ÷ 25 =	no street palms	
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): linear feet along street ÷ 25 =		
F. Total number of trees provided =	146	120
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	1,460	2,743
B. The number of shrubs required x 30% = the number of native shrubs required	438	0

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation ✓ or hose bib _____ provided.

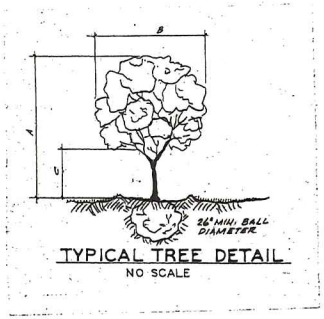
LANDSCAPE LEGEND

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
SYMBOL	NEW	EXISTING	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	ESTIMATED AT MATURITY	ESTIMATED AT MATURITY	
①		✓	DALBERGIA SISSOO	ROSEWOOD		✓		10'	TO 45'	TO 25'	22
②		✓	SWIETENIA MAHAGONI	MAHAGONY	✓			10'	TO 75'	TO 50'	11
③		✓	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH		✓		8'	TO 20'	TO 15'	51
④		✓	QUERCUS VIRGINIANA	LIVE OAK	✓			8'	TO 50'	30' TO 50'	12
⑤		✓	SABAL PALMETTO	CABBAGE PALM	✓			12' TO 22' STAGGER HT	30' TO 40'	4' TO 5'	46
		✓	LIGUSTRUM LUCIDUM	LIGUSTRUM		✓		2'-6"			666
		✓	JASMIN SIMPLICIFOLIUM	JASMINE		✓		9"			2055
		✓		SOD FLORITAM							SOLID SOD

ZONING GU LAND AREA 421,396 SF 9.67 ACRES
LANDSCAPE AREA 72,22 SF 17.14%

IRRIGATION SYSTEM NOTES

1. SCOPE:
   A. ALL LANDSCAPE AREAS SHOWN ON SHEET L-1 SHALL BE IRRIGATED TO PROVIDE 100% COVERAGE.
   B. COORDINATE SPRINKLER SYSTEM WITH LANDSCAPING.
   C. PROVIDE SHOP DRAWINGS TO SHOW COMPLETE IRRIGATION SYSTEM FOR ARCHITECTS APPROVAL.
2. PUMP: 5 HP, 208V, 3Ø, SELF PRIMING SUBMERSIBLE IRRIGATION PUMP STARITE OR APPROVED EQUAL. PROVIDE PRIMING HOSE BIBB WITH HOSE-TO-PIPE ADAPTER.
3. WELL: 4" GALV. PIPE TO DELIVER 80 TO 100 G.P.M. CONTINUOUS FLOW.
4. AUTOMATIC CANISTER: TYPE 1012, MODEL NO. 112-66-66 WITH 12 ZONE CAPACITY, OR APPROVED EQUAL.
5. CONTROL VALVES SHALL BE TYPE SERIES 216 BRASS DIAPHRAGM VALVES OR APPROVED EQUAL. PROVIDE PRECAST CONCRETE VALVE BOXES W/ COVERS.
6. RAINSTAT: SYSTEM SHALL INCLUDE A RAINSTAT AS MANUFACTURED BY WEATHERMATIC, SENINKLEE DIVISION, OR APPROVED EQUAL. RAINSTAT SHALL SHUT DOWN SYSTEM DURING NATURAL RAINFALL.
7. PIPING: PVC SCHEDULE 40, BURIED A MINIMUM OF 6" BELOW FINISH GRADE. EXTENSIONS TO SPRINKLER HEADS SHALL BE MADE WITH "FLEXIBLE PIPE" FOR EASY LOCATION OR RELOCATION OF HEADS. ELBOWS UNDER ASPHALT PAVING WITH SCHEDULE 40 PVC 1" Ø LARGER THAN SPRINKLER PIPE SIZE.
8. SPRINKLER HEADS:
   A. SPRAY HEADS SHALL BE TYPE SERIES 300 POP-UP OR APPROVED EQUAL WITH PATTERN FOR DESIRED COVERAGE.
   B. ROTARY HEADS SHALL BE TORO SERIES T-600 POP-UP GEAR DRIVEN OR APPROVED EQUAL.
   C. ALL HEADS SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AFTER COMPLETE SYSTEM IS INSTALLED AND IN OPERATION.
   D. SPRINKLERS SHALL BE PLACED TO PREVENT SPRAY ON BUILDINGS, BUT PROVIDE FULL COVERAGE.
   E. SPRINKLERS SHALL BE ARRANGED SO THAT WALKS, & PARKING LOTS CAN BE USED WHILE SPRINKLERS ARE OPERATING.
   F. ZONES SHALL BE ARRANGED SO THAT A MINIMUM WORKING PRESSURE OF 30 PSI SHALL BE MAINTAINED AT THE BASE OF SPRINKLER.



TYPICAL TREE DETAIL
NO SCALE

1 NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 471.008, FLORIDA STATUTES, EFFECTIVE 7/10/87

NOTE: ALL SIGNS REQUIRED IN SECTION 33 OF METROPOLITAN DADE COUNTY CODE ARE DELETED FROM THIS PLAN AND REQUIRE SEPARATE PLANS, APPLICATION, AND PERMITS.

OPEN PARKING LOTS, PARKING FOR NON ENCLOSED AREAS UNDER OR WITHIN BUILDINGS: NO ELECTRICAL FINALS SHALL BE ISSUED, UNLESS AN ENGINEER'S OR ARCHITECT'S CERTIFICATION IS RECEIVED BY THIS DEPARTMENT THAT SAME COMPLIES WITH THE STANDARDS AS SET FORTH.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LAWN SPRINKLER SYSTEM REQUIRED. 100% IRRIGATION IS PROVIDED.

ALL ROOF EQUIPMENT WILL BE SCREENED. SHOW DETAILS. NO EQUIPMENT ON ROOF.

LOT GRADING: RAINWATER AND OTHER LIQUID WASTES SHALL NOT BE ALLOWED TO FLOW ON OR ACROSS ADJOINING PROPERTY IN VIOLATION OF SOUTH FLORIDA BUILDING CODE SECTION 4611.1.

LOWEST FINISHED FLOOR ELEVATION (including basement)			
DISTRICTS	H.F.H.	G.F.H.	OTHER
REQUIRED		9.49	
PROPOSED*		9.99	

*SHALL BE 12 INCHES ABOVE FINISHED GRADE

LOWEST FLOOR AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR

FINISHED GRADE ELEV. 7.5' LOW POINT
CROWN OF ROADS _____
PROPOSED F.F.E. 9.99'

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION 7.5' N.G.V.D. OR AN ELEVATION NO LESS THAN THE APPROVED CROWN ELEVATION OF THE ROAD FRONTING THE PROPERTY.

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ARCHITECT FLA C004193

1 REVISION 10-07-14

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FLORIDA
MIAMI

FPL FLORIDA POWER & LIGHT COMPANY

job no: 1409
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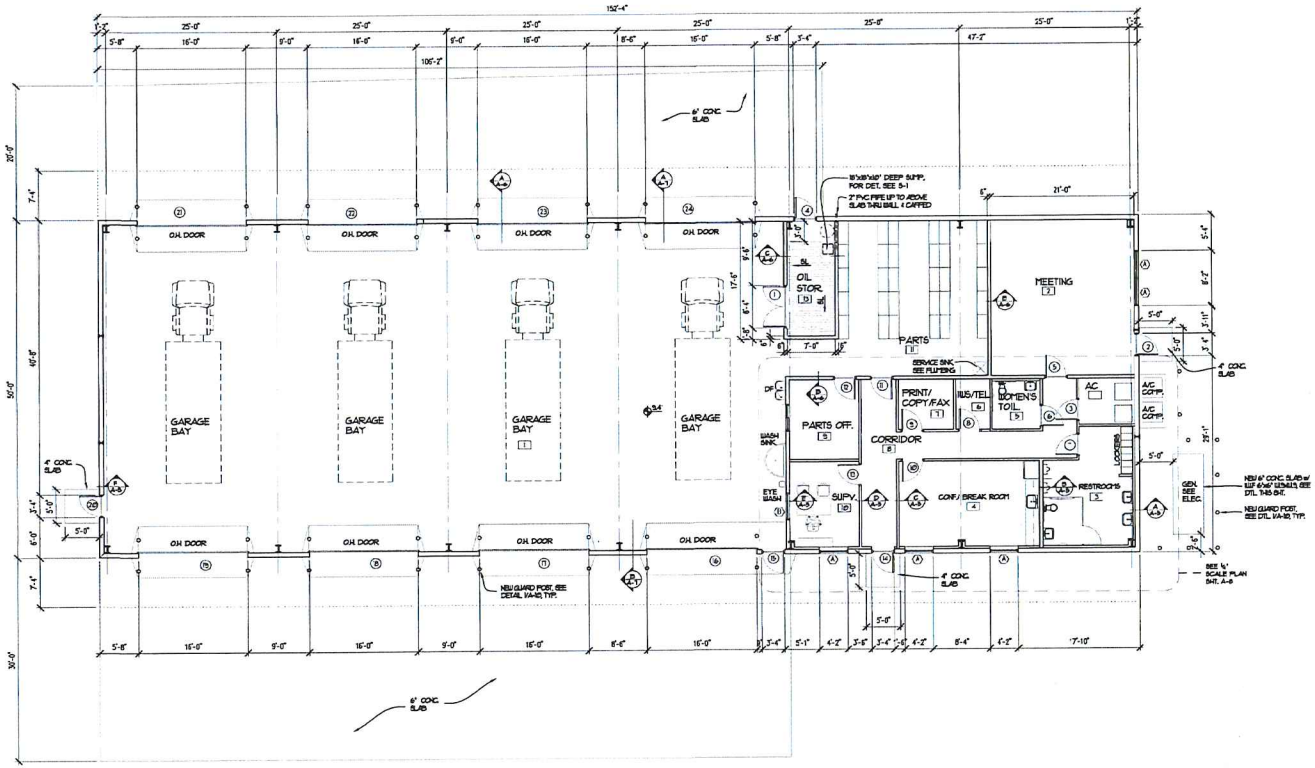

FLOOR PLAN – VEHICLE INSPECTION/ FLEET BLDG.

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

NORTH

LEGEND

- 12" GIRT & MTL. WALL PANEL SYSTEM w/ 3" FIBERGLASS INSUL.
- DRYWALL PARTITION
- 3-5/8" 25 GA. MTL. STUDS @ 24" O.C. w/ 5/8" TYPE 'X' DRYWALL EA. SIDE & 3" SOUND ATTEN. BLANKET BETWEEN STUDS
- PARTITION TYPE, SEE
- SECTION
- DOOR NUMBER
- ROOM NUMBER
- NEW 4'-0" x 4'-0" SINGLE HUNG WINDOW w/ 5/16" SAFETY IMPACT GLASS & ESP BRONZE FRAME TO BE SUPPLIED BY METAL BUILDING MANUFACTURER
- NEW 4'-0" x 4'-0" SINGLE HUNG WINDOW w/ CLEAR GLASS & ESP BRONZE FRAME

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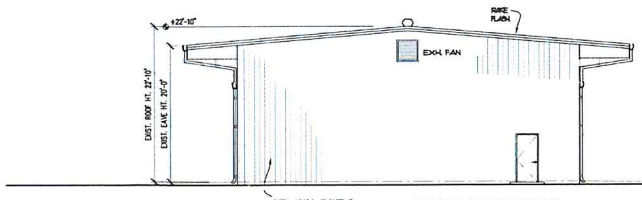
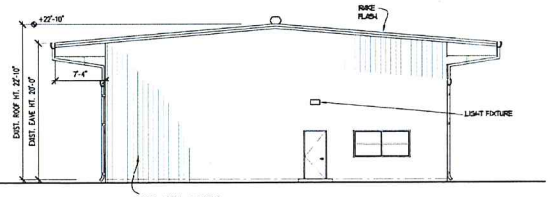
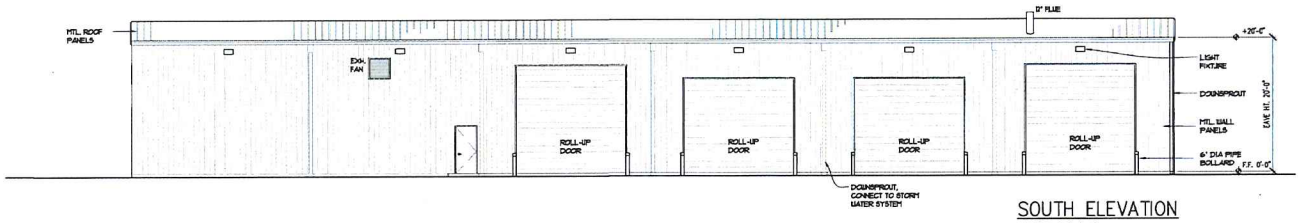


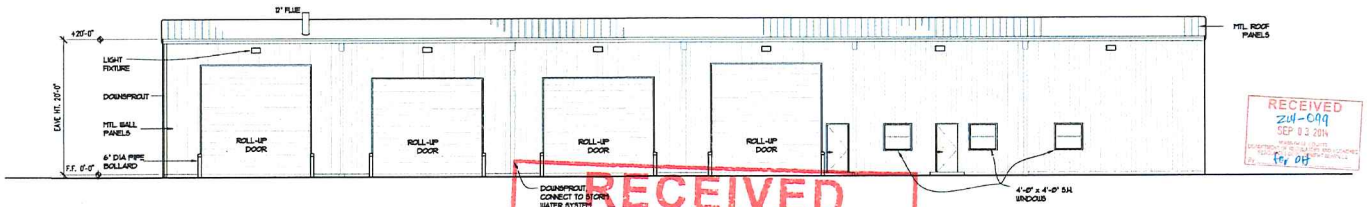
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

NEW VEHICLE INSPECTION/ FLEET BUILDING

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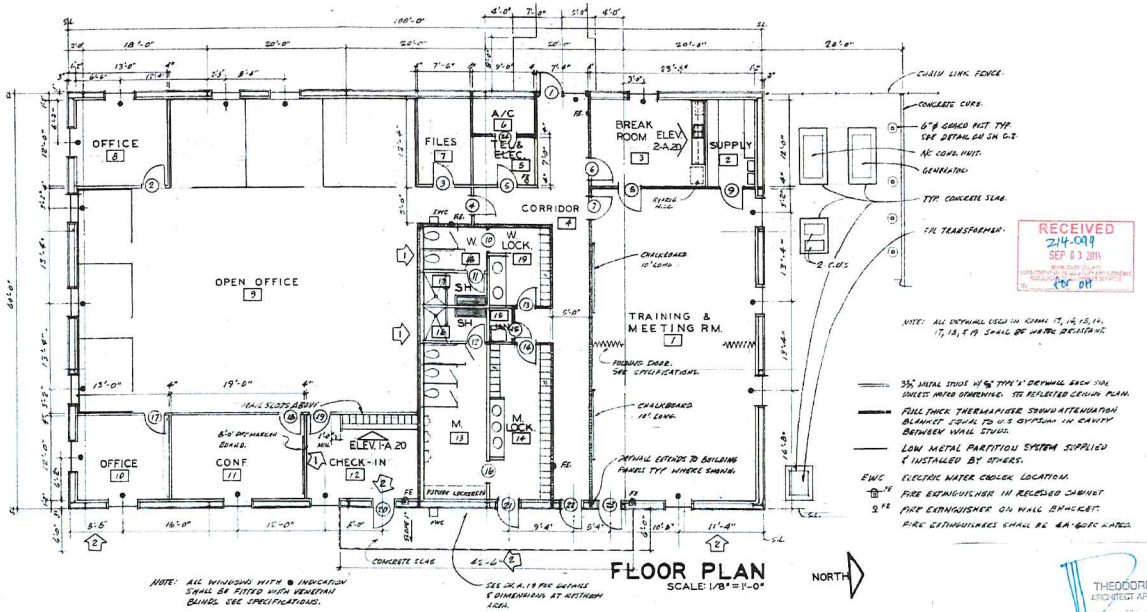

FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXISTING OFFICE BUILDING "A"

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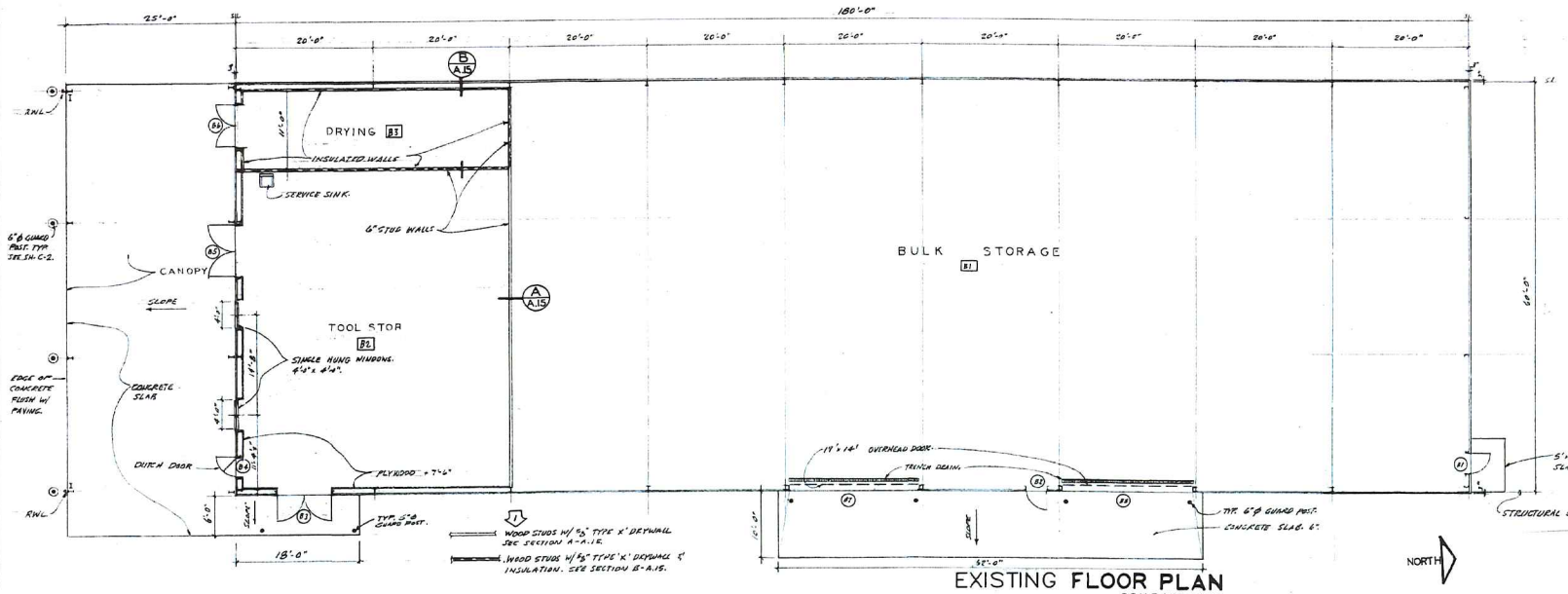

EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

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EXISTING BULK STORAGE BUILDING 'B'

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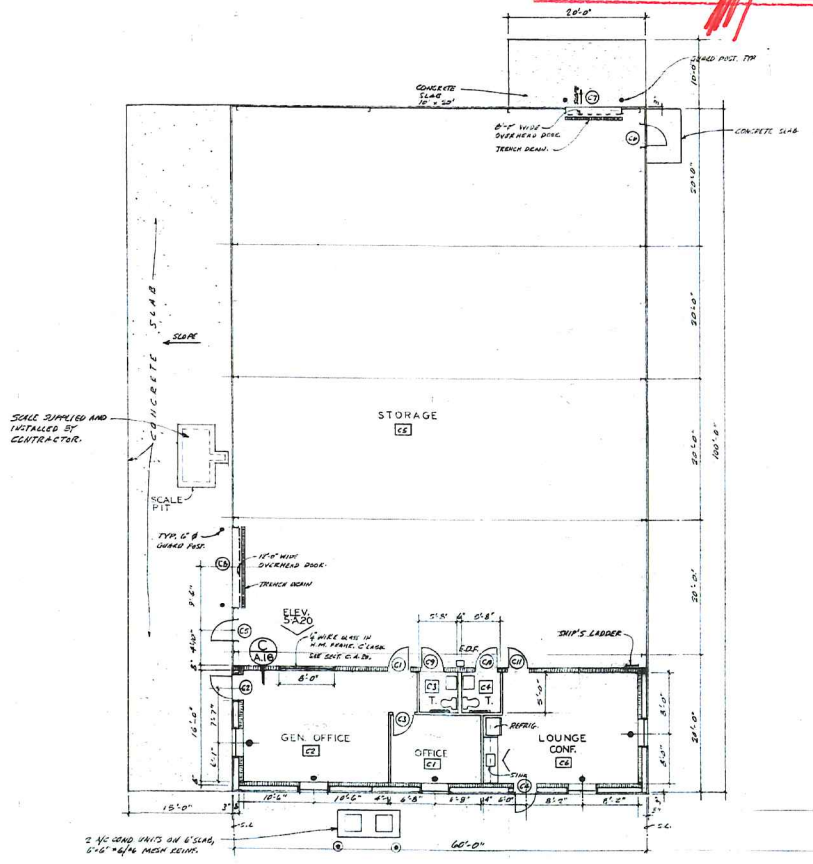

FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL WINDOWS WITH ● INDICATION SHALL BE FITTED WITH VENETIAN BLINDS.

8" CONCRETE BLOCK WALL.

2"x4" WOOD STUDS W/ ⅝" TYPE X GYPSUM WALL BD. SIDE.

NOTE: DRYWALL USED IN ROOMS C3, C6 SHALL BE WATER RESISTANT.

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STORES BUILDING 'C'

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EXISTING FUELING & TRUCK PARKING PLAN

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

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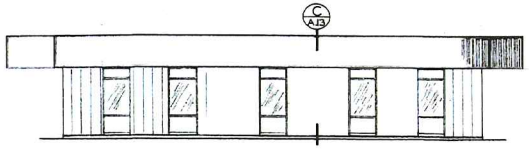
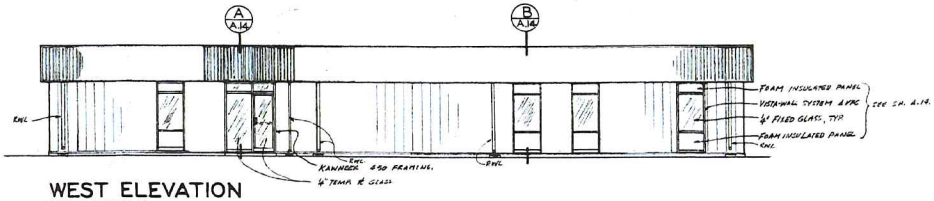
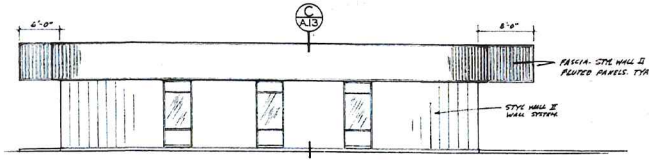


SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



NORTH ELEVATION
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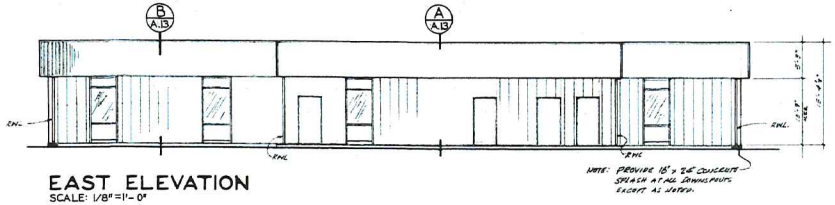

EAST ELEVATION
SCALE: 1/8"=1'-0"

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FOR DH

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THEODORE ROUX
ARCHITECT AR 0004169
SEP 1 - 2014

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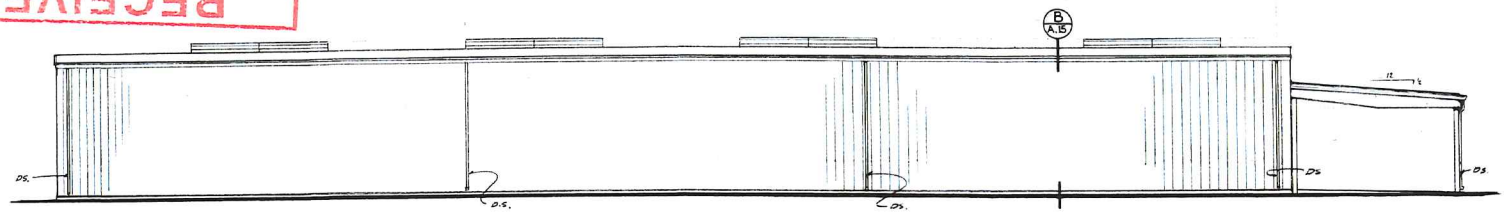
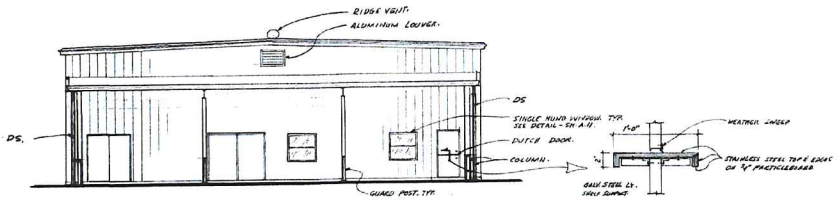
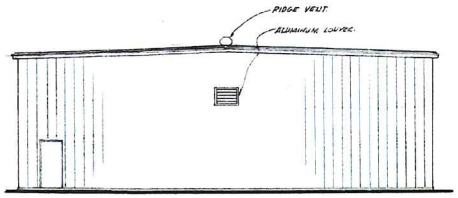


WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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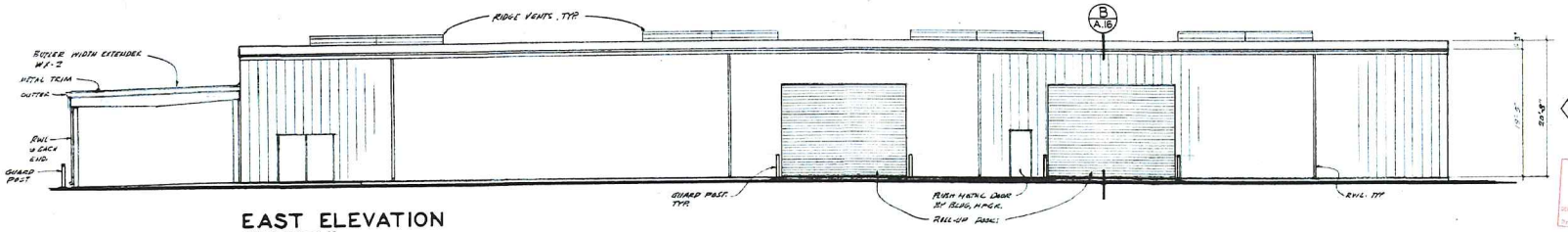

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BULK STORAGE BUILDING 'B'

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TRANSMISSION SERVICE CENTER
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THEODORE ROUX
ARCHITECT ASSOCIATED

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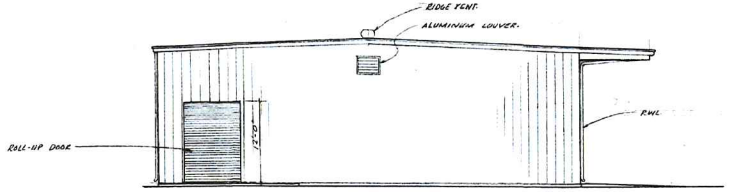
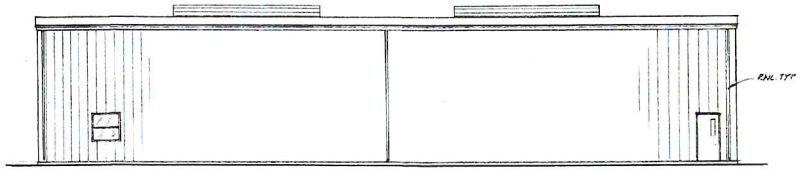
RESOURCES DEVELOPMENT SERVICES
BY



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



NORTH ELEVATION
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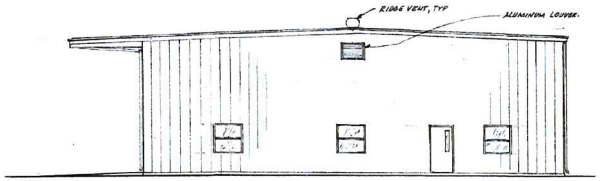
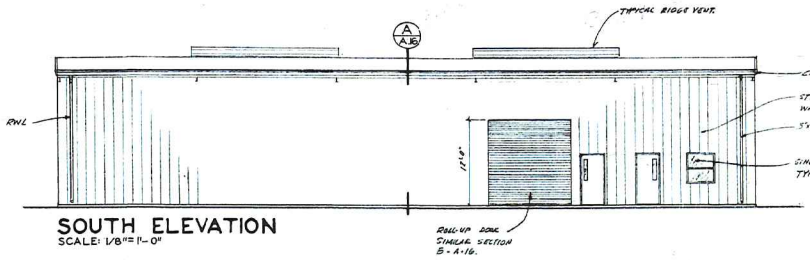


EAST ELEVATION
SCALE: 1/8"=1'-0"



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

RECEIVED
14-099
SEP 03 2014
for DH

STORES BUILDING 'C'

THEODORE ROUX
ARCHITECT AR 0004189

THEODORE ROUX
architect
118 Giralda Avenue
Coral Gables, Florida 33134
phone (305) 4548116

TRANSMISSION SERVICE CENTER
MIAMI
FLORIDA

FPL
FLORIDA POWER & LIGHT COMPANY

job no: 1409
issued: 04-18-14

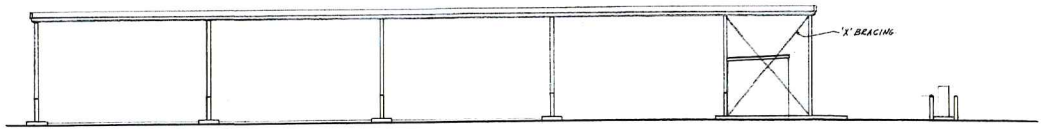
A-10

46

41

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z14-099
DATE: SEP 03 2014
BY: DAH

RECEIVED
Z14-099
SEP 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



WEST ELEVATION
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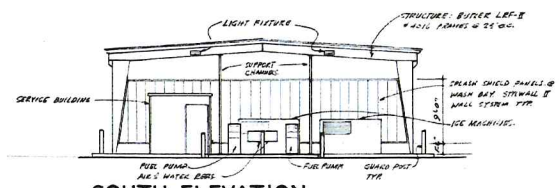
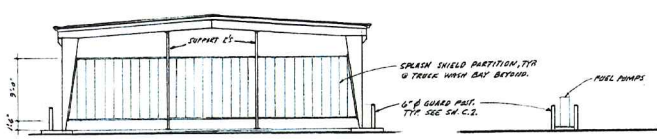
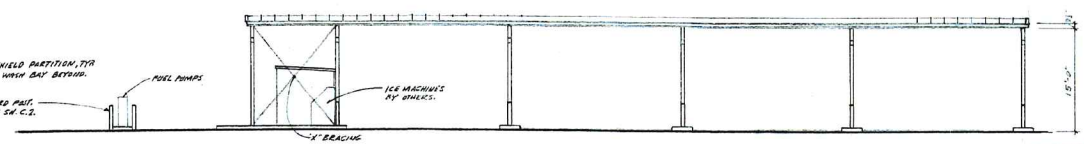


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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

RECEIVED
Z14-099
SEP 03 2014
for DH

FUELING & TRUCK PARKING

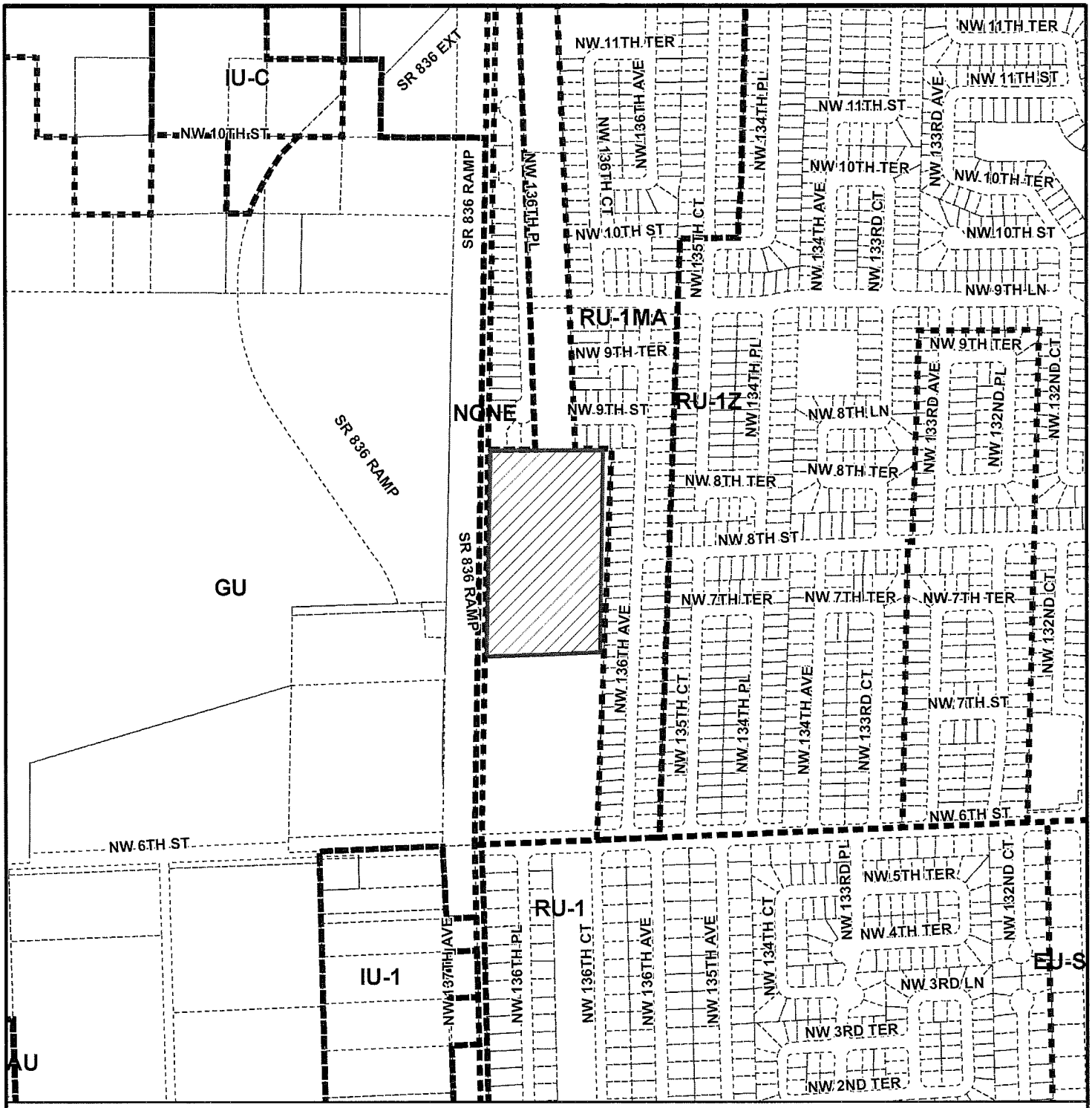
THEODORE ROUX
architect
116 Giralda Avenue
Coral Gables, Florida 33134
phone (305) 445-8116

TRANSMISSION SERVICE CENTER
MIAMI
FLORIDA

FPL
FLORIDA POWER & LIGHT COMPANY

job no: 1409
issued: 04-18-14

A-11



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000099

Section: 52 Township: 53 Range: 39
Applicant: FLORIDA POWER AND LIGHT CO
Zoning Board: C10
Commission District: 12
Drafter ID: GGARCIA
Scale: NTS

N
W E
S

Legend

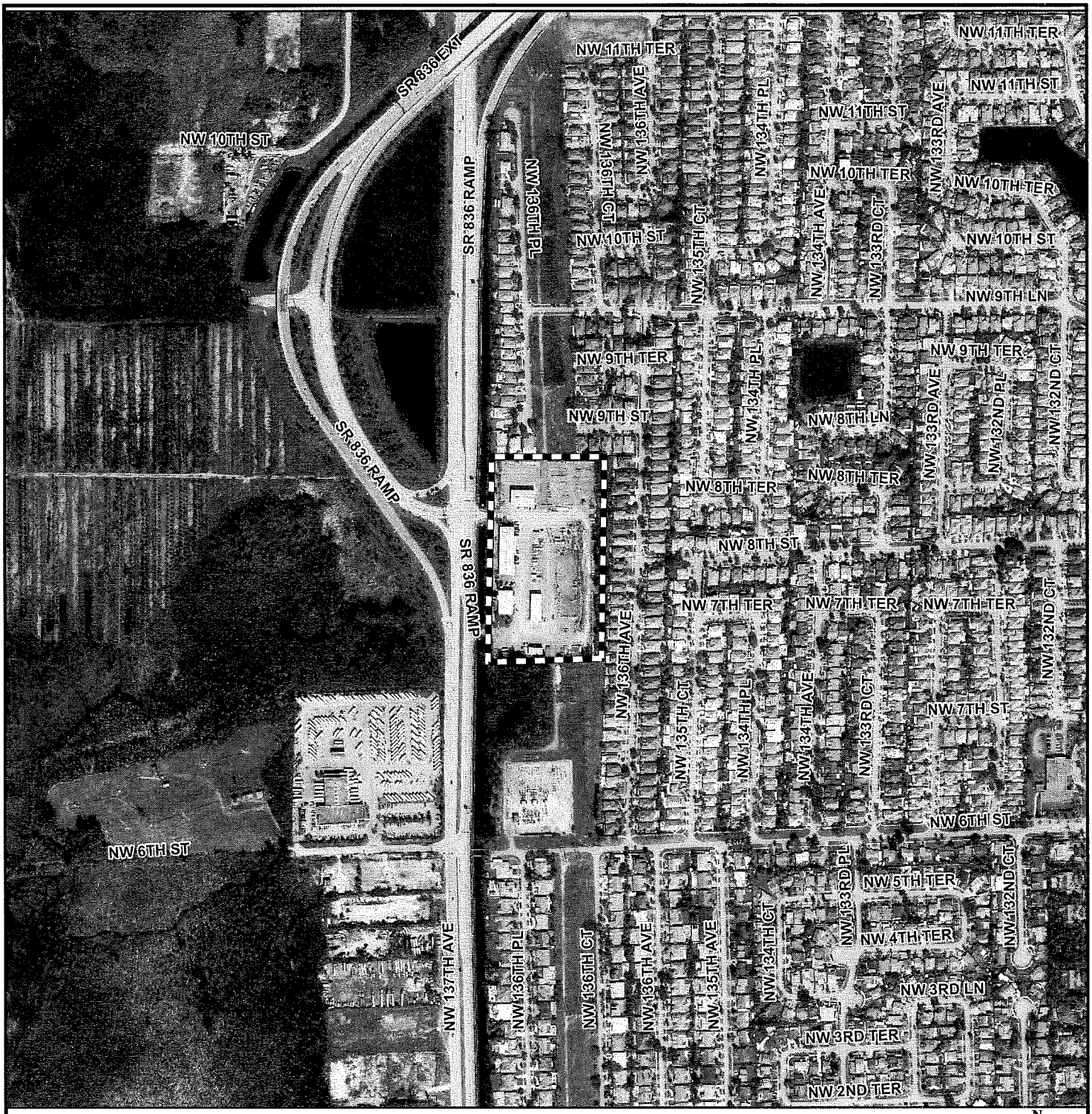
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 30, 2014

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000099

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

Section: 52 Township: 53 Range: 39
Applicant: FLORIDA POWER AND LIGHT CO
Zoning Board: C10
Commission District: 12
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 30, 2014

REVISION	DATE	BY
		43

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000099

RADIUS: 2640

Section: 52 Township: 53 Range: 39
Applicant: FLORIDA POWER AND LIGHT CO
Zoning Board: C10
Commission District: 12
Drafter ID: GGARCIA
Scale: NTS

Legend

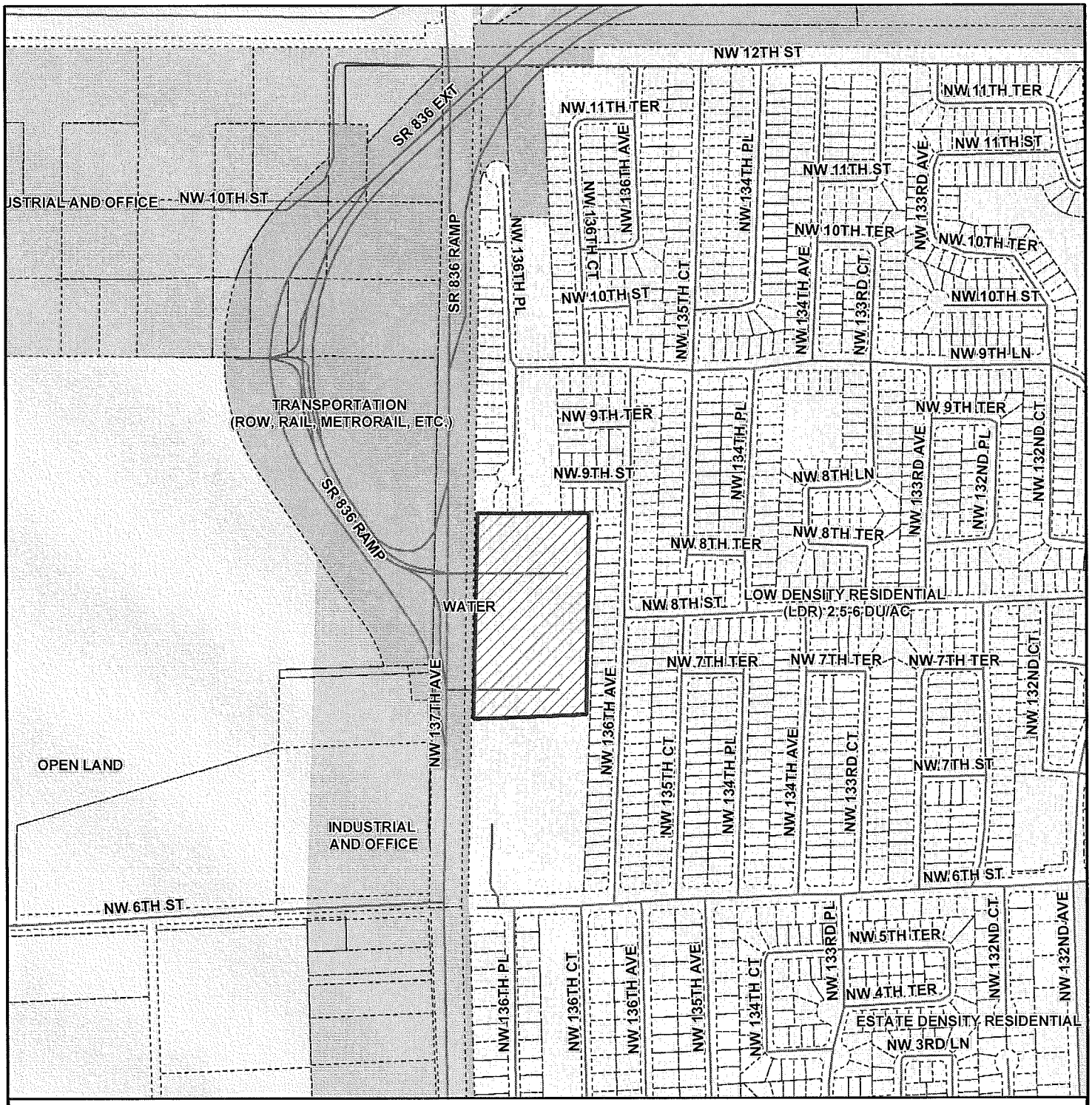
- MDC STL Index Poly
- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 30, 2014

REVISION	DATE	BY
		44



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000099

Section: 52 Township: 53 Range: 39
Applicant: FLORIDA POWER AND LIGHT CO
Zoning Board: C10
Commission District: 12
Drafter ID: GGARCIA
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 30, 2014

REVISION	DATE	BY