



COMMUNITY ZONING APPEALS BOARD 11  
KENDALL VILLAGE CENTER - CIVIC PAVILION  
8625 SW 124 Avenue, Miami  
Tuesday, December 7, 2010 at 7:00 p.m.

**PREVIOUSLY DEFERRED**

A. 10-11-CZ11-1 VIRGINIA V. LALLY 09-56 25-55-38

**CURRENT**

1. 10-12-CZ11-1 CAMEJO AT 59 ST. LLC 09-174 26-54-39 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, DECEMBER 7, 2010

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 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

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**A. VIRGINIA V. LALLY (10-11-CZ11-1/09-056)**

**25-55-38  
Area 11/District 09**

UNUSUAL USE to permit a lake excavation.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Lally's Lake Excavation," as prepared by Gary B. Castel Surveying, Inc., dated stamped received 5/11/09 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: Lying west of S.W. 177 Avenue, between S.W. 154 Street and S.W. 156 Street; A/K/A: 17700 S.W. 154 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.18 Gross Acres

Department of Planning and Zoning Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

Deferred from 11-30-10

**1. CAMEJO AT 59 ST, LLC (10-12-CZ11-1/09-174)**

**26-54-39  
Area 11/District 10**

(1) MODIFICATION of Condition No. 2 of Resolution CZAB11-1-99, as last modified by Resolution #CZAB11-27-06, both passed and adopted by Community Zoning Appeals Board #11, only as it applies to the subject property and 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 'Pedro Camejo Mixed Use Project Office & Townhouse Development,' as prepared by Villa & Associates, Inc., dated stamped received 2/21/06; Sheet L-1 dated stamped received 3/23/06 and consisting of 6 sheets in total."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed School for Camejo at 59<sup>th</sup> Street LLC.,' as prepared by Villa & Associates, Inc., dated stamped received 4/29/10 and consisting of 5 sheets."

(2) MODIFICATION of Paragraph No. 2 of a Declaration of Restriction recorded in Official Record Book 18475, Pages 1729-1743, last modified by Paragraph #2 of Declaration of Restrictions recorded in Official Record Book 27457, Pages 4019-4028, only as it applies to the subject property and 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 'Pedro Camejo Mixed Use Project Office & Townhouse Development,' as prepared by Villa & Associates, Inc., dated stamped received 2/21/06; Sheet L-1 dated stamped received 3/23/06 and consisting of 6 sheets in total."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed School for Camejo at 59<sup>th</sup> Street LLC.,' as prepared by Villa & Associates, Inc., dated stamped received 4/29/10 and consisting of 5 sheets."

(3) MODIFICATION of Paragraph No. 1 of a Declaration of Restrictive Covenant in Lieu of Unity of Title recorded in Official Record Book 25839, Pages 1515-1520, reading as follows:

FROM: "1. The property will be developed in substantial conformity with the site plan entitled 'Camejo at 59<sup>th</sup> Street, LLC.,' prepared by Jose R. Figueroa, dated the 14<sup>th</sup> day of October, 2006."

TO: 1. The property will be developed in substantial conformity with the site plan entitled 'Proposed School for Camejo at 59<sup>th</sup> Street LLC.,' as prepared by Villa & Associates, Inc., dated stamped received 4/29/10 and consisting of 5 sheets."

(4) DELETION of the Declaration of Restrictions recorded in Official Record Book 27390, Pages 990-1002.

The purpose of requests #1 - #4 is to allow the applicant to submit a revised plan showing a private school and day care center in lieu of the previously approved Mixed Use Project Office & Townhouse Development.

(5) Applicant is requesting to permit the private school with a playground area of 26,000 sq. ft. (53,475 sq. ft. required).

(6) Applicant is requesting to permit the private school with a landscape open space of 5,171 sq. ft. (13,195 sq. ft. required).

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

LOCATION: The Northwest corner of S.W. 59 Street and S.W. 135 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.7 Acres

LOCATION: 6890-6892 S.W. 130 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.353 sq. ft.

Department of Planning and Zoning Recommendation:

Denial without prejudice of request #1 through #3; approval of request #4 under Section 33-311(A)(7) (Generalized Modification Standards); and denial without prejudice of requests #5 and #6 under Section 33-311(A)(4)(b)(NUV)

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 Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) 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](http://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.

**A. VIRGINIA V. LALLY**  
**(Applicant)**

**10-11-CZ11-1 (09-056)**  
**Area 11/District 09**  
**Hearing Date: 11/30/10**

Property Owner (if different from applicant) **Virginia V. Lally**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1978	Arvida	- Unusual Use landing field.		Withdrawn
1980	James Dodde	- Unusual Use to permit landing field.	C04	Approved w/Conds.
1981	Claric Investments N.V.	- Unusual Use for Airpark. - Modify conditions From 4/ZAB/201/80.	C04	Denied without prejudice.
1982	Claric Investments N.V.	- Unusual Use for Airpark. - Modify conditions From 4-ZAB-201-80.	BCC	Approved w/Conds.

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

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 11  
MOTION SLIP

#1

APPLICANT'S NAME: **VIGINIA LALLY**

REPRESENTATIVE: Applicant absent from hearing.

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-11-CZ11-1 (06-056)	November 30, 2010	CZAB11 : 10

**REC: Denial without prejudice.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: December 7, 2010       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: Deferral due to the absence of applicant from the hearing. Nor re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	<b>S</b>	Joseph E. DELANEY	<b>X</b>		
COUNCILMAN		Miguel A. Diaz	<b>X</b>		
COUNCILWOMAN		Beatrice SUAREZ	<b>X</b>		
COUNCILWOMAN		Ileana R. VAZQUEZ	<b>X</b>		
VICE CHAIR	<b>M</b>	Jeffrey WANDER	<b>X</b>		
CHAIRWOMAN		Patricia G. DAVIS	<b>X</b>		
VOTE:			<b>6</b>	<b>0</b>	

EXHIBITS:  YES       NO

COUNTY ATTORNEY: JONI ARMSTRONG -COFFEY

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

**APPLICANT:** Virginia V. Lally

**PH:** Z09-056 (10-11-CZ11-1)

**SECTION:** 15-55-38

**DATE:** December 7, 2010

**COMMISSION DISTRICT:** 9

**ITEM NO.:** A

**A. INTRODUCTION**

o **REQUEST:**

(1) UNUSUAL USE to permit a lake excavation.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Lally's Lake Excavation," as prepared by Gary B. Castel Surveying, Inc., dated stamped received 5/11/09, and consisting of 1 sheet. Plans may be modified at public hearing.

o **SUMMARY OF REQUEST:**

This application would allow the applicant an Unusual Use to permit a lake excavation.

o **LOCATION:**

Lying west of SW 177 Avenue, between SW 154 Street and SW 156 Street;/AKA: 17700 SW 154 Street, Miami-Dade County, Florida.

o **SIZE:** 5.18 Gross Acres

**B. ZONING HEARINGS HISTORY:**

In 1982, pursuant to Resolution #Z-37-82, the subject property was a part of a parcel of land that was approved on appeal by the Board of County Commissioners (BCC) for an Unusual Use request to permit 29 single-family home-sites, to front on airplane taxiways with optional hangers and to modify conditions #3 and #8 of a prior Resolution 4-ZAB-201-80, to permit additional properties with access to a landing field. As a condition of this approval by the BCC, the applicant was also required to proffer a private airstrip easement agreement and a declaration of restrictive covenants for the airstrip maintenance agreement. Said covenant was however amended in 1989, to remove the subject property from the aforementioned agreement and restrictions. In 1990, pursuant to Resolution 4-ZAB-196-90, a request to show cause why Resolutions 4-ZAB-201-80 and Z-37-82 should not be revoked was granted by the Circuit Court. In 1997, the Board of County Commissioners, as mandated by the Court, approved the appeal and denied the application.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being **approximately 2 miles west of and outside the Urban Development Boundary (UDB) for Agriculture** use. The area designated as "Agriculture" contains the best agricultural

land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

**LU-3F. Super-Majority Vote:** Any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. The term "direct agricultural production" includes crops, livestock, nurseries, groves, packing houses, and barns but not uses such as houses of worship, schools, sale of produce and other items, and outdoor storage vehicles. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.

**Other Land Uses Not Addressed.**

Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and 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 detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

GU; vacant land

Agriculture

**Surrounding Properties:**

**NORTH:** AU; row crops

Agriculture

**SOUTH:** GU; farm residence

Agriculture

**EAST:** GU; row crops

Agriculture

**WEST:** GU; farm residence

Agriculture

**E. SITE AND BUILDINGS:**

Site Plan Review:

**(Site plan submitted)**

Scale/Utilization of Site:

**Unacceptable**

Location of Buildings:

**N/A**

Compatibility:

**Unacceptable**

Landscape Treatment:

**N/A**

Open Space:

**N/A**

Buffering:

**Unacceptable**

Access:

**Acceptable**

Parking Layout/Circulation:

**N/A**

Visibility/Visual Screening:

**N/A**

**F. PERTINENT REQUIREMENTS/STANDARDS:**

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

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No objection</b>

\*Subject to conditions indicated in their memoranda.

**H. ANALYSIS:**

This item was deferred from the November 30, 2010 meeting due to the absence of the applicant. The subject property is located approximately 1.5 miles west of and outside the UDB in an area designated **Agriculture** and abuts Krome Avenue that is designated in the Master Plan for improvement to 4-lanes. This application would allow the applicant an Unusual Use to permit a 1.03 acre lake excavation with a minimum depth of 16' on this 5.18-acre GU, Interim District lot. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agricultural** use. However, the CDMP indicates that uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area. Staff notes that DERM, MDFRD and the Public Works Department do not object to the application. The applicant's letter of intent indicates that the lake will be used solely for recreational and decorative purposes only. However, staff opines that the lake is not supportive of or ancillary to any agricultural production on the property, nor has the applicant provided staff with information to indicate that the lake is a necessity for the surrounding area. Therefore, staff opines that the requested approval of the Unusual Use for a lake excavation on the subject property is

**inconsistent** with the Agricultural designation of the subject property on the LUP map of the CDMP and should be denied without prejudice.

Further, Policy **LU-3F** of the interpretative text of the CDMP requires that any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of **Krome Avenue** designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than two-thirds of the total membership of the Board of County Commissioners then in office, where such Board of County Commissioners (BCC) issues a decision. However, said Policy also states that this policy is not intended to permit any use not otherwise permitted by the CDMP. Staff opines that the proposed lake excavation is similar to a rock mining operation, is not a permitted use in this area and therefore, does not fall into the category of uses that can be approved by this super-majority vote.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department does not object** to this application and indicate in their memorandum that the application meets traffic concurrency. The Public Works Department also indicates in their memorandum that should the application be approved, additional lake section requirements may be required at time of permitting and that the property may require platting in accordance with Chapter 28 of Miami-Dade County Code. The Miami-Dade Fire Rescue Department (**MDFR**) **has no objections** to this application and indicates that their estimated response time is **6:06 minutes**.

The applicant is requesting approval of an Unusual Use to permit a lake excavation under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses. However, staff opines that the requested unusual use for a lake excavation is not consistent with certain provisions of the Master Plan. The interpretative text of the CDMP indicates that certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the Zoning Code. However, the interpretative text does allow for the approval of uses that are substantially similar to those uses permitted in the land use category provided the proposed uses are deemed to be consistent with the objectives and policies of this plan, would be compatible, and would not have an unfavorable effect on the surrounding area. Further, the CDMP states that the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Staff notes that the net acreage for this subject property when lessing out the required 2.85 acre right-of-way dedication is 2.33 acres. As such, staff opines that the approval of the applicant's request for a 1.03 acre lake for recreational and decorative purposes would be out of scale with the ongoing tree farm and fruit tree cultivation on the remaining portions of the subject property. Additionally, the applicant has not provided staff with any information to indicate that the 1.03 acre lake is a necessity for, or ancillary to the ongoing tree farm and fruit trees cultivation on the subject property. Staff also notes that approval of this request could lead to a proliferation of requests for similar uses in the area and would lead to further depletion of available agricultural land in this area and would be incompatible with the primarily agricultural residential developments and farm uses in the

surrounding area. As such, staff notes that the approval of the application would not only be **incompatible** with and adversely affect the rural agricultural character of the area, but would also set a negative precedent for similar requests in a section of the County dedicated to agriculture and farm residential uses only. Additionally, the applicant has not provided staff with information that would prove that the approval of the lake could be deemed a public necessity or that it would be in the public interest. Moreover, staff notes that the 3<sup>rd</sup> District Court of Appeals of the State of Florida has ruled that zoning applications inconsistent with the CDMP cannot be approved by a zoning board. As such, staff opines that the applicant's request to permit a lake excavation on this site constitutes a rock mining operation and is **inconsistent** with the interpretative text of the CDMP and can only be denied. Based on the aforementioned, staff therefore, recommends that the applicant's request for an Unusual Use to permit a lake excavation be denied without prejudice.

Based on the aforementioned, staff opines that approval of the application is **incompatible** with the surrounding area and is **inconsistent** with the interpretative text of the CDMP and can only be denied without prejudice.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 08/21/09  
**DATE TYPED:** 09/28/10  
**DATE REVISED:** 09/29/10, 10/22/10, 11/09/10, 12/01/10  
**DATE FINALIZED:** 12/01/10  
MCL:GR:NN:NC:CH

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

# Memorandum



**Date:** May 27, 2009  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** C-11 #Z2009000056-1<sup>st</sup> Revision  
Virginia Lally  
17700 S.W. 154 Street  
Unusual Use to Permit a Lake Excavation  
(AU) (2.9 Acres)  
25-55-38

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The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply and Wastewater Disposal

Adjacent potable water wells must be greater than 100 feet from lake. Section 24-43.3(2)(v)(xviii) of the Code states, "In no case shall the well be located less than one hundred (100) from any source of contamination".

DERM Criteria for Lake Excavations Section IV (9) states that septic tanks and drainfield systems located adjacent to a real estate lake must be placed as far as practicable from the edge of the lake and in no case closer than 50 feet.

Consequently, any proposed development shall comply in accordance with the conditions required by DERM Chapter 24 regulations and DERM's Criteria for Lake Excavations.

Stormwater Management

The proposed lake has width less than 100 feet, therefore no drainage outfall will be allowed into the lake.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

### Wetlands

The subject property does not contain wetlands as defined by Chapter 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.

### Natural Forest Communities

The subject property is not a designated Natural Forest Community by Miami-Dade County.

### Tree Preservation

The subject property may contain specimen-sized (Trunk diameter 18 inches or greater) trees. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24. However, the above referenced property is an active nursery. Section 24-49 (4)(d) of Chapter 24, the Code of Miami-Dade County, states "The following activities are exempt from tree removal permits: ...Removal of trees within State-approved plant nurseries and botanical gardens, provided said trees were planted and are growing for the display, breeding, propagation, sale or intended sale to the general public in the ordinary course of business. Therefore, this Program recommends approval of this zoning application.

### Enforcement History

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

### Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: VIRGINIA V LALLY

This Department has no objections to this application.

Additional lake section requirements may be required at time of permitting.

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

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



Raul A Pino, P.L.S.

19-MAY-09

# Memorandum



**Date:** 14-MAY-09  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2009000056

**Fire Prevention Unit:**

No objection to site plan date April 20, 2009.

**Service Impact/Demand:**

Development for the above Z2009000056  
 located at 17700 S.W. 154 STREET, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 2076 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
 The estimated average travel time is: 6:06 minutes

**Existing services:**

The Fire station responding to an alarm in the proposed development will be:  
 Station 60 - Redland - 17605 SW 248 Street  
 ALS Tanker

**Planned Service Expansions:**

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

**Fire Planning Additional Comments:**

Not applicable to service impact analysis.

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

# TEAM METRO

## ENFORCEMENT HISTORY

VIRGINIA V LALLY

17700 SW 154 ST, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

---

Z2009000056

---

**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

200902005202 CLOSED ENFORCEMENT HISTORY.

200902005206 OPEN ISSUED WARNING # W9458 VEHICLE ADVERTISING VIOLATION 19-15.12(A).

200902005203 OPEN ISSUED WARNING # 9456 STORING OR MAINTAINING SOLID WASTE JUNK & TRASH AND/OR DEBRIS 19-14(A).

200302005576 CLOSED LIEN ISSUED CIVIL VIOLATION NOTICE # 796956 RESOLUTION VIOLATIONS 33-31B(2).

200102008457 CLOSED ISSUED WARNING # 41875 FAILURE TO OBTAIN ZONING PERMIT 8-1.

200102005282 CLOSED REFERRAL TO BUILDING DEPT ELECTRICAL INSPECTION TWO HALOGEN HIGH LIGHTS.

200102004592 CLOSED ISSUED WARNING # 1809 AND CIVIL VIOLATION NOTICE #778169 FAILURE TO OBTAIN ZONING PERMIT 8-1



**Process #**    **Applicant's Name**  
Z2009000056    VIRGINIA V LALLY

**SURROUNDING PROPERTY**

**NORTH:**

NURSERY

**SOUTH:**

RESIDENCE/NURSERY

**EAST:**

KROME AVE

**WEST:**

VACANT RESIDENCE

**SURROUNDING AREA**

**NEIGHBORHOOD CHARACTERISTICS**

AGRICULTURAL

**COMMENTS:**

Inspector **FERNANDEZ, RENE**

Evaluator **N/A**

Process Number: **Z2009000056** Applicant Name **VIRGINIA V LALLY**



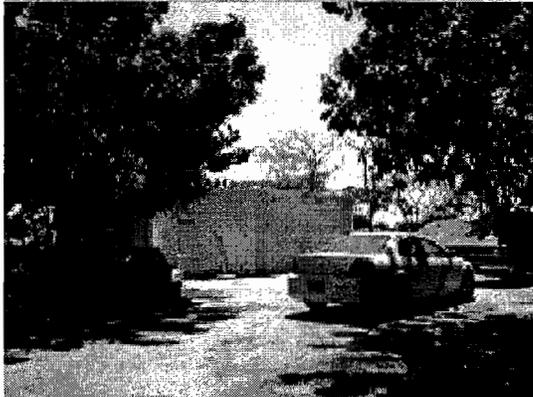
Date: 20-AUG-09

Comments: ENTRANCE TO THE PROPERTY



Date: 20-AUG-09

Comments: FUTURE DRIVEWAY TO THE RESIDENCE



Date: 20-AUG-09

Comments: RESIDENCE UNDER CONSTRUCTION

Inspector **FERNANDEZ, RENE**

Evaluator **N/A**

Process Number: **Z2009000056** Applicant Name **VIRGINIA V LALLY**



Date: 20-AUG-09

Comments: LAKE EXCAVATION ON WEST SITDE OF PROPERTY



Date: 20-AUG-09

Comments: LAKE ECAVATION & PROPERTY TO THE WEST



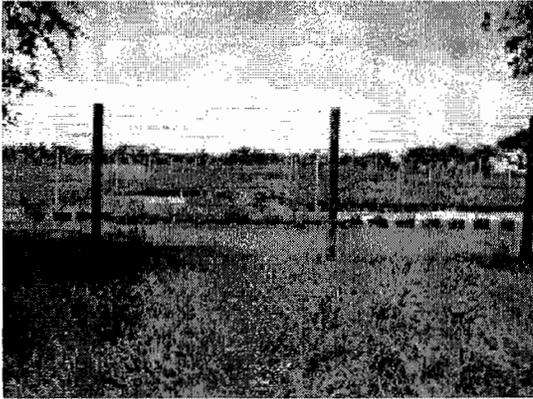
Date: 20-AUG-09

Comments: LAKE EXCAVATION/SOUTH WEST CORNER

Inspector **FERNANDEZ, RENE**

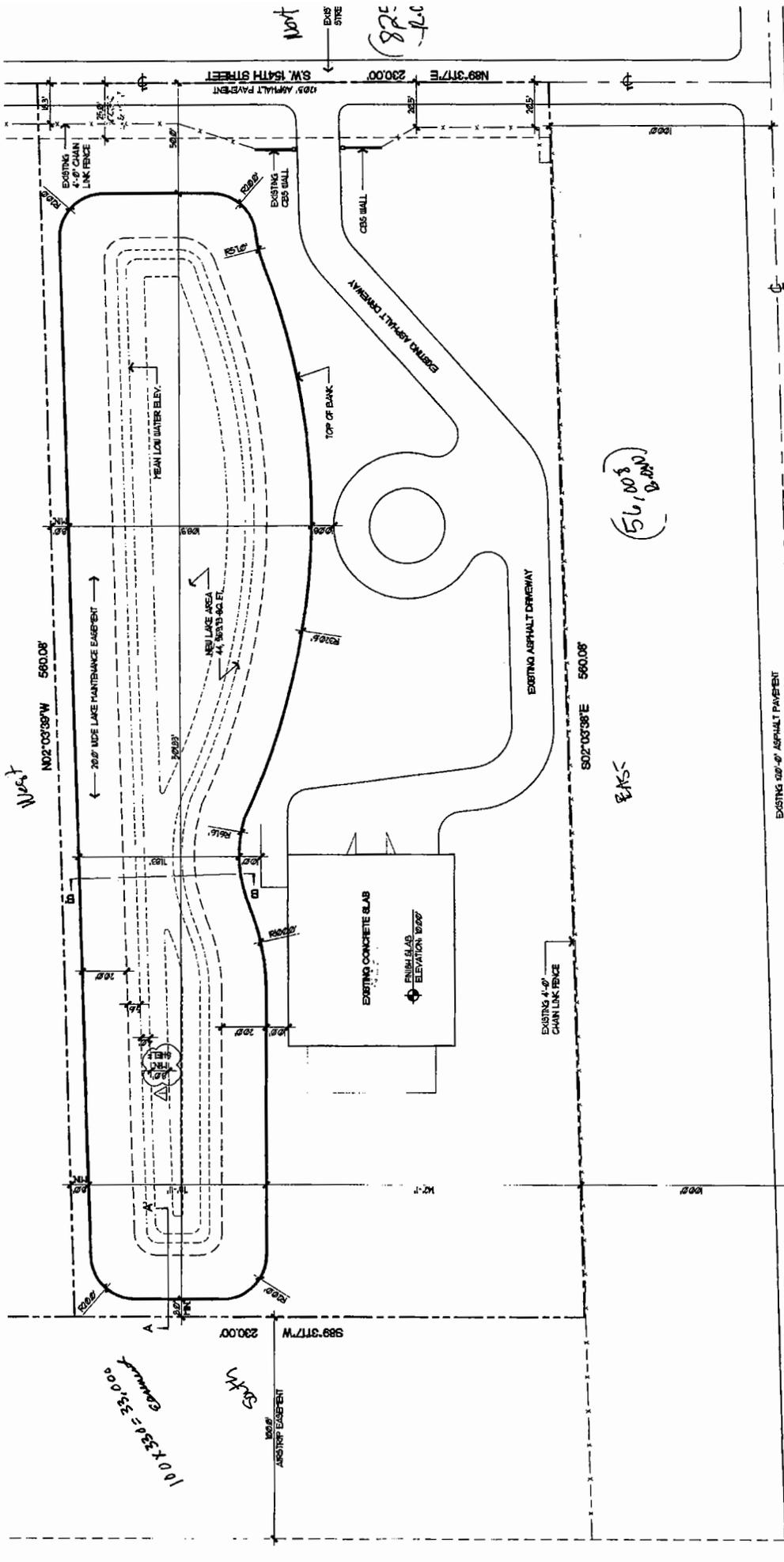
Evaluator **N/A**

Process Number: **Z2009000056** Applicant Name **VIRGINIA V LALLY**



Date: 20-AUG-09

Comments: PROPERTY TO THE NORTH



**RECEIVED**  
 209.056  
 MAY 11 2009  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: [Signature]

lake:  $43,128 \times 43,563 = 94$  acres  
 lot:  $500.09 \times 230.08 = 12.8, 818H = 2.95$  acres  
 Plus R.O.W = 56,008  
 $8,250$   
 $350,000$   
 $97,263.19 / 43,560 = 2.23$  acres  
 5.189 acres

ENLARGED SITE PLAN

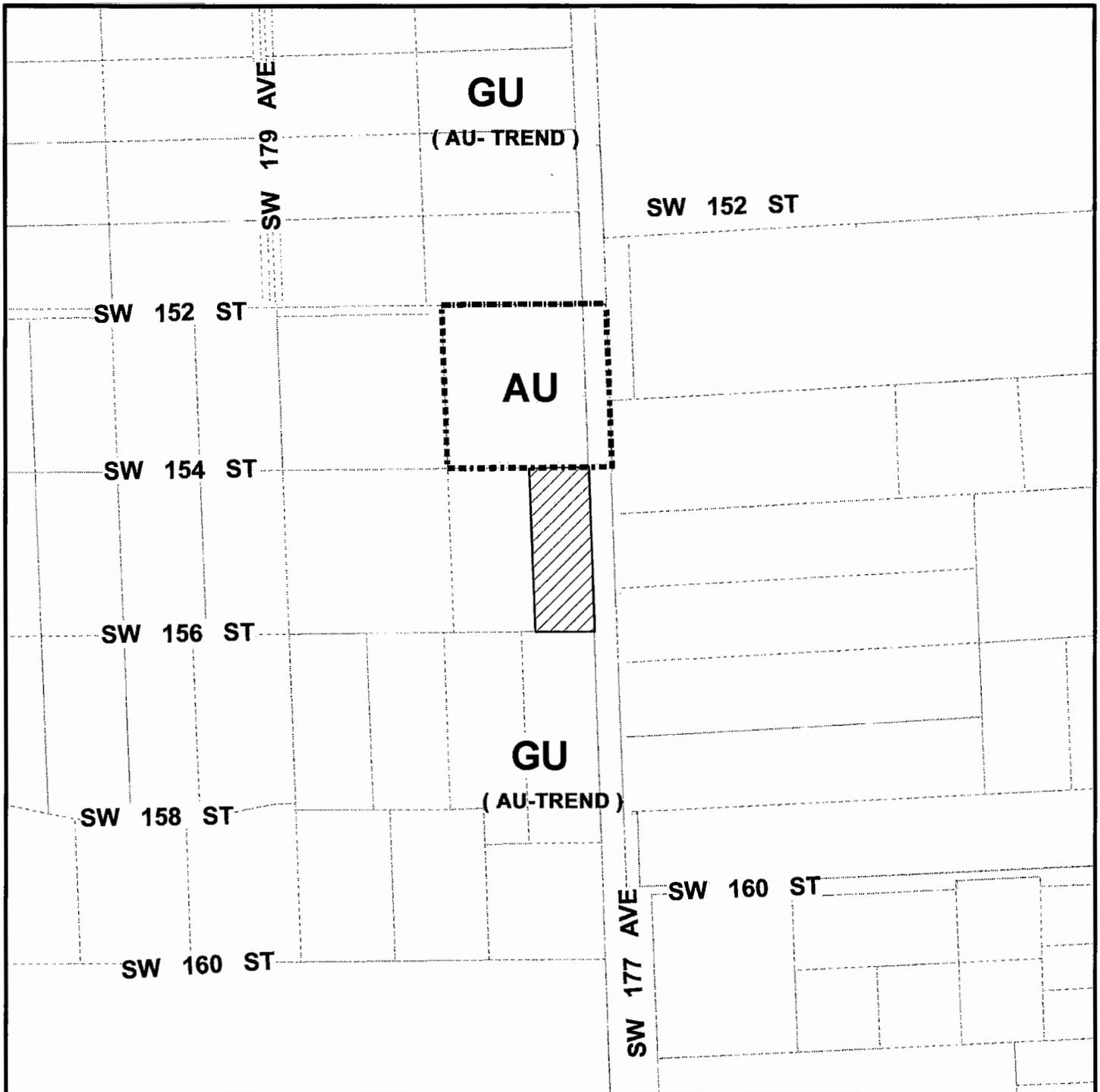
**RECEIVED**  
 209.056  
 MAY 11 2009

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

SITE PLAN 1" = 30'







**MIAMI-DADE COUNTY**

**HEARING MAP**

Section: 25 Township: 55 Range: 38

Applicant: VIRGINIA V LALLY

Zoning Board: C11

Commission District: 9

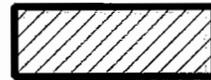
Drafter ID: JEFFER

Scale: NTS

----- Zoning

Process Number

**09-056**

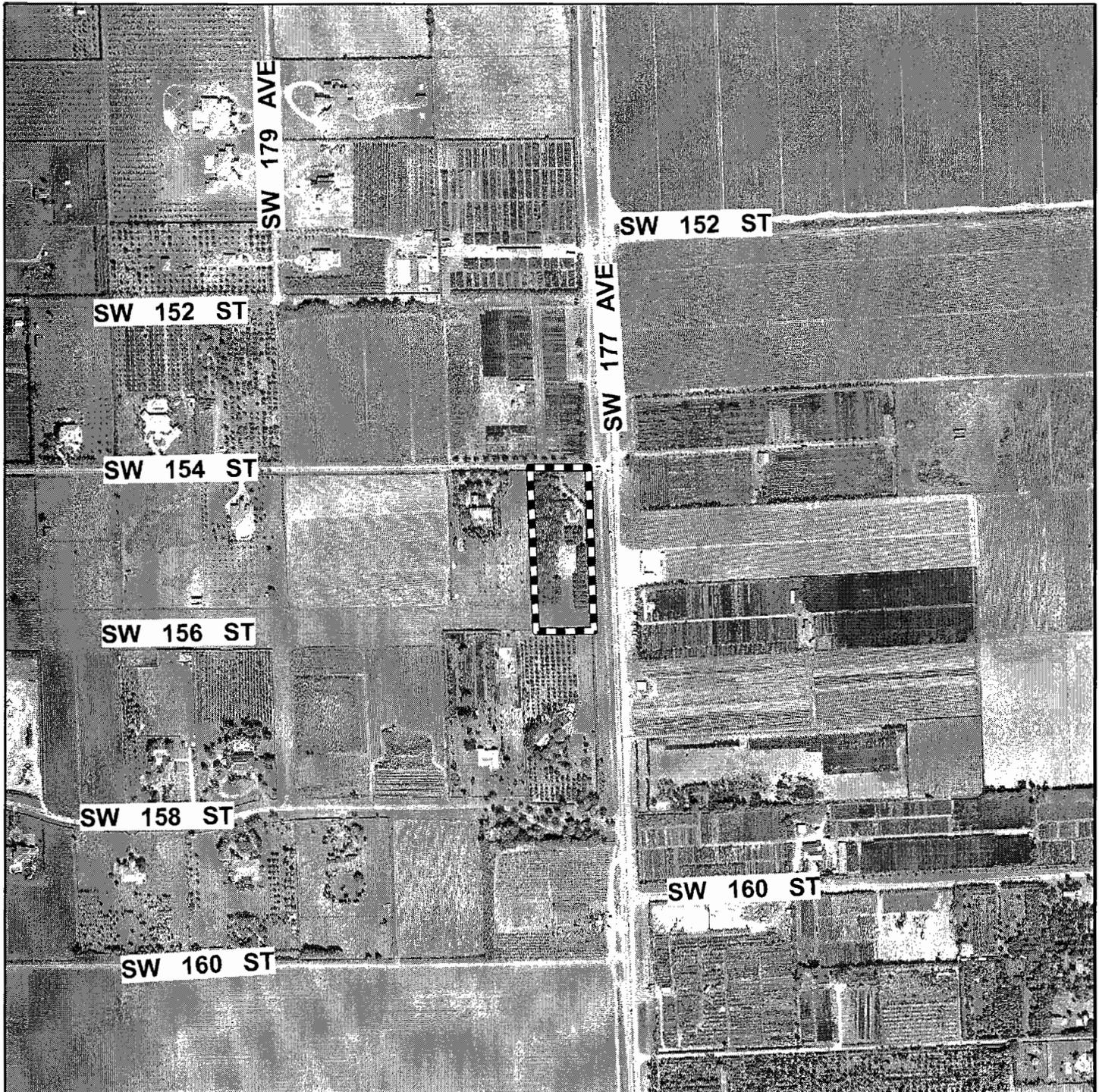


**SUBJECT PROPERTY**



SKETCH CREATED ON: 04/24/09

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2008**

**Section: 25 Township: 55 Range: 38**

**Applicant: VIRGINIA V LALLY**

**Zoning Board: C11**

**Commission District: 9**

**Drafter ID: JEFFER**

**Scale: NTS**

**----- Zoning**

**Process Number**

**09-056**



**SUBJECT PROPERTY**



SKETCH CREATED ON: 04/24/09

REVISION	DATE	BY

**1. CAMEJO AT 59 ST, LLC**  
(Applicant)

**10-12-CZ11-1 (09-174)**  
**Area 11/District 10**  
**Hearing Date: 12/07/10**

Property Owner (if different from applicant) **PEDRO CAMEJO.**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1969	Merwitzer	- Zone change from RU-1 to RU-5.	ZAB	Approved
1969	Merwiter, ET AL	- Zone change from RU-1 to RU-5.	ZAB	Approved
1999	Miller Office Devp. Corp.	- Zone change from RU-5A to BU-1A. - Special Exception commercial development. - Unusual Use convalescent home. - Non-Use Variance 5' wall.	C11	Approved
2006	Miller RB Gem LLC	- Special Exception permit residential development in BU-1A. - Modify & Deletion of condition.	C11	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

**APPLICANT:** Camejo at 59 St., LLC

**PH:** Z09-174 (10-12-CZ11-1)

**SECTION:** 26-54-39

**DATE:** December 7, 2010

**COMMISSION DISTRICT:** 10

**ITEM NO.:** 1

**A. INTRODUCTION**

**o SUMMARY OF REQUESTS:**

The applicant is seeking to modify a Condition of a previous Resolution, a paragraph of a previously recorded Declaration of Restrictions, and a paragraph of a previously recorded Declaration of Restrictive Covenant in Lieu of Unity of title in order to allow the applicant to submit a revised plan showing a private school in lieu of the previously approved mixed use office and townhouse development. The applicant also seeks to delete a previously recorded Declaration of Restrictions which was incorrectly recorded in the public records. In addition, the applicant is requesting to permit the proposed private school and daycare facility with less playground area and less landscape open space than that required by the Zoning Code for the proposed enrollment.

**o REQUESTS:**

- (1) MODIFICATION of Condition No. 2 of Resolution CZAB11-1-99, as last modified by Resolution #CZAB11-27-06, both passed and adopted by Community Zoning Appeals Board #11, only as it applies to the subject property and 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 'Pedro Camejo Mixed Use Project Office & Townhouse Development,' as prepared by Villa & Associates, Inc., dated stamped received 2/21/06; Sheet L-1 dated stamped received 3/23/06 and consisting of 6 sheets in total."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed School for Camejo at 59<sup>th</sup> Street LLC.,' as prepared by Villa & Associates, Inc., dated stamped received 4/29/10 and consisting of 5 sheets."

- (2) MODIFICATION of Paragraph No. 2 of a Declaration of Restriction recorded in Official Record Book 18475, Pages 1729-1743, last modified by Paragraph #2 of Declaration of Restrictions recorded in Official Record Book 27457, Pages 4019 to 4028, only as it applies to the subject property and 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 'Pedro Camejo Mixed Use Project Office & Townhouse Development,' as prepared by Villa & Associates, Inc., dated stamped received

2/21/06; Sheet L-1 dated stamped received 3/23/06 and consisting of 6 sheets in total.”

TO: “2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Proposed School for Camejo at 59<sup>th</sup> Street LLC.,’ as prepared by Villa & Associates, Inc., dated stamped received 4/29/10 and consisting of 5 sheets.”

(3) MODIFICATION of Paragraph No. 1 of a Declaration of Restrictive Covenant in Lieu of Unity of Title recorded in Official Record Book 25839, Pages 1515-1520, reading as follows:

FROM: “1. The property will be developed in substantial conformity with the site plan entitled ‘Camejo at 59<sup>th</sup> Street, LLC.,’ prepared by Jose R. Figueroa, dated the 14<sup>th</sup> day of October, 2006.”

TO: 1. The property will be developed in substantial conformity with the site plan entitled ‘Proposed School for Camejo at 59<sup>th</sup> Street LLC.,’ as prepared by Villa & Associates, Inc., dated stamped received 4/29/10 and consisting of 5 sheets.”

(4) DELETION of the Declaration of Restrictions recorded in Official Record Book 27390, Pages 990-1002.

The purpose of requests #1 - #4 is to allow the applicant to submit a revised plan showing a private school and day care center in lieu of the previously approved Mixed Use Project Office & Townhouse Development.

(5) Applicant is requesting to permit the private school with a playground area of 26,000 sq. ft. (53,475 sq. ft. required).

(6) Applicant is requesting to permit the private school with a landscape open space of 5,171 sq. ft. (13,195 sq. ft. required).

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

o **LOCATION:** The Northwest corner of S.W. 59 Street and S.W. 135 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.7 Acres

**B. ZONING HEARINGS HISTORY:**

In 1969, the subject property was included as part of a larger tract of land which was rezoned from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District, pursuant to Resolution #Z-171-69. In 1999 the subject site was included in an application that encompassed a larger tract of land (Tracts A and B) which was granted a zone change from RU-5A, Semi-Professional Offices District, to BU-1A, Limited Business

District, pursuant to Resolution No. CZAB11-1-99. Accompanying requests included a special exception to permit a site plan approval of a commercial development, an unusual use for a convalescent home and a non-use variance to waive the required wall along the west property line where it abuts RU zoned property. A Declaration of Restrictions encompassing both Tracts A and B was submitted pursuant to said Resolution and recorded in Official Record Book 18475 Pages 1729-1743 which restricted the uses to a bank with a drive-in teller facility, convalescent home, daycare center and those uses permitted in the RU-5A zoning district and the development of the site to the plans approved at public hearing. In 2006, pursuant to Resolution No. CZAB11-27-06, the subject site (Tract B) was granted approval of a special exception to permit a residential development in the BU-1A District as well as approval of requests to permit the applicant to modify and delete conditions of Resolution No. CZAB11-1-99 and a previously recorded agreement. A revised site plan was submitted indicating an office building and an apartment building on the subject property (Tract B). A Modification of the Declaration of Restrictions recorded in Official Record Book 18475 Pages 1729-1743 was recorded in Official Record Book 27457 Pages 4019-4028 which restricts the development of the site to the plans approved at the 2006 public hearing. A Declaration of Restrictions was also recorded in Official Record Book 27390 Pages 990-1002 which restricts the development of the site to the plans approved at the 2006 public hearing. However, staff notes that said Declaration is missing a required signature from the property owner of the site located to the north of the subject site (Tract A) which was a part of the original Declaration recorded in 1999. As such, the applicant seeks to delete said previously recorded Declaration of Restrictions. Staff notes that at the time of building permit for the townhouses, a Covenant in Lieu of Unity of Title was recorded in Official Record Book 25839, Pages 1515-1520 which restricts the development of the site to the approved building permit plans.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Office/Residential** use. The Office/Residential uses allowed in this category include both professional and clerical offices, hotels, motels and residential uses. Office developments may range from small scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.
2. 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.

3. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
  
4. **Policy LU-5B.** All development orders authorizing a **new land use** or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

BU-1A; Townhouse Building

Office/Residential

**Surrounding Properties:**

NORTH: BU-1A; Office Building

Office/Residential

SOUTH: RU-4L; Townhouse residences

Low-Medium Density Residential, 6 to 13 du

EAST: RU-5A; Storage Warehouse

Office/Residential

WEST: RU-1; FPL Transmission Line  
Easement

Office/Residential

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**33-311(A)(7) Generalized Modification Standards.** The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of 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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>

\*Subject to conditions indicated in their memoranda.

**H. ANALYSIS**

The subject property is located on the northwest corner of SW 135 Avenue and SW 59 Street. This site is bounded by professional offices and a day care center to the north, warehouses to the east, townhouses to the south and an FPL easement to the west. The 1.7-acre subject property is currently improved with a recently constructed two (2) story townhouse building. The site plans for said townhouse building were initially approved in 2006 as part of a mixed-use development which included said townhouse building as well as a proposed three (3) story office building with ground level parking. It should be noted that said office building was never constructed. The applicant is seeking to modify Condition No. 2 of Resolution No. CZAB11-1-99 as last modified by Resolution No. CZAB11-27-06 (request #1) and Paragraph No. 2 of a Declaration of Restrictions recorded in Official Record Book 18475 Pages 1729 through 1743, last modified by Paragraph No. 2 of a Declaration of Restrictions recorded in Official Record Book 27457, Pages 4019 through 4028 (request #2). The applicant also seeks to modify Paragraph No. 1 of a Declaration of Restrictive Covenant in Lieu of Unity of Title recorded in Official Record Book 25839, Pages 1515 through 1520 (request #3). In addition, the applicant seeks to delete a Declaration of Restrictions recorded in Official Record Book 27390, Pages 990 through 1002 (request #4). The purpose of requests #1 through #4 is to allow the applicant to submit a revised plan showing a private school and daycare center in lieu of the previously approved mixed use office and townhouse development. In addition, the applicant is requesting to permit the proposed private school and daycare facility with less playground area and less landscape open space than that required by the Zoning Code for the proposed enrollment of 260 students, in pre-kindergarten through fifth grade.

The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates this site for **Office/Residential** use. The interpretative text of the CDMP states that neighborhood or community-serving institutional uses, including **schools**, in particular, may be approved where compatible **in all urban land use categories**, in keeping with any conditions specified in the applicable category. A specific objective in designing developments to occur in the Office/Residential category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. Specifically **Policy LU-4A** states that 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. Moreover, **Policy LU-5B** states that all development orders authorizing a **new land use** shall be contingent upon an affirmative finding that the development or use

conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map".

Staff acknowledges that the interpretative text of the CDMP states that neighborhood or community-serving institutional uses, including **schools**, in particular, may be approved where compatible in **all urban land use categories**, in keeping with any conditions specified in the applicable category. However, staff opines that the proposed private school use is **inconsistent** with **Policy LU-4A** which states that 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. The site plan for the proposed private school and daycare depicts the existing 16,750 sq. ft., two-story, 30' high townhouse building to be retrofitted to accommodate 18 classrooms on the first and second floors. The site plan also depicts 70 parking spaces located within the center and western portions of the site and a 26,000 sq. ft. (53,475 sq. ft. required) playground area located primarily on the southeast corner of the site. It should be noted that the applicant is providing an excess of 48 parking spaces where the Zoning Code requires 22 parking spaces for the proposed use on the subject site. However, staff notes that the applicant is providing less than 50% of the required recreational area for the proposed enrollment of 260 students. Moreover, staff notes that the applicant is providing 39% of the required landscape open space for the proposed enrollment. Based on the aforementioned, staff opines that applicant is over populating the site with too many students and should therefore either reduce the proposed enrollment in order to comply with the recreational and landscape requirements of the Zoning Code or in the alternative, remove some of the excess parking areas on the site in order to comply with the recreational and landscape open space requirements. Staff opines that the location of the playground area on the southern portion of the site across from an existing townhouse development when coupled with the requested reduction of both required playground area and landscape open space is aurally intrusive to the residential development to the south of the site. As such staff opines that the site plans submitted for the proposed private school and day care are **inconsistent** with **Policy LU-4A** and **Policy LU-5B** of the CDMP and **incompatible** with the existing residential development located to the south of the site.

When requests #1 through #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed private school and day care in lieu of the previously approved mixed-use office building development with regards to the substandard playground areas and landscape open space for the proposed enrollment of 260 students, which in staff's opinion, would generate excessive noise, provoke excessive overcrowding of people would be incompatible with the area and would be contrary to the public interest. The previously approved plans illustrate the recently constructed townhouse building as well as a proposed three (3) story office building with ground level parking, which staff notes was never constructed. Staff notes that the site to the north was granted approval to permit the expansion of an existing daycare center to include a maximum enrollment of 103 students as well as variances to permit said facility with less playground area than required, pursuant to Resolution No. 4-ZAB-377-92. Staff opines that another school in the area with substandard landscape and playground area would result in over populating the area with too many students. Therefore, staff opines that the approval of requests #1 through #3, which pertain to the submitted plans for a proposed enrollment of 260 students and the requested reduction of required playground area and landscape open space, will provoke excessive overcrowding of people and will be **incompatible** with the residential area located to the south of the site. Specifically, staff opines that in order to achieve a more sensitive design for the proposed

private school and day care center, the applicant should reduce the proposed enrollment to a maximum of 168 students in order to comply with the recreational and landscape requirements of the Zoning Code or in the alternative, the applicant should remove excess parking areas located on the western portion of the site in order to comply with the recreational and landscape requirements. When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that requests #1 through #3 will have an unfavorable effect on same, will be contrary to the public interest and would be **incompatible** with the surrounding area. Based on all of the aforementioned, staff recommends denial without prejudice of requests #1 through #3 under Section 33-311(A)(7).

When request #4 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the requested deletion of the Declaration of Restrictions recorded in Official Record Book 27390 Pages 990-1002 will not, in staff's opinion, generate excessive noise or traffic, could create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, be contrary to the public interest. As previously mentioned, staff notes that said Declaration of Restrictions was incorrectly recorded in the public records and is missing a required signature from the property owner of the site located to the north of the subject site (Tract A) which was a part of the original Declaration recorded in 1999 that encompasses both Tracts A (property to the north) and Tract B (subject property). It should be noted that a corrected version of said Declaration has since been recorded in the public records in Official Record Book 27457 Pages 4019-4028 which effectively separates the subject site (Tract B) from the property to the north (Tract A) and includes the signature of the owner of the property located to the north of the site (Tract A). As such, staff is supportive of request #4 and recommends approval of said request under Section 33-311(A)(7).

When requests #5 and #6 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, would be detrimental to the neighborhood, and would negatively affect the appearance of the community. Staff acknowledges that the site to the north was granted approval to permit the expansion of an existing daycare center to include a maximum enrollment of 103 students as well as variances to permit said facility with less playground area than required, pursuant to Resolution No. 4-ZAB-377-92. However, as previously mentioned, staff opines that the applicant should reduce the proposed enrollment in order to comply with the recreational and landscape requirements of the Zoning Code, or in the alternative replace some of the excess parking areas with playground and landscape open space in order to mitigate any negative visual or aural impacts on the surrounding area, especially the exiting townhouse residential development located to the south of the subject site. Moreover, staff opines that requests #5 and #6 are germane to requests #1 through #3, which staff does not support. As such, staff recommends that requests #5 and #6 be denied without prejudice under Section 33-311(A)(4)(b) (NUV).

Therefore, staff recommends denial without prejudice of requests #1 through #3; approval of request #4 under Section 33-311(A)(7) (Generalized Modification Standards); and denial without prejudice of requests #5 and #6 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:**

Denial without prejudice of requests #1 through #3; approval of request #4 under Section 33-

311(A)(7) (Generalized Modification Standards); and denial without prejudice of requests #5 and #6 under Section 33-311(A)(4)(b) (NUV)

J. **CONDITIONS** None.

**DATE TYPED:** 10/07/10  
**DATE REVISED:** 10/25/10; 10/26/10  
**DATE FINALIZED:** 11/08/10  
MCL:GR:NN:TA:NC



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

# Memorandum

**Date:** May 12, 2010

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

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



**Subject:** C-11 #Z2009000174-2<sup>nd</sup> Revision  
Camejo at 59<sup>th</sup> Street, LLC  
N.W. Corner of S.W. 59<sup>th</sup> Street and S.W. 135<sup>th</sup> Avenue  
Special Exception to Permit a Private School and Modification of a  
Previous Agreement to Permit a Private School  
(BU-1A) (1.7 Acres)  
26-54-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Wellfield Protection

The subject is located within the Northwest Wellfield 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 within the wellfield protection area. Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant, in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, DERM can approve the application and it can 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. All sewer lines shall comply with the exfiltration standards, as applied within wellfield protection areas.

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

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year / 1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

#### Wetlands

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

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

#### Tree Preservation

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

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

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

#### Enforcement History

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

#### Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted in the existing zoning classification, operating permits from DERM may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: CAMEJO AT 59 ST. LLC

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division has no objection to this application, if the recommendations and comments indicated below are incorporated into the plans and related documentation.

The Traffic Engineering Division has reviewed the Site Plans, dated 03/19/10, received by Planning and Zoning on 03/24/10, and the "Impact and Accumulation Analysis" traffic study, dated 04/06/10, for the proposed facility located at the northwest corner of SW 59th Street and SW 135th Avenue, and has the following recommendations and comments:

Site Plan Review:

The eleven vehicle stacking stalls along the front of the building shall be designated in the field for daycare use only during the hours of 7 - 9 AM.

Traffic Study Comments:

The Impact and Accumulation Analysis dated 04/06/10 is acceptable.

Project Requirements:

All off-site improvements shall be constructed prior to the school opening.

School Speed Zone signs (florescent yellow-green material must be used where applicable), pavement markings, and flashing signals are required along SW 59th Street and SW 135th Avenue adjacent to the site. A school speed zone and flashing signals will not be required, if and only if, a school policy explicitly stating that all students must be driven in motorized vehicles to and from the school is provided within a covenant for this facility and published as school policy. If in the future, the school changes policy, then the school administration will be responsible to pay for and install such traffic control devices with the approval of Miami Dade Public Works Department.

The proposed schedule of arrival and dismissal times including grade level and number of students are required to be provided in a covenant

for this facility.

A Maintenance of Traffic (MOT) operation plan including provision of any traffic control devices, e.g. - cones, delineators, for arrival and dismissal periods must be provided in a covenant for this facility. The MOT must contain the following statement: "The applicant shall supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the school site."

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan at (305) 375-2030.

Additional improvements may be required at time of permitting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 154 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
9804	SW 137 Ave. s/o SW 42 St.	D	D
9274	SW 56 St. w/o SW 137 Ave.	D	D
9806	SW 137 Ave. s/o SW 56 St.	D	D
9272	SW 56 St. w/o SW 127 Ave.	C	C

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



Raul A Pino, P.L.S.

14-APR-10



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

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

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 110 (number of children) = 3,850 sq. ft. of classroom area required

b. Elementary Grades 1-5

30 sq. ft. x 150 (number of children) = 4,500 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 8,350 sq. ft.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 10,935 sq. ft.

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 55 (1/2 of children) = 2,475 sq. ft.

b. Grades 1-5 500 sq. ft. x 30 (first 30 children) = 15,000 sq. ft.

300 sq. ft. x 120 (Remaining children) = 36,000 sq. ft.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 53,475 sq. ft.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 26,000 sq. ft.

(VARIANCE REQUIRED 27,475 sq. ft.)

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

a. 28 trees are required per net acre. Trees required: 37 Trees provided: 48

b. Ten shrubs are required for each tree required. Shrubs required: 370 Shrubs provided: 400

c. Grass area for organized sports/play area in square feet: 26,000 sf Recreation Areas

d. Lawn area in square feet (exclusive of organized sports/play area): 11,300 sq. ft.

RECEIVED  
209,174  
APR 29 2010

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JA

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JA

School Address: 5800 NW 135nd Avenuet - Miami, Florida Zip Code: 33183

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

Signed, sealed, executed and acknowledged on this 22th day of March 2010 at Miami-Dade County, Florida.

Jorge L. Villavicencio, R.A.

Signature

AR0012110

WITNESSES:

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this 22 day of March 2010, before me personally appeared Jorge Villavicencio, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA  
Janet Ollervides  
Commission # DD884568  
Expires: MAY 18, 2013  
BONDED THROUGH ATLANTIC BONDING CO., INC.

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APR 29 2010

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

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APR 29 2010

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



# Memorandum

**Date:** 07-APR-10  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2009000174

**Fire Prevention Unit:**

This memo supersedes MDFR memorandum dated January 19, 2010  
 APPROVAL  
 - No objections to site plan date stamped March 24, 2010.

**Service Impact/Demand**

Development for the above Z2009000174  
 located at THE NORTHWEST CORNER OF S.W. 59 STREET AND S.W. 135 AVENUE, MIAMI-DADE COUNTY,  
 FLORIDA.

in Police Grid 1663 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>16,750</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 11.24 alarms-annually.  
 The estimated average travel time is: 6:24 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 37 - West Bird - 4200 SW 142 Avenue  
 Rescue, ALS Engine

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Current service impact calculated based on site plan date stamped March 24, 2010. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 11-MAR-10  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

CAMEJO AT 59 ST. LLC

THE NORTHWEST CORNER OF  
S.W. 59 STREET AND S.W. 135  
AVENUE, MIAMI-DADE COUNTY,  
FLORIDA.

---

APPLICANT

---

ADDRESS

Z2009000174

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HEARING NUMBER

**HISTORY:**

CURRENT ENFORCEMENT HISTORY:

NC: NO CURRENT ZONING VIOLATIONS OBSERVED [3/10/10]

BLDG: (1) CASE OPENED FOR AN EXPIRED PERMIT (20100134098; YEAR 2009). THE CASE IS PENDING CLOSURE FROM THE BUILDING DEPT.

200912006970-12/28/09; NO CURRENT ZONING VIOLATIONS OBSERVED 200612002153-3/23/06; ENFORCEMENT HISTORY INSP [NO ZONING VIOLATIONS OBSERVED]

200412004802-5/20/04; OVERGROWTH OBSERVED W/JUNK & TRASH [VIOLATION CORRECTED 7/6/04. 200212005147-9/9/02; OVERGROWTH OBSERVED [VIOLATION CORRECTED 11/4/02]. 200112000024-1/2/01; STRUCTURE MAINTANENCE VIOLATION OBSERVED [VIOLATION CORRECTED 2/6/01]. 200112000022-1/2/01; OVERGROWTH OBSERVED [VIOLATION CORRECTED 6/4/01]

CAMEJO AT 59 ST LLC

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

**REPORTER NAME:**

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: Camejo at 59 ST. LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Pedro Camejo	100%
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

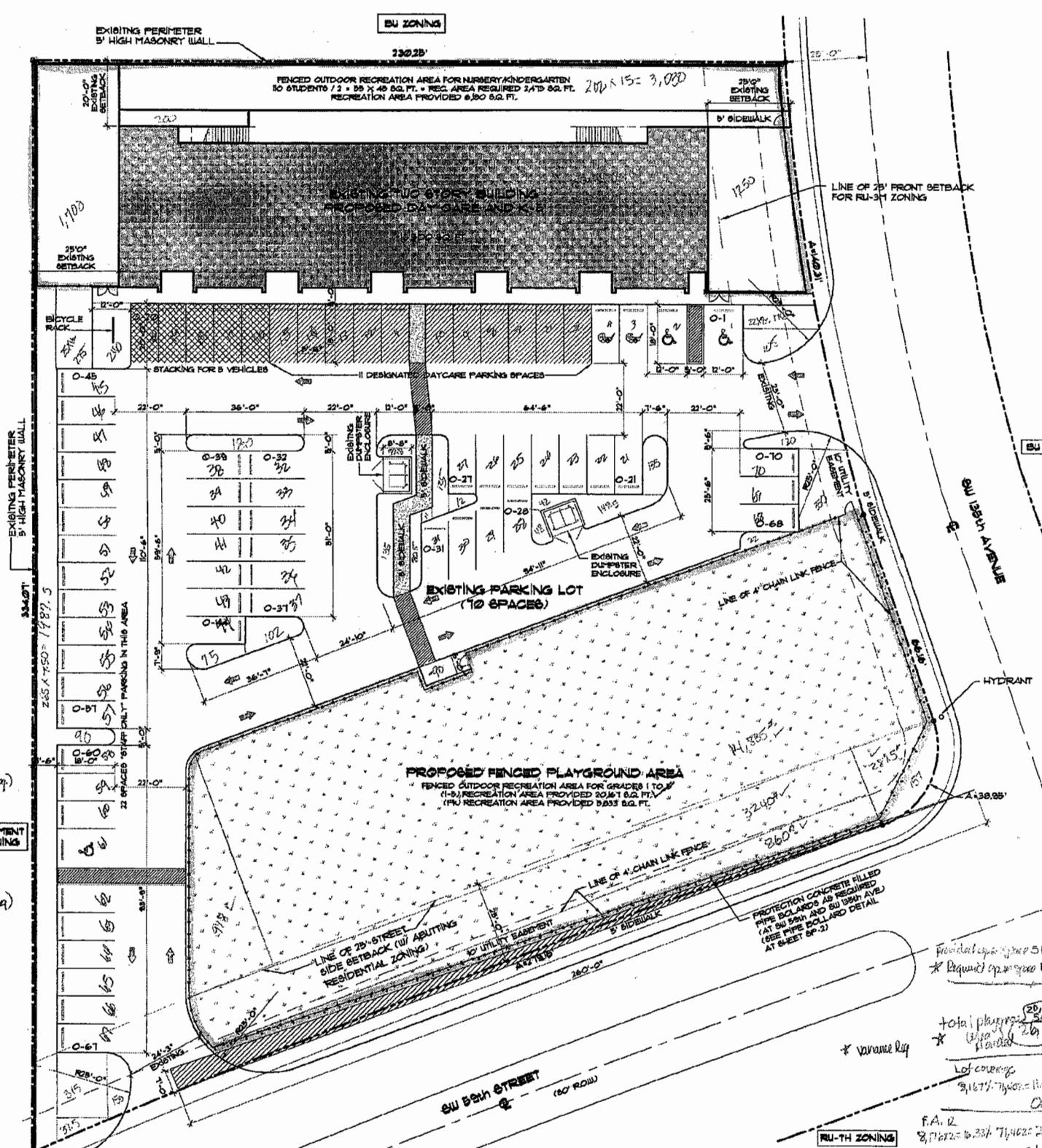
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

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 209,174  
 DEC 22 2009  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY [Signature]

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 DEC 22 2009  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY [Signature]

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

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 (1.18)  
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 rements:  
 FPL BASEMENT  
 RU-1 ZONING  
 total 400  
 171 (variance req.)



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 APR 29 2010

**SITE PLAN** 1"=20'-0"

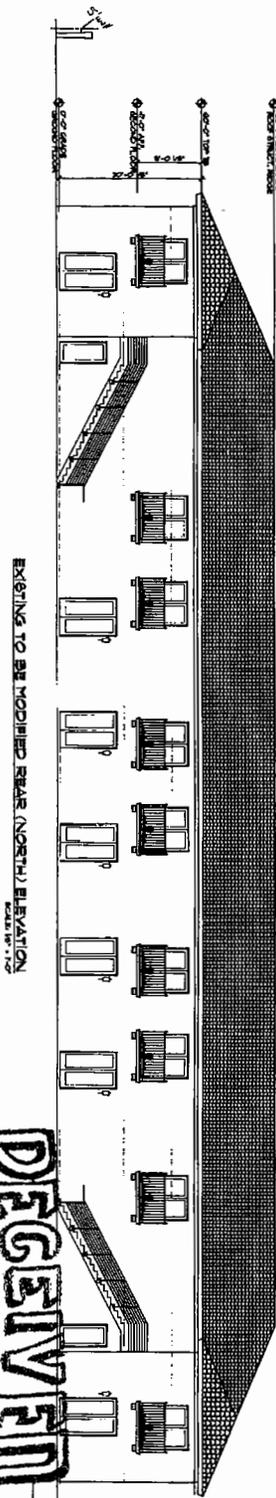
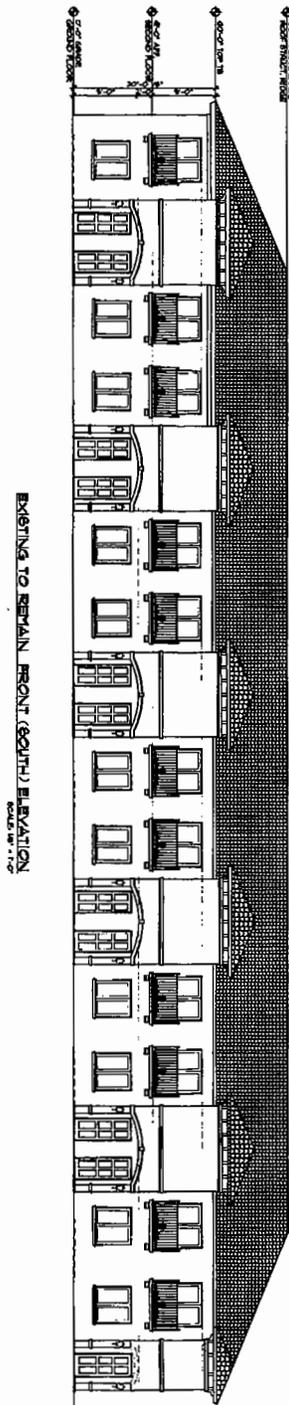
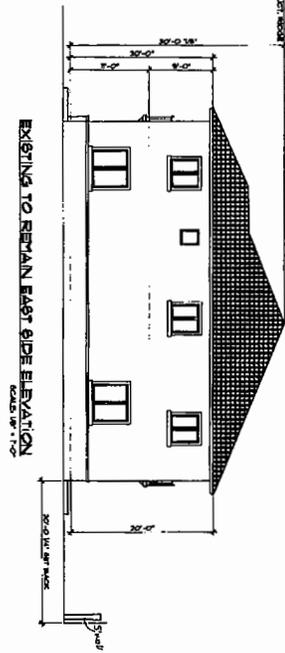
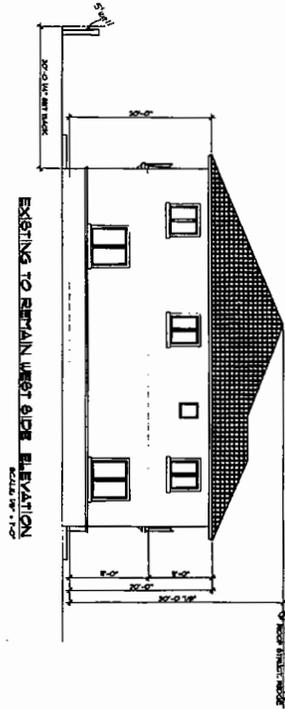
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *[Signature]*

ENLARGE SITE PLAN

21

Provisional spec. group 51  
 \* Required spec. group 1  
 total playground  
 \* variance req  
 Lot coverage  
 3,167% - 1,400% = 11%  
 F.A. 2  
 8,716 sq. ft. - 16,334 sq. ft. = 14,422 sq. ft.  
 OK





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209,174  
APR 29 2016

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APR 13 2016

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

DATE:	09-18-10	SCALE:	AS SHOWN
PROJECT NO.:	10-001	DRAWING NO.:	A-2

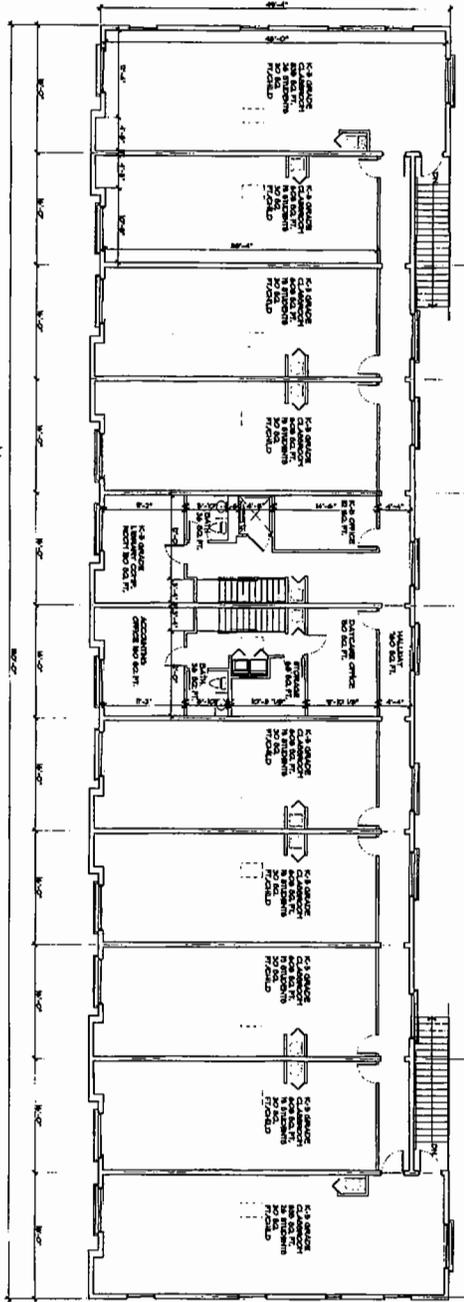
**VILLA & ASSOCIATES**  
ARCHITECTURE PLANNING INTERIOR DESIGN  
7344 SW 48 STREET - MIAMI FL 33155 - (786) 366-3303

**DESIGN CONSULTANT:**  
**LAYER ZERO DESIGN INC.**  
1855 SW 8 STREET - MIAMI FL 33145 - (786) 366-3303

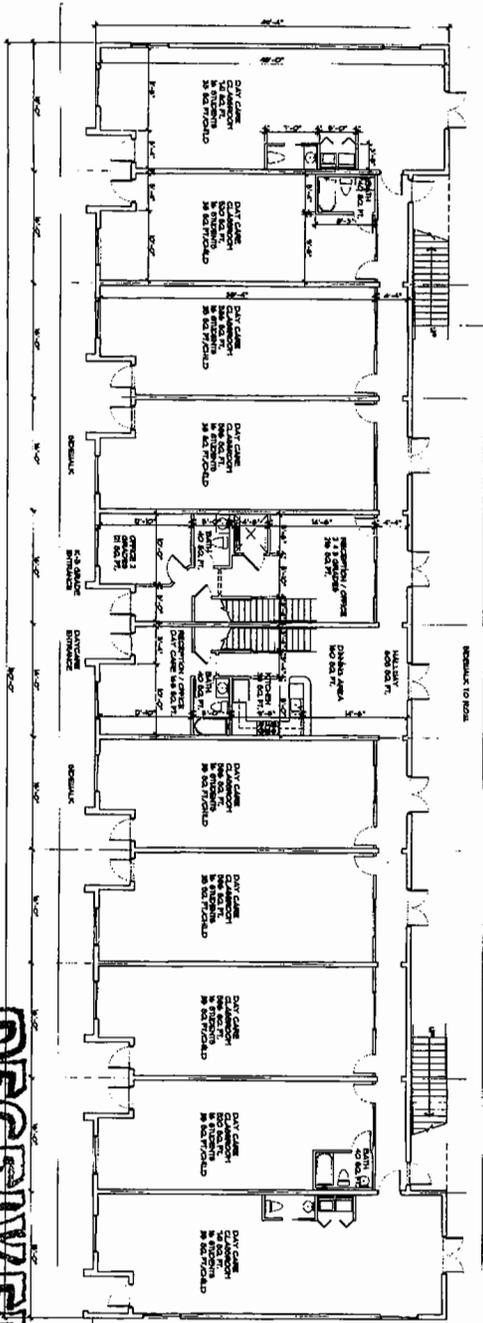
SEAL  
*[Signature]*  
JORGE L. VILLALBA  
NO. A40003289  
NO. AP0012110

**PROPOSED SCHOOL**  
ZONING HEARING No. Z2009000174  
FOR  
CAMEJO AT 59th STREET LLC.  
6900 SW 135th AVENUE MIAMI FLORIDA

REVISIONS:



EXISTING TO BE MODIFIED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



EXISTING TO BE MODIFIED GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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09.17.18  
APR 29 2018

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

**RECEIVED**  
APR 13 2018

DATE:	03-15-18
SCALE:	AS SHOWN
PROJECT NO.:	15000
DRAWING NO.:	A-1
REV.:	5

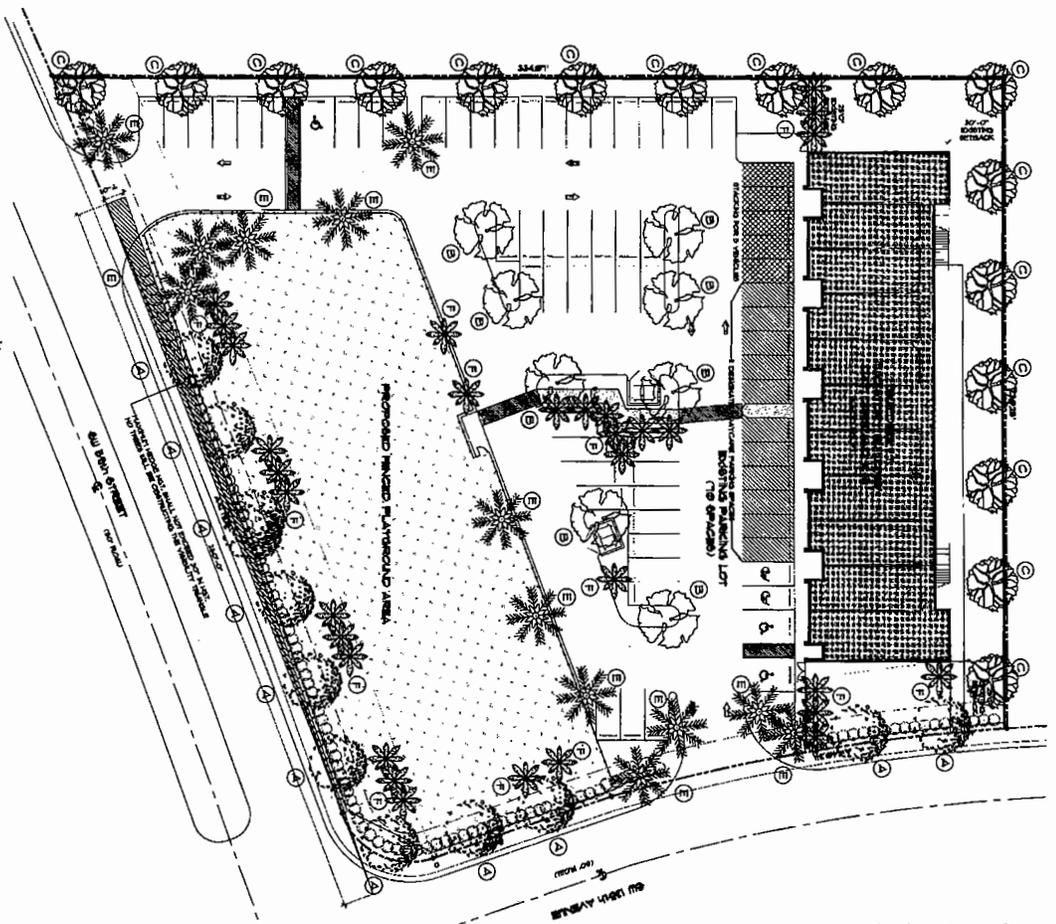
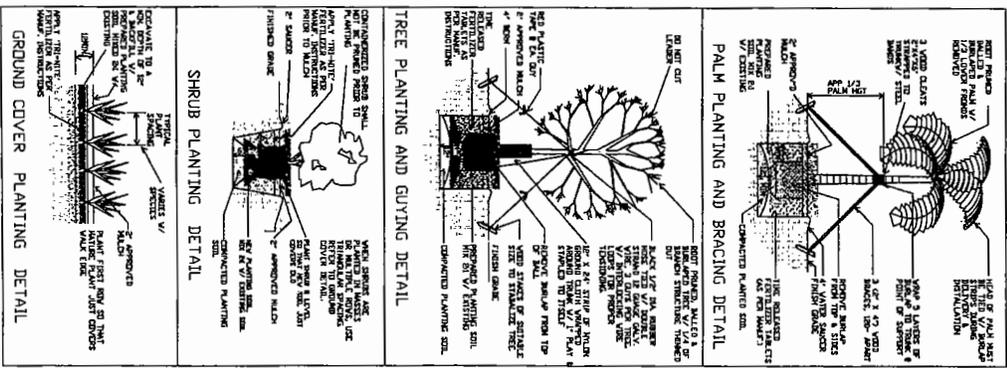


**VILLA & ASSOCIATES**  
ARCHITECTURE - PLANNING - INTERIOR DESIGN  
7344 SW 48 STREET - MIAMI, FL 33155 - (786) 295-3303  
DESIGN CONSULTANT:  
**LAYER ZERO DESIGN INC.**  
1555 SW 8 STREET - MIAMI, FL 33145 - (786) 396-3303

SEAL  
*[Signature]*  
JONEL VILLAVICENCIO  
REGISTERED ARCHITECT  
NO. AR0012110

**PROPOSED SCHOOL**  
ZONING HEARING No. Z2009000174  
FOR  
**CAMEJO AT 59th STREET LLC.**  
6800 SW 138TH AVENUE MIAMI, FLORIDA

REVISIONS:



**EXISTING LANDSCAPE SCHEDULE**

SYM	DESCRIPTION	QUANTITY	NOTES
A	10' PALM TREE	1	10' PALM TREE
B	10' PALM TREE	1	10' PALM TREE
C	10' PALM TREE	1	10' PALM TREE
D	10' PALM TREE	1	10' PALM TREE
E	10' PALM TREE	1	10' PALM TREE
F	10' PALM TREE	1	10' PALM TREE
G	10' PALM TREE	1	10' PALM TREE
H	10' PALM TREE	1	10' PALM TREE
I	10' PALM TREE	1	10' PALM TREE
J	10' PALM TREE	1	10' PALM TREE

**EXISTING LANDSCAPE LEGEND**

SYM	DESCRIPTION	QUANTITY	NOTES
A	10' PALM TREE	1	10' PALM TREE
B	10' PALM TREE	1	10' PALM TREE
C	10' PALM TREE	1	10' PALM TREE
D	10' PALM TREE	1	10' PALM TREE
E	10' PALM TREE	1	10' PALM TREE
F	10' PALM TREE	1	10' PALM TREE
G	10' PALM TREE	1	10' PALM TREE
H	10' PALM TREE	1	10' PALM TREE
I	10' PALM TREE	1	10' PALM TREE
J	10' PALM TREE	1	10' PALM TREE

**GENERAL LANDSCAPE NOTES:**

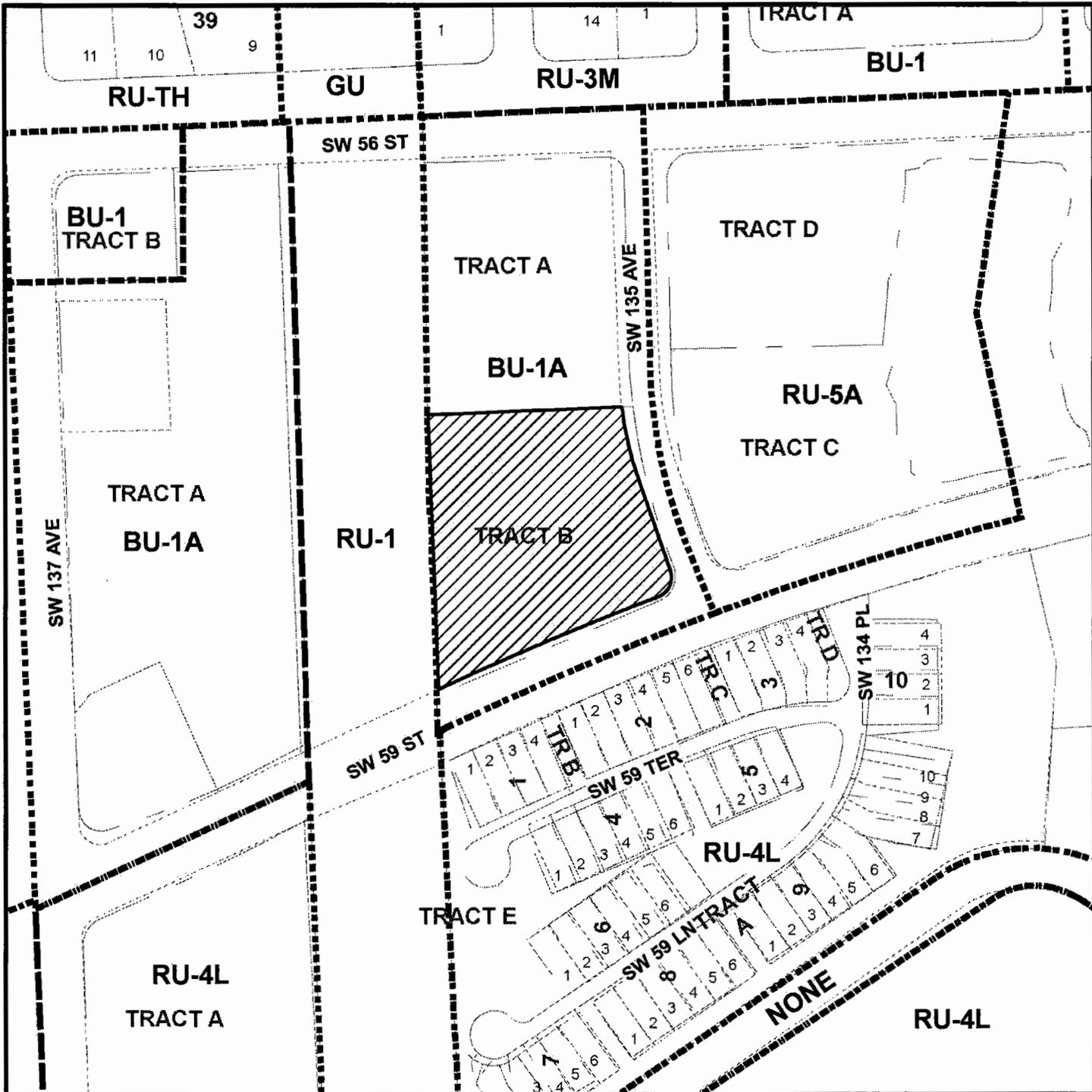
1. ALL PLANT MATERIALS SHALL BE 1.5" IN. (1" IN. BETTER IN GRADE) QUALITY.
2. ALL TREES SHALL BE SOAK (CHRYSLER) DRAINAGE TOLERANT.
3. ALL TREES SHALL BE SOAK (CHRYSLER) DRAINAGE TOLERANT.
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20. ALL TREES SHALL BE SOAK (CHRYSLER) DRAINAGE TOLERANT.

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2019 APR 29 2019  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

<p>DATE: 04-18-19 SCALE: AS SHOWN PROJECT NO: 15800 DRAWING NO: L-1 OF 5</p>	<p><b>VILLA &amp; ASSOCIATES</b> ARCHITECTURE PLANNING INTERIOR DESIGN 7344 SW 48 STREET MIAMI FL 33155 (786) 395-3303 DESIGN CONSULTANT: <b>LAYER ZERO DESIGN INC.</b> 1556 SW 8 STREET MIAMI FL 33146 (786) 395-3303</p>	<p>SEAL JORGE L. VILLALBA NO. AA00003892 NO. A90012110</p>	<p><b>PROPOSED SCHOOL</b> ZONING HEARING NO. Z2009000174 FOR <b>CAMEJO AT 59th STREET LLC.</b> 8600 SW 135TH AVENUE MIAMI FLORIDA</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								

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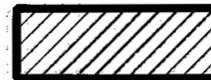




**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 26 Township: 54 Range: 39  
 Applicant: CAMEJO AT 59 ST. LLC.  
 Zoning Board: C11  
 Commission District: 10  
 Drafter ID: ALFREDO  
 Scale: NTS  
 ----- Zoning

Process Number  
**09-174**

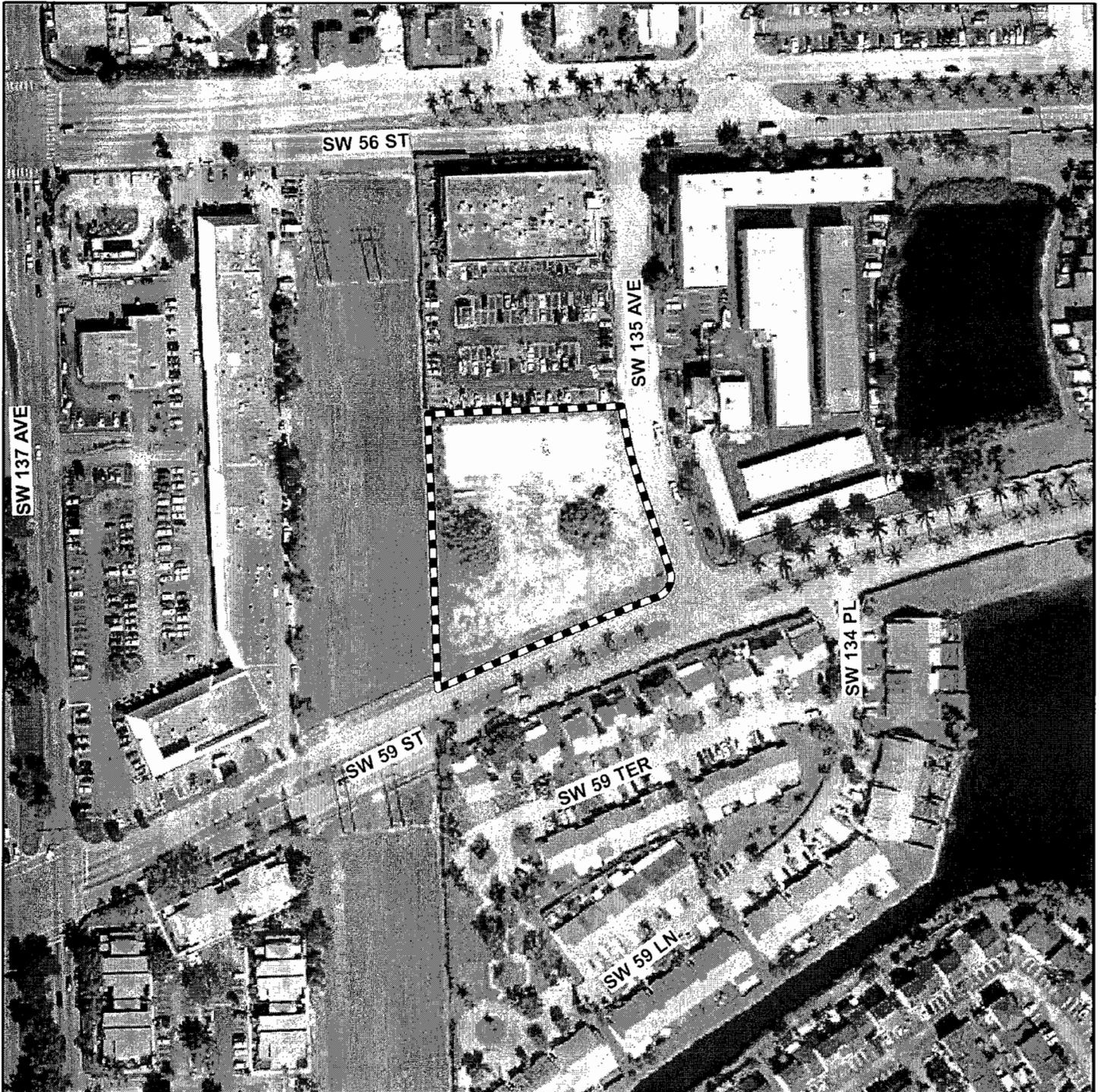


**SUBJECT PROPERTY**



SKETCH CREATED ON: 12/24/09

REVISION	DATE	BY
ZONE BOUNDARY CHANGE	10/07/10	AFT 27



**MIAMI-DADE COUNTY**

AERIAL YEAR 2009

Section: 26 Township: 54 Range: 39

Applicant: CAMEJO AT 59 ST. LLC.

Zoning Board: C11

Commission District: 10

Drafter ID: ALFREDO

Scale: NTS

----- Zoning

Process Number

**09-174**



**SUBJECT PROPERTY**



SKETCH CREATED ON: 12/2809

REVISION	DATE	BY