

# FINAL AGENDA

4-3-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 11  
KENDALL VILLAGE CENTER - CIVIC PAVILION  
8625 SW 124 Avenue, Miami  
Tuesday, May 8, 2012 at 7:00 p.m.

## CURRENT

- |    |             |   |               |          |   |
|----|-------------|---|---------------|----------|---|
| 1. | 12-5-CZ11-1 | <u>GAME ON! SPORTS BAR &amp; GRILL, LLC</u> | <u>11-100</u> | 33-55-39 | N |
| 2. | 12-5-CZ11-2 | <u>GUS EXPOSITO</u>                         | <u>11-110</u> | 28-54-39 | N |
| 3. | 12-5-CZ11-3 | <u>LYDIA VIERA</u>                          | <u>11-131</u> | 22-54-39 | N |



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, MAY 8, 2012

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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**1. GAME ON! SPORTS BAR & GRILL, LLC (12-5-CZ11-1/11-100)**

**33-55-39  
Area 11/District XX**

- (1) SPECIAL EXCEPTION to permit a bar within a shopping center.
- (2) SPECIAL EXCEPTION of spacing requirements to permit the bar spaced less than the required 1,500' from other alcohol beverage uses and spaced less than the required 2,500' from a church.
- (3) NON-USE VARIANCE to permit the bar to have sales of alcoholic beverages until 3am (1am permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successors department entitled "Game On! Sports Bar & Grill as prepared by Modis Architects. Sheets A1, A1.1 & A1.1a dated stamped received 2/2/12 and sheet A2 dated stamped received 8/17/11, consisting of 4 sheets and a special purpose survey entitled "Liquor Survey for 18200 SW 147 Avenue" as prepared by James Beadman and Associates, dated stamped received 12/19/11 and consisting of 1 sheet, for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 18200 SW 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.84 Acres

Department of Planning and  
Zoning Recommendation:

Approval with conditions of requests #1 & #2 and denial without prejudice of request #3.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

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

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

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

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

**2. GUS EXPOSITO (12-5-CZ11-2/11-110)**

**28-54-39  
Area 11/District XX**

- (1) NON-USE VARIANCE of zoning regulations requiring all uses to be conducted within completely enclosed buildings; to waive same to permit a hand car wash to be conducted under a open canvas roofed area.
- (2) NON-USE VARIANCE to permit the car wash structure setback 14.6' from the front (north) property line (20' required).
- (3) NON-USE VARIANCE of zoning regulations to permit a two-way drive with a back out space of 20.25' (22' required).
- (4) NON-USE VARIANCE of landscape requirements to permit 9 street trees (21 street trees required).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs or its successor department entitled "Miller 4 Bay Car Wash" prepared by Architects, Inc., dated stamped received 2/2/12 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract A, Calistoga Commercial, Plat Book 131, Page 58.

LOCATION: 15046 SW 56 Street, Miami-Dade County, Florida.

Department of Planning and Zoning Recommendation:

Approval of Requests #1 - #3, with conditions and denial without prejudice of request #4.

Protests: \_\_\_\_\_ 1 \_\_\_\_\_

Waivers: \_\_\_\_\_ 478 \_\_\_\_\_

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

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

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

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

**3. LYDIA VIERA (12-5-CZ11-3/11-131)**

**22-54-39  
Area 11/District XX**

NON USE VARIANCE to permit an existing covered terrace addition to a townhouse residence setback 2' (5' required) from the rear (east) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successor department entitled "Covered Terrace Legalization" as prepared by Design/Drafting Robert Foraker dated stamped received 1/30/12 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3 Block 55 BIRD LAKES TOWNHOUSE Section 3, Plat Book 135-48.

LOCATION: 5055 SW 144 Place, Miami-Dade County, Florida

SIZE OF PROPERTY: 34' X 90'

Department of Planning and Zoning Recommendation:

Approval with conditions.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 5 \_\_\_\_\_

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 Permitting, Environment and Regulatory Affairs (PERA) , or its successor Department, within 14 days after PERA 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. (PERA's posting will be made on a bulletin board located in the office of PERA.) 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.

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 11**

**PH: Z11-100 (12-05-CZ11-1)**

**May 8, 2012**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Game On! Sports Bar & Grill, LLC
<b>Summary of Requests</b>	The applicant is seeking a special exception to permit a bar within a shopping center spaced less than required from another alcohol beverage use establishment.
<b>Location</b>	18200 S.W. 147 <sup>th</sup> Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	9.84 Acres
<b>Existing Zoning</b>	BU-1A
<b>Existing Land Use</b>	Shopping Center
<b>2015-2025 CDMP Land Use Designation</b>	Business and Office (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3), Special Exceptions, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions of requests #1 &amp; #2 and denial without prejudice of request #3.</b>

**REQUEST:**

- (1) SPECIAL EXCEPTION to permit a proposed bar within a shopping center.
- (2) SPECIAL EXCEPTION of spacing requirements to permit the proposed bar spaced less than the required 1,500' from other alcohol beverage uses and spaced less than the required 2,500' from a church.
- (3) NON-USE VARIANCE to permit the proposed bar to have sales of alcoholic beverages until 3:00 AM (1:00 AM permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successor Department entitled "Game On! Sports Bar & Grill as prepared by Modis Architects. Sheets A1, A1.1 & A1.1a dated stamped received 2/2/12 and sheet A2 dated stamped received 8/17/11, consisting of 4 sheets and a survey entitled "Liquor Survey for 18200 SW 147 Avenue" as prepared by James Beadman and Associates, dated stamped received 12/19/11 and consisting of 1 sheet, all for a total of 5 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Existing 75,868 sq. ft. shopping center with 402 parking spaces.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-1A; shopping center	Business and Office
<b>North</b>	AU; vacant	Low Density Residential (2.5 to 6 dua)
<b>South</b>	AU; vacant; duplex residence; single-family residence	Agriculture

<b>East</b>	RU-1MA; single-family residences	Low Density Residential (2.5 to 6 dua)
<b>West</b>	AU; vacant	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located within an existing shopping center at 18200 S.W. 147<sup>th</sup> Avenue, and abuts vacant land to the north and west, residences across SW 147<sup>th</sup> Avenue to the east and agricultural land to the south.

**SUMMARY OF THE IMPACTS:**

Approval of this application could have a positive impact on the economy of Miami-Dade County and provide jobs to area residents. However, the requested variance to permit alcoholic beverage sales until 3:00 AM could have a negative impact on the surrounding residential community.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Business and Office** on the Adopted 2015-2025 Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities.* Staff opines that the proposed bar and restaurant use is **consistent** with the allowable uses described in the CDMP interpretive text under the Business and Office land use category and its use is **consistent** with the CDMP LUP map Business and Office designation for the subject property.

**ZONING ANALYSIS:**

When request #1, to permit a proposed bar within a shopping center, and request #2, to permit the proposed bar spaced less than the required 1,500' from other alcohol beverage uses and spaced less than the required 2,500' from a church are analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that said requests maintain the basic intent and purpose of the zoning and other land use regulations, would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Documents submitted by the applicant consist of a survey, which indicates the distance from the subject property to the nearest religious facility to be 2,468 feet, and to the nearest liquor package store to be 347 feet.

Furthermore, approval of this application will allow the applicant to utilize the subject property as permitted under the BU-1A, Limited Business Zoning District Regulations, and develop the site in accordance with the character of the surrounding community. The subject property is located within an established shopping center at the intersection of S.W. 184 Street and S.W. 147 Avenue, both of which are section line roadways which facilitate convenient access for customers and employees. As such, staff opines that the proposed bar use as permitted by the Zoning Code will not generate excessive noise, traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, nor be incompatible with the area, nor be contrary to the public interest. This development has been designed to be in harmony with the general appearance and character of the community. 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 approval of these requests will not have an unfavorable effect on same. Based on all of the aforementioned, staff is of the

opinion that approval of these requests would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be a detriment to the community. **Accordingly, staff recommends approval with conditions of requests #1 and #2, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When request #3, to permit the proposed bar to have sales of alcoholic beverages until 3:00 AM (1:00 AM permitted), is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval of this request would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. The approval of this request would allow the sale of alcoholic beverages until 3:00 AM. The subject property is located within the BU-1A zoning designation, which allows uses such as package stores, pubs, bars, and liquor package stores; however, a nightclub use is not allowed at the subject property. Staff opines that the approval to permit the sale of alcoholic beverages until 3:00 AM at the proposed bar is similar to the operating hours of a nightclub type use (4:50 AM), which is not allowed on the subject property and would be **incompatible** with the surrounding residential area. Staff notes that the areas to the north, east and west of the subject property are designated for residential uses.

Furthermore, the Miami-Dade Police Department objects to the subject application and has provided an Incident Report of selected crimes within a 0.5 mile radius of the subject property. Staff opines that the resulting effect of the subject request to extend operating hours to 3:00 AM will increase late night activities at the shopping center and will be too intensive for the subject site and create a negative impact to the tranquility, character and overall welfare of the abutting residential neighborhood. **Consequently, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:**

The site plan submitted depicts an existing shopping center that meets the minimum required parking requirement and the location and width of the drives on the subject property are sufficient to accommodate the potential traffic on this site. The shopping center parking area provides ingress and egress along both S.W. 147 Avenue and S.W. 184 Street.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:**

The Miami-Dade Police Department objects to the subject application and has provided an Incident Report of selected crimes within a 0.5 mile radius of the subject property, which indicates 74 crime incidents from January 1, 2011 to August 23, 2011, six (6) of which were located within the shopping center.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions of requests #1 & #2 and denial without prejudice of request #3.**

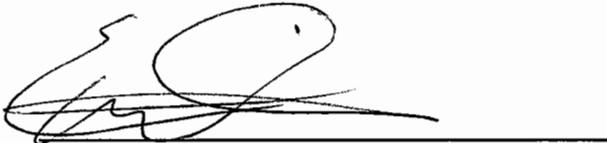
**CONDITIONS FOR APPROVAL: (For requests #1 and #2 only.)**

1. That a site plan be submitted to and meet with the approval of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an

application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Game On! Sports Bar & Grill as prepared by Modis Architects. Sheets A1, A1.1 & A1.1a dated stamped received 2/2/12 and sheet A2 dated stamped received 8/17/11, consisting of 4 sheets and a survey entitled "Liquor Survey for 18200 SW 147 Avenue" as prepared by James Beadman and Associates, dated stamped received 12/19/11 and consisting of 1 sheet, all for a total of 5 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Permitting, Environment and Regulatory Affairs or its successor Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

ES:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director  
Zoning and Community Design  
Miami-Dade County Sustainability, Planning  
and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

Applicant: Game On! Sports Bar & Grill, LLC  
PH: Z11-100

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
<i>Environmental Division (PERA)</i>	<i>No objection</i>
<i>Public Works and Solid Waste</i>	<i>No objection</i>
<i>Parks, recreation and Open Space</i>	<i>No objection</i>
<i>MDT</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Police</i>	<i>Objects</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><b>Business and Office</b> (Pg. I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(3)</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate</i></p>
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# ZONING RECOMMENDATION ADDENDUM

Applicant: Game On! Sports Bar & Grill, LLC

PH: Z11-100

	<p><i>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. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

**1. GAME ON! SPORTS BAR & GRILL, INC.**  
**(Applicant)**

**12-5-CZ11-1 (11-100)**  
**Area 11/District 09**  
**Hearing Date: 05/08/12**

Property Owner (if different from applicant) **Eureka Partners, LLC**

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

Disclosure of interest form attached? ? Yes  No

**Previous Zoning Hearings on the Property:**

<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>
2007	South Florida Growers Association, Inc.	- Zone change from AU to BU-1A.	C11	Approved with Condition(s)
2011	Publix Supermarkets, Inc.	- Non-Use Variance of Sunday liquor sales.	C11	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:** February 21, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs 

**Subject:** C-11 #Z2011000100-1<sup>st</sup> Revision  
Game On Sports Bar & Grill, LLC  
18200 S.W. 147<sup>th</sup> Avenue  
Special Exception to Permit a Bar within a Shopping Center and to  
Permit the Bar Spaced Less than Required from Another  
Establishment and to Extend Hours of Operation for Alcoholic  
Beverage Sales  
(BU-1A) (9.84 Acres)  
33-55-39

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

Potable Water Service and Wastewater Disposal

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

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

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

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

#### Wetlands

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

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

#### Natural Forest Communities (NFC)

The subject property is not a designated NFC by Miami-Dade County. However, please be advised that the site is located north of a County-designated NFC and properties eligible for acquisition by the County's Environmentally Endangered Lands Program. NFC's are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. This pineland will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor of this pineland. Consequently, the site may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires.

#### Tree Preservation

The proposal to permit a bar within a shopping center and extend hours of operation for alcoholic beverage sales will not impact tree resources. However please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 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, Sustainability, Planning and Economic Enhancement

PH# Z2011000100  
CZAB - C11

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: GAME ON SPORTS BAR & GRILL, LLC

This Department has no objections to this application.

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.



Raul A Pino, P.L.S.

18-OCT-11

# Memorandum



**Date:** February 29, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

**From:** Maria I. Nardi, Chief *M. I.*  
Planning and Research Division

**Subject:** 22011000100: GAME ON SPORTS BAR & GRILL, LLC  
Revised Documents Dated Stamped Received through 2/02/2012

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**Application Name:** GAME ON SPORTS BAR & GRILL, LLC

**Project Location:** The site is located at 18200 SW 147 AVE, Miami-Dade County.

**Proposed Development:** The applicant is requesting a non-use variance for an extension of time to allow the sale of alcoholic beverages no later than 3:00AM; a special exception for spacing less than 1,500 feet from another establishment with an alcoholic beverage license; and a special exception to permit a bar within a BU-1A district. Revised Documents Dated Stamped Received through 2/02/2012

**Impact and demand:** The letter of intent specifies that the purpose of the change is to permit the sale of alcoholic beverages no later than 3:00 AM. Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply.

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

# Memorandum



**Date:** September 2, 2011

**To:** Franklin Gutierrez, Planning and Zoning Agenda Supervisor  
Miami-Dade Department of Planning and Zoning

**From:** James K. Loftus, Director  
Miami-Dade Police Department

**Subject:** Review - Zoning Application  
Case: No. Z2011000100 – Game On Sports Bar & Grill, LLC.

## **APPLICATION**

The Applicant, the Game On Sports Bar & Grill, LLC., is requesting a public hearing to request a "non use variance" for an extension of time to allow the sale of alcoholic beverages no later than 3:00 a.m., a special exception to permit the placement of an alcoholic beverage license (for consumption on premises) spaced less than 1,500 feet from another establishment with an alcoholic beverage license, and to permit a "bar" within a BU-1A Limited Business District at 18200 SW 147 Avenue.

## **CURRENT POLICE SERVICES**

The proposed business will be located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## **REVIEW**

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location was done and has been provided in the attached documents for the Miami-Dade Department of Planning and Zoning.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (alcohol sales/Sports Bar and Grill), it cannot be anticipated as to any projected increase in calls for service. Experience lends itself to anticipate that when alcohol sales are present, calls for police service may rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that Game On Sports Bar & Grill, LLC. work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to weekends, holidays, and special events.

Franklin Gutierrez, Planning and Zoning Agenda Supervisor  
September 2, 2011  
Page 2

The MDPD does object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Lieutenant William Gonzalez of the Public Information & Education Bureau may be contacted at (305) 471-1775.

JKL/kh  
Attachment

# Memorandum



**Date:** 19-SEP-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** William W. Bryson, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000100

**Fire Prevention Unit:**

Not applicable to MDFR site requirements.

**Service Impact/Demand**

Development for the above Z2011000100 located at 18200 SW 147 AVE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 2170 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: 8:04 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
Station 43 - Richmond - 13390 SW 152 Street  
Rescue, ALS 50' Squirt (TRT)

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

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

DATE: 30-APR-12

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

GAME ON! SPORTS BAR & GRILL,  
LLC

18200 SW 147 AVE, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2011000100

---

**HEARING NUMBER**

**HISTORY:**

THERE ARE NO CURRENT NEIGHBORHOOD COMPLIANCE OR BUILDING SUPPORT CASE

GAME ON! SPORTS BAR & GRILL, 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: Game On! Sports Bar & Grill, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Suzette Lopez, MGRM 15301 SW 144 Street Miami, Fl 33196	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>
_____	_____
_____	_____
_____	_____
_____	_____

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



**RECEIVED**  
 211-100  
 FEB 02 2012

**ENLARGED SITE PLAN**      **NING HEARINGS SECTION**  
 IDE PLANNING AND ZONING DEPT.

*Handwritten initials: AH*

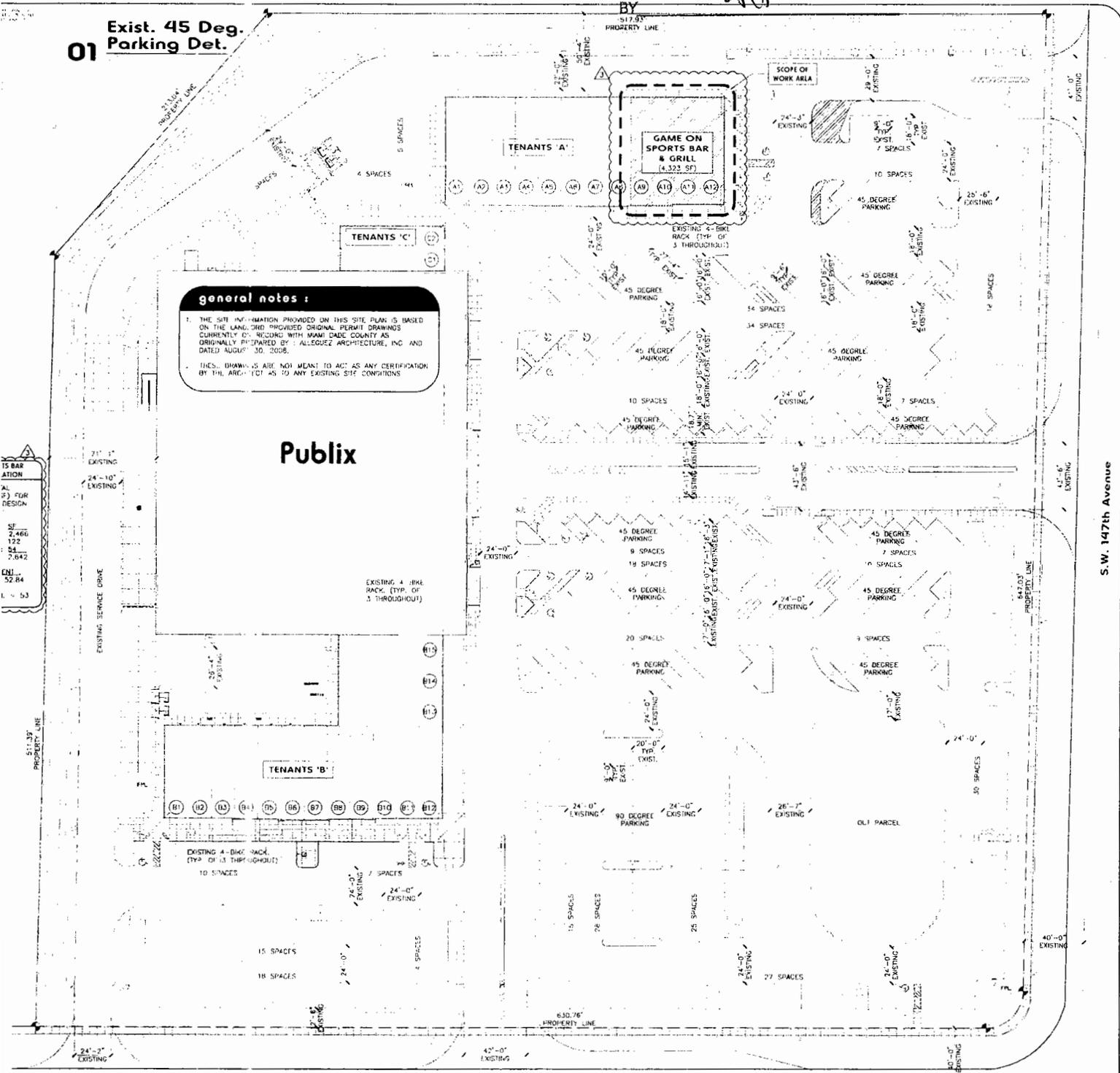
**01**      **Exist. 45 Deg. Parking Det.**

**general notes :**

- THE SITE INFORMATION PROVIDED ON THIS SITE PLAN IS BASED ON THE LAND-DEED PROVIDED ORIGINAL PERMIT DRAWINGS CURRENTLY ON RECORD WITH MIAMI DADE COUNTY AS ORIGINALLY PREPARED BY ALLEGUEZ ARCHITECTURE, INC AND DATED AUGUST 30, 2008.
- THESE DRAWINGS ARE NOT MEANT TO ACT AS ANY CERTIFICATION BY THE ARCHITECT AS TO ANY EXISTING SITE CONDITIONS.

**IS BAR**

AREA	SF
A1	2,466
A2	122
A3	54
A4	2,642
CNT	52.84
L	5.3



**17 Existing Site Plan**

S.W. 184th Street (Eureka Drive)

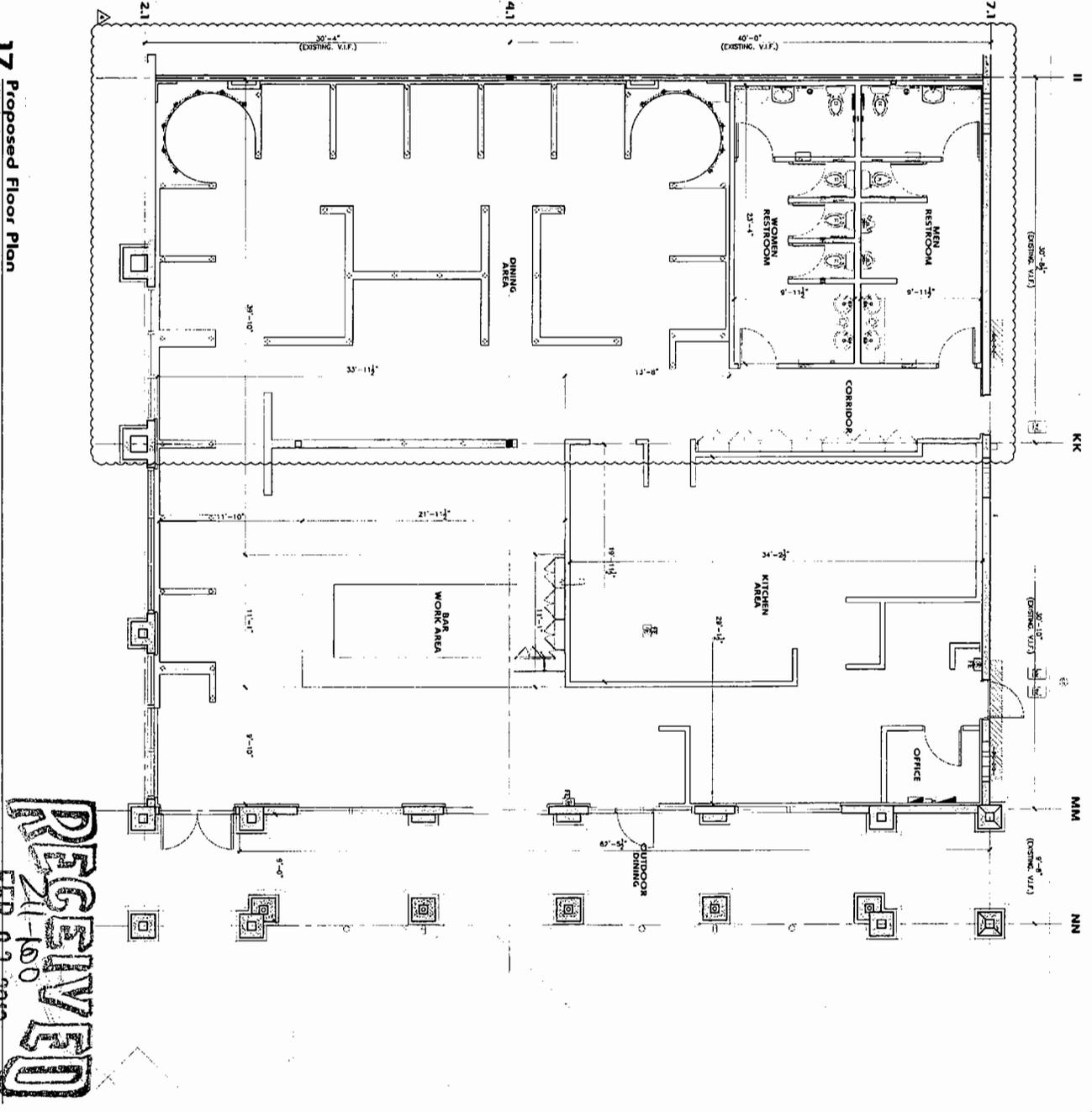


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Health department notes :

1. ALL FOODS MUST BE STORED IN A CLEAN, DRY, AND PROTECTED AREA. FOODS MUST BE STORED IN A CLEAN, DRY, AND PROTECTED AREA. FOODS MUST BE STORED IN A CLEAN, DRY, AND PROTECTED AREA.
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**NOTES :**

1. FOR COLLECT A LIGHTING PLAN REFER TO SHEET A1.2.
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**Game On Sports Bar & Grill**  
Tenant Improvements  
Eureka Promenade Shopping Center  
18200 S.W. 147th Avenue  
Miami, Florida 33187

**modis**  
architects

7430 SW 48th Street  
Miami, Florida 33155  
Florida Corp.  
e. MODIS@MODISarchitects.com

T. 786.879.8882  
F. 786.350.1515  
AA#26001777

**ARCHITECTURAL FLOOR PLAN**

PROJECT NUMBER: #10035

DRAWING SCALE: AS SHOWN

DRAWING DATE: February 18, 2011

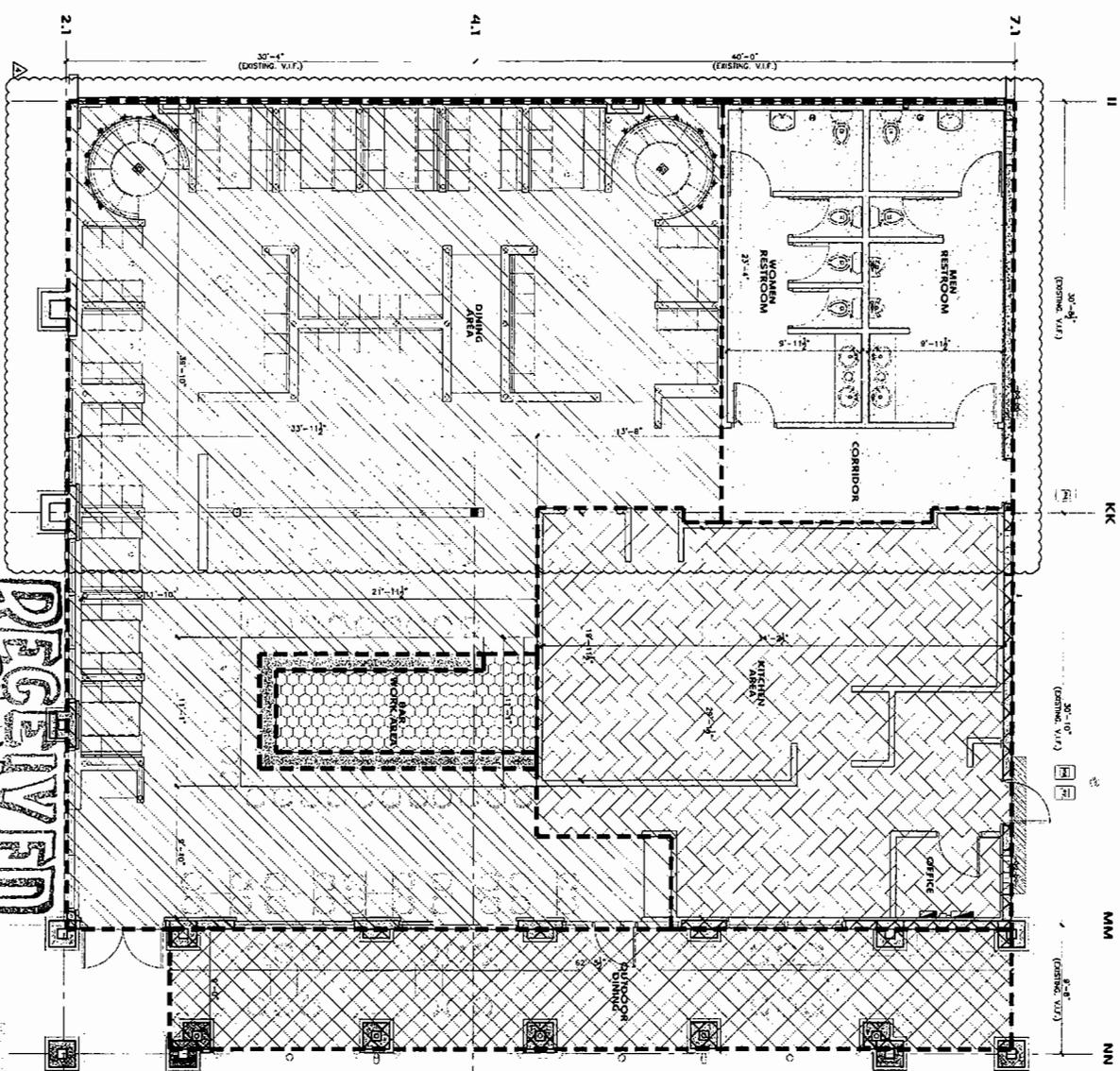
100% CD / PERMIT SET

Sheet number: **A1.1**

RECEIVED  
 100% CD / PERMIT SET  
 SHEET NUMBER 1  
 17 Proposed Patron Area Floor Plan

patron area legend :

HATCH SYMBOL	DESCRIPTION	AREA (SF)
	PATRON SEATING AREA INTERIOR	2,466 SF
	PATRON SEATING AREA EXTERIOR	562 SF
	BAR COUNTER SEATING AREA (1/2 OF BAR COUNTER ONLY)	54 SF
	BAR WORK AREA	122 SF
	KITCHEN AREA	1,022 SF
	GENERAL SERVICE AREA (CORRIDOR & RESTROOMS)	674 SF



**RECEIVED**  
 FEB 02 2012

**17 Proposed Patron Area Floor Plan**

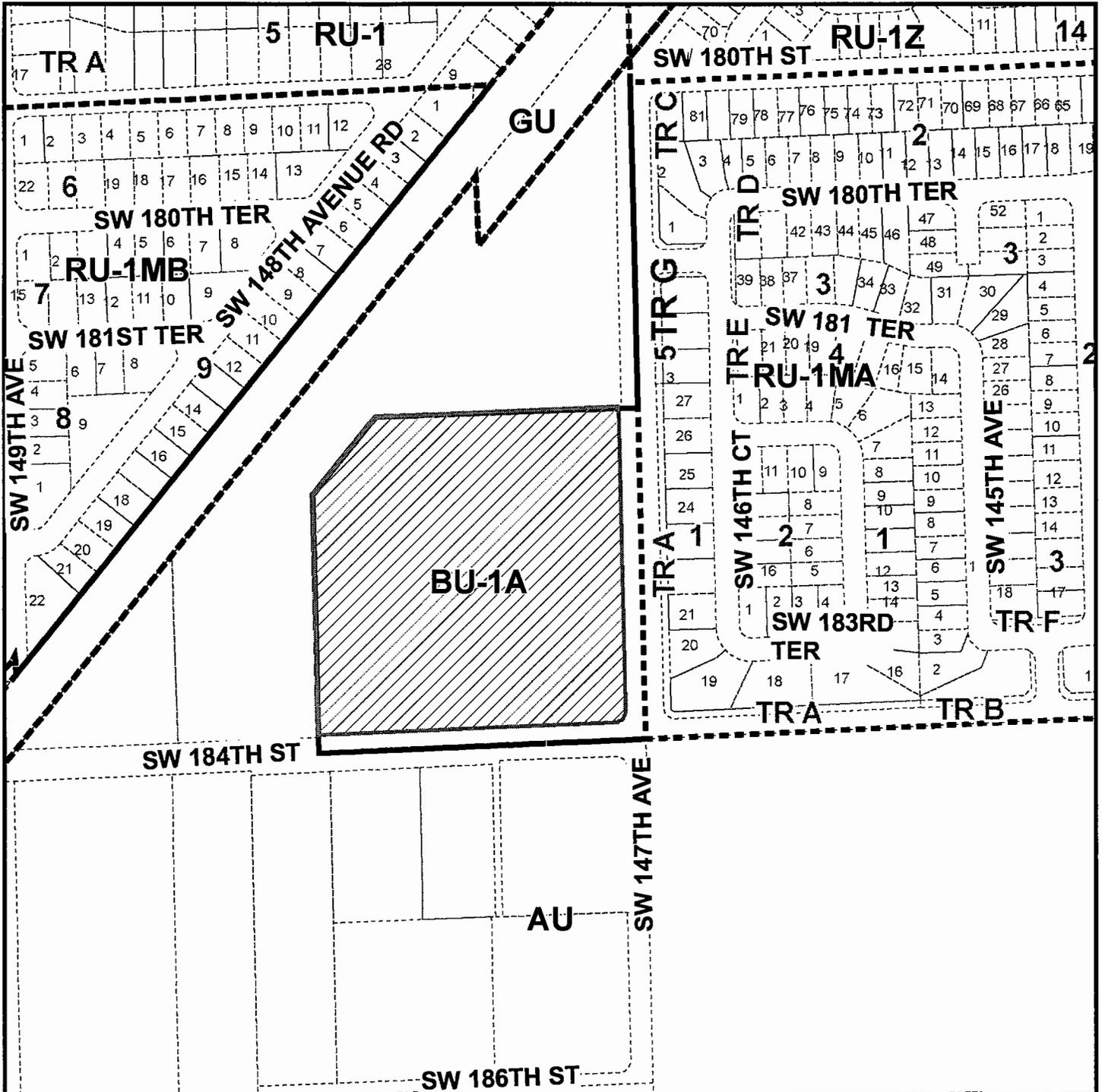
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *ATV*

<p>PROJECT INFO:</p> <p><b>Game On Sports Bar &amp; Grill</b>          Tenant Improvements          Eureka Promenade Shopping Center          18200 S.W. 147th Avenue          Miami, Florida 33187</p>	<p>PROJECT INFO:</p> <p><b>modis architects</b>          7430 SW 48th Street          Miami, Florida 33155          Florida Corp.          e. MODIS@MODISarchitects.com          t. 786.879.8882          f. 786.350.1515          AAB26001777</p>	<p>PROJECT NUMBER: #10036</p> <p>DRAWING SCALE: As Shown</p> <p>DRAWING DATE: February 14, 2011</p> <p>DATE: 100% CD / PERMIT SET</p> <p>SHEET NUMBER: <b>A1-1a</b></p>	<p>DRAWING DATE: 02/14/2011</p> <p>PROJECT NUMBER: #10036</p> <p>DRAWING SCALE: As Shown</p> <p>DRAWING DATE: February 14, 2011</p> <p>DATE: 100% CD / PERMIT SET</p> <p>SHEET NUMBER: <b>A1-1a</b></p>
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22







**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000100**



Section: 33 Township: 55 Range: 39  
 Applicant: GAME ON SPORTS BAR & GRILL, LLC  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Wednesday, August 24, 2011

REVISION	DATE	BY
		25



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2012**

**Process Number**

**Z2011000100**



Section: 33 Township: 55 Range: 39  
 Applicant: GAME ON! SPORTS BAR & GRILL, LLC  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

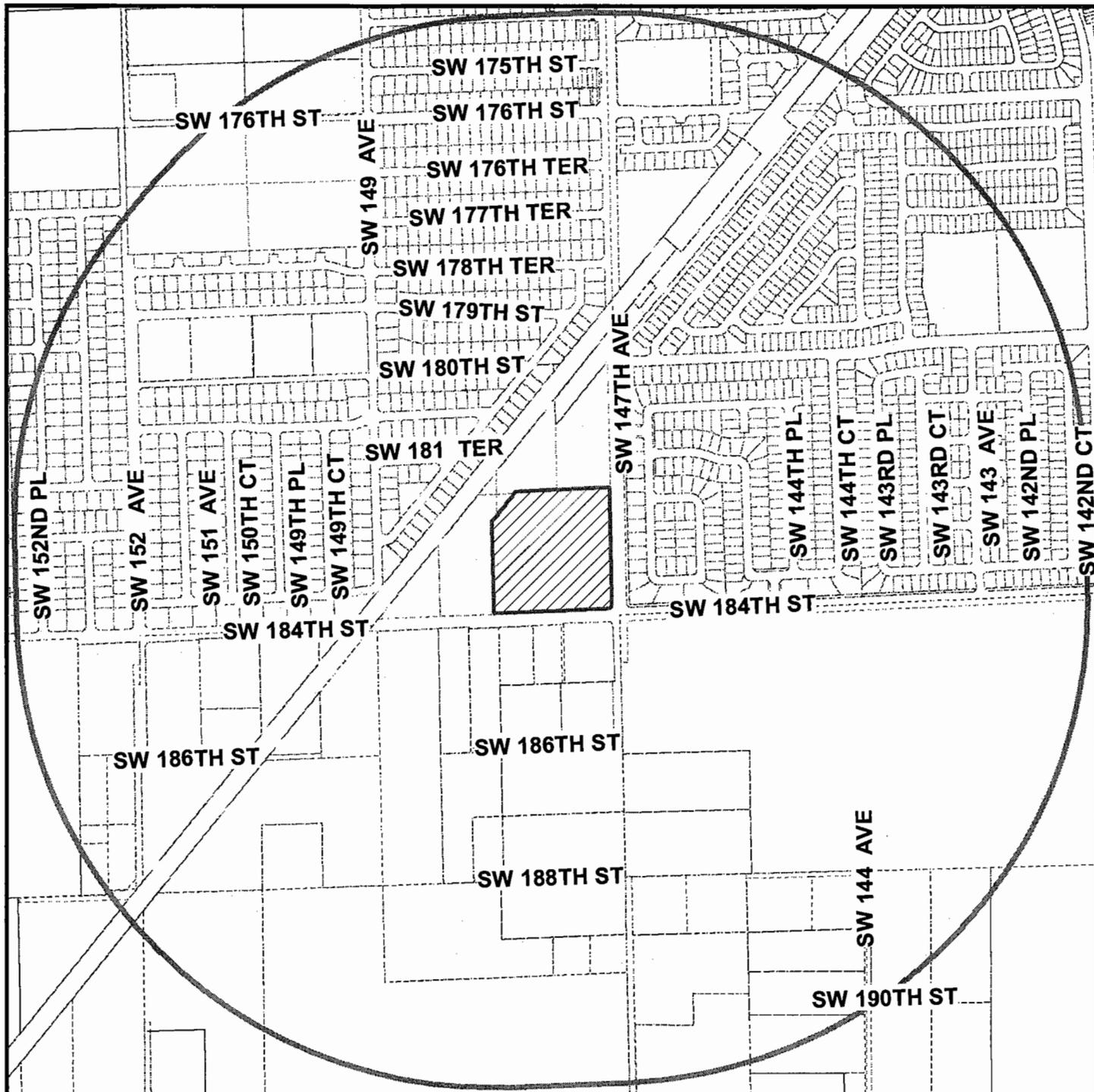
**Legend**

 Subject Property



SKETCH CREATED ON: Thursday, April 26, 2012

REVISION	DATE	BY
		26



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number

**Z2011000100**

RADIUS: 2640

Section: 33 Township: 55 Range: 39  
 Applicant: GAME ON SPORTS BAR & GRILL, LLC  
 Zoning Board: C11  
 Commission District: 9  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS



**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, August 24, 2011

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 11**

**PH: Z11-110 (12-05-CZ11-2)**

**May 8, 2012  
Item No. 2**

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Gus Exposito
<b>Summary of Requests</b>	The applicant is seeking to allow an existing carwash to operate under a canvas roof and to setback less than required from the front property line. Additionally, the applicant seeks to permit a two-way drive with less back out space than permitted and to permit less street trees than required.
<b>Location</b>	15046 SW 56 Street, Miami-Dade County, Florida.
<b>Property Size</b>	4.65-acres
<b>Existing Zoning</b>	BU-1A
<b>Existing Land Use</b>	Shopping Center
<b>2015-2025 CDMP Land Use Designation</b>	Business and Office Low Density Residential (2.5 – 6 dua) (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval of requests #1 - #3 with conditions and denial without prejudice of request #4</b>

**REQUESTS:**

- (1) NON-USE VARIANCE of zoning regulations requiring all uses to be conducted within completely enclosed buildings; to waive same to permit a hand carwash to be conducted under a canvas roof area.
- (2) NON-USE VARIANCE to permit the carwash structure to setback 14.6' (20 required) from the front (north) property line.
- (3) NON-USE VARIANCE of zoning regulations to permit a two-way drive with a back out space of 20.25' (22' required).
- (4) NON-USE VARIANCE of landscape requirements to permit 9 street trees (21 street trees required).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Miller 4 Bay Car Wash", prepared by Architects, Inc., dated stamped received 2/2/12 consisting of 3 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The site plan depicts the existing 54,450 sq. ft. shopping center with 219 parking spaces. The existing carwash is located on the northeast corner of the subject property.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-1A; shopping center	Business and Office Low Density Residential (2.5 – 6 dua)
<b>North</b>	RU-1; single-family residences	Low Density Residential (2.5 – 6 dua)
<b>South</b>	RU-TH; townhouse residences	Low Density Residential (2.5 – 6 dua)
<b>East</b>	BU-1A & RU-TH; commercial & townhouse residences	Business and Office Low Density Residential (2.5 – 6 dua)
<b>West</b>	BU-1A & RU-2; gas station & single-family residences	Business and Office Low Density Residential (2.5 – 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an existing shopping center located at 15046 SW 56 Street. The surrounding area is characterized by residential and commercial uses.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to continue operating the existing carwash under a canopy roof in the northeast corner of the parking lot of a shopping center. Staff opines that the existing carwash provides an amenity to the residents of the surrounding area. However, the request to allow the carwash to operate under a canopy adjacent to the front property line could have a visual impact to the surrounding area.

**CDMP ANALYSIS:**

The north approximately 265' of subject property is designated as **Business and Office** and the south approximately 310' is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office designation accommodates the full range of sales and service activities, including retail. The Low Density Residential designation allows a range in density from a *minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses.* Staff notes that while the subject property has dual CDMP designations, the existing carwash is located on the northeast corner of the Business and Office portion of the subject property; therefore approval of said use is **consistent** with the CDMP interpretative text for the Business and Office designation, and the subject property's LUP map designation.

**ZONING ANALYSIS:**

The applicant is requesting non-use variances to permit the existing carwash to setback less than permitted from the front property line and to conduct business from under a canvas roofed area, to have a two-way drive with less back out space than required and to permit less street trees than required.

When request #1 to permit the existing carwash to be conducted under a canvas roof is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not have a negative effect on the appearance of the community. Staff notes that the 20' x 53.9' carwash canopy is located approximately 150' from the nearest residential units and is buffered by SW 56 Street (Miller Drive), a section line roadway and landscaping that is located along the north side of SW 56 Street. As a condition of approval, staff recommends the applicant plant a hedge along the front of the carwash area to further buffer the use from passersby along SW 56 Street (Miller Drive). **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

Staff opines that the approval of requests #2 and #3 would not have negative visual or traffic impacts on the surrounding area as evidenced in the memoranda submitted by reviewing departments. Additionally, staff notes that approval of requests #2 and #3 is contingent upon the approval of request #1. Approval of requests #2 and #3 will allow the existing carwash structure to setback 14.6' from the front (north) property line (request #2) and permit a two-way drive with a back out space of 20.25' (request #3). As previously mentioned staff recommends that a hedge be planted in front of the carwash structure along the front (north) property line to act as a visual buffer. Staff opines said hedge will lessen the visual impact of the 5.4' encroachment into the front setback area by the carwash structure. Further staff notes that the requested 20.25' back out width only impacts seven (7) parking spaces that are located directly behind the carwash structure. Staff opines that the reduced back out space will not impact the flow of traffic through the parking lot or adjacent roadway as evidenced by the memorandum submitted by the Public Works and Waste Management Department. As such, staff opines that the requests #2 and #3 would be **compatible** with the surrounding area and maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

When request #4 is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that approval of the request would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community. Staff notes that the submitted site plan depicts nine (9) street trees where twenty-one (21) are required. In staff's opinion, the street trees as required by the Code will help to mitigate any visual impact the existing carwash and shopping center have on the surrounding area. Additionally, in reviewing the submitted site plans and aerial photographs of the subject property, staff opines that the applicant has sufficient area on the property to accommodate the required twenty-one (21) street trees and the applicant has not demonstrated that there are legitimate right-of-way obstructions to meeting this requirement. **Therefore, staff recommends denial without prejudice of request #4 under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

#### **ACCESS, CIRCULATION AND PARKING:**

The submitted site plan depicts the existing shopping center with four (4) ingress/egress points, two (2) located along SW 56 Street (Miller Drive) and two (2) located along SW 152 Avenue. Additionally, patrons can enter or exit the shopping center through the properties located to the east or west. The site plan depicts 219 parking spaces.

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** See attached.

**OTHER:** N/A

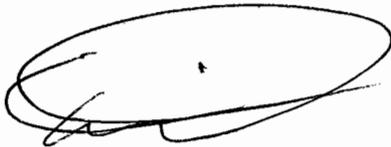
**RECOMMENDATION:**

**Approval of requests #1 - #3 with conditions and denial without prejudice of request #4.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Miller 4 Bay Car Wash", prepared by Architects, Inc., dated stamped received 9/20/11, except as herein modified to show the required amount of street trees
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provide a hedge along the front of covered carwash structure.
5. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests from the Environment Division of the Permitting, Environment and Regulatory Affairs Department or its successor Department as contained in the Departmental memorandum which is a part of the record of this recommendation incorporated herein by reference.

ES:MW:GR:NN:CH:AN



Eric Silva, AICP, Assistant Director  
Zoning and Community Design  
Miami-Dade County  
Sustainability, Planning and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*NDW*

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS  
\*If applicable

# ZONING RECOMMENDATION ADDENDUM

Gus Exposito  
Z11-110

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment</b> and Regulatory Affairs	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in the Department's attached memorandum.	

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

<b>Low Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
<b>Business and Office</b> (Pg. I-41)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Business and Office</b>. 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.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b)</b> <b>Non-Use Variances From Other Than Airport Regulations</b>	<i>Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, the Board (following a public hearing) 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. For the purpose of this subsection, the term "non-use variances" involves matters such as setback lines, frontage requirements, subdivision regulations, height limitations, lot size restrictions, yard requirements and other variances which have no relation to change of use of the property in question.</i>
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**2. GUS EXPOSITO**  
**(Applicant)**

**12-5-CZ11-2 (11-110)**  
**Area 11/District 11**  
**Hearing Date: 05/08/12**

Property Owner (if different from applicant) **Miller-152 Ave, Inc.**

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>
1985	Miller Villas Associates	- Zone change from RU-TH to BU-1A.	BCC	Approved

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:** October 5, 2011  
**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". The signature is written in a cursive, flowing style.

**Subject:** C-11 #Z2011000110  
Miller Car Wash  
15046 S.W. 56<sup>th</sup> Street  
Non-Use Variance to Permit a Car Wash Structure on the Property  
(BU-1A) (4.65 Acres)  
28-54-39

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 property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72<sup>nd</sup> Street and Coral Way along theoretical SW 172<sup>nd</sup> Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

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

#### Potable Water Service and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can

be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

Applicant is advised that car wash operations have been characterized as generators of wastewater that cannot be discharged into any stormwater runoff disposal system. Therefore, DERM will require that the car wash operation complies with the attached Car Wash requirements policy.

#### Wetlands

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

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

#### Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit a car wash structure will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

#### Enforcement History

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 Christine Velazquez at (305) 372-6764.

8

DEPARTMENT OF ENVIRONMENTAL RESOURCES

POLICY GUIDANCE

POLICY NUMBER:

EFFECTIVE DATE:

SHORT TITLE: CAR WASH REQUIREMENTS

CODE AUTHORIZATION: CHAPTER 24, SECTIONS 24-11(9), 24-12.1 and 24-13(4) OF THE CODE OF METROPOLITAN DADE COUNTY

BRIEF DESCRIPTION OF POLICY OBJECTIVE:

To establish minimum guidelines for the construction and operation of car wash establishments.

STATEMENT OF POLICY:

1. It is unlawful to throw, drain, run or otherwise discharge any industrial waste, liquid waste or other waste into a system designed to carry storm water. Similarly, it is unlawful to throw, drain, run or otherwise discharge any stormwater into a sanitary sewer.

In order to segregate stormwater from industrial wastewater or liquid waste generated at a car wash and facilitate their correct handling and disposal, the following minimum requirements shall be incorporated into all car wash facilities:

- a. Car washing operations shall be conducted over an impervious area no smaller than twelve (12) feet by eighteen (18) feet.
- b. A berm or curb (of a minimum of four (4) inches in height) must be constructed around the wash stall in order to prevent industrial or liquid waste from flowing out of the stall into the stormwater sewer system or stormwater from entering the wash stall and the sanitary sewer system.
- c. A roof with a minimum two (2) feet overhang beyond the berm or curb must be installed and properly maintained over the wash stall on all sides to prevent rainwater intrusion.
- d. The industrial or liquid waste generated by the car wash operation must be discharged to the sanitary sewer system (unless a self-contained water recycling system is used) through an oil interceptor meeting the requirements of Section 4612.3(c) of the South Florida Building Code and with minimum capacity of seven hundred fifty (750) gallons.

No waste other than domestic sewage may be discharged to septic tanks. For car wash operations located on properties not served by sanitary sewers, a self-contained water recycling system must be installed. (Car wash recycling systems must have a general permit from the Florida Department of Environmental Protection and be in compliance with the requirements of Rule 17-660.803 Florida Administrative Code.)

- e. An easily accessible sampling point must be provided at the industrial waste discharge pipe at a point beyond which no further pretreatment is provided and prior to discharge to the sanitary sewer system to ascertain compliance with the sanitary sewer discharge standards stipulated in Section 24-11(9) of the Code of Metropolitan Dade County.
2. If water hoses are used during the operation, the hose bib shall be protected by a vacuum breaker to prevent back-siphonage. In addition, a self canceling or self closing nozzle must be attached to the hose to minimize water usage.

Note: Additional restrictions may be imposed during water shortage emergencies, or in accordance with other municipal, county or water management district water conservation requirements.

3. The restrictions on use, generation, handling, disposal, discharge or storage of hazardous materials within any wellfield protection area apply.
4. Procedures for approval in unincorporated areas of Dade County.  
  
Submit three (3) sets of formal engineering plans, signed and sealed by a professional engineer registered in the State of Florida, to the Building and Zoning Department office located at 111 N.W. First Street, 10th Floor, Miami. Plans shall include a site plan (including all property boundaries, location of buildings and structures any surface water bodies or wetlands within 100 feet of the facility and any drinking water well within 75 feet of the facility), floor plan of the wash area, plumbing diagram (including location of sewer lines and connections or septic tank if present), proposed roof, detail of the oil interceptor or other treatment equipment to be installed and a detail of the sampling point to be installed. (The Building and Zoning Department as well as other county agencies may require further information or plans).
5. Procedures for approval in municipalities.
  - a. Consult with the municipality's building department for instructions.
  - b. Obtain approval from the Department of Environmental Resources Management (DERM) of Dade County prior to the start of construction. A complete set of plans is needed for the Department's record.

This policy applies to car washing operations only not operations using or discharging degreasers, solvents or other chemicals associated with pressure or steam cleaning of engines or the undercarriage. Operations engaged in degreasing or pressure/steam cleaning require an Industrial Waste Permit and further pretreatment of their waste. These type of operations are not allowed inside the average day or basic wellfield protection area of any public water supply wellfield.

At this time this policy does not cover isolated one day fund-raising activities usually sponsored by some community civil service group, school or religious organization.

PH# Z2011000110  
CZAB - C11

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: GUS EXPOSITO

This Department has no objections to this application.

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.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

01-NOV-11

# Memorandum



**Date:** October 26, 2011

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement Department

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

**Subject:** Z2011000110: GUS EXPOSITO

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Application Name: GUS EXPOSITO

Project Location: The site is located at 15046 SW 56 ST, Miami-Dade County.

**Proposed Development:** The applicant is requesting a non-use variance to permit a car wash.

**Impact and demand:** Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

# Memorandum



**Date:** 04-OCT-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000110

**Fire Prevention Unit:**

APPROVAL  
Fire Engineering and Water Supply Bureau has no objection to application Z2011000110.

**Service Impact/Demand**

Development for the above Z2011000110  
located at 15046 SW 56 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1660 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>1,080</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.33 alarms-annually.  
The estimated average travel time is: 6:34 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 Survey date stamped received September 20, 2011.

DATE: 21-OCT-11

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

GUS EXPOSITO

15046 SW 56 ST, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2011000110

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HEARING NUMBER

**HISTORY:**

BLDG: Building Support case A2011001467X, was opened on February 11, 2011, for expired permit #2010029210. A Notice of Violation was issued on the same day. Civil Violation Notice #P003900 was issued on June 2, 2011. A Final Notice of Intent to Lien was issued on August 31, 2011. The Lien case remains open, pending the renewal of the permit and the payment of the CVN.

BLDG: Building Support Case #A2011003267X, was opened on July 11, 2011, for expired permit #2004097507. A Notice of Violation was issued on the same day. Further enforcement is pending the expiration of the 90 days compliance period.

NC: Case #201112006014, was opened on July 15, 2011. Citation #T016396, was issued on July 15, 2011, for illegally maintaining an unpermitted cargo container in the rear alley way of the shopping plaza. Compliance was met and the citation was paid. The case has been closed.

NC: Case #201112008341, was opened on September 30, 2011, for illegally placing a banner on the property's chain link fence. Citation #T022277. Compliance has been met. Closure of the case is pending the payment of the citation.

GUS EXPOSITO

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

# Memorandum



**Date:** April 18, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement

**From:** Ramiro Martinez, Zoning Services Inspector  
Department of Permitting, Environment and Regulatory Affairs

**Subject:** Hearing Application Process No. Z2011000110

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A site inspection was conducted at 15046 SW 56 Street on April 16, 2012 for the above-referenced hearing application. There were no unauthorized uses on the property, except for the existing hand car wash which was issued a Notice of Violation on August 27, 2010 and a citation (B098572) on November 1, 2010 for operating without a valid Certificate of Use. The hand car wash continues to operate on the property without a valid Certificate of Use while it proceeds through the hearing process to legalize use.

Also, the site plan that was submitted with the above-mentioned hearing application does not accurately reflect the number of parking spaces and the uses on the property. The plan shows 219 parking spaces when only 213 parking spaces have been provided on site (6 parking spaces missing in the SW parking lot fronting SW 152 Ave). The zoning legend provides parking calculation for retail and take-out restaurant only (1 parking space for every 250 SF), but fails to include a sit-down restaurant with a large outdoor patron area located at 15110 SW 56 ST (1 parking space for every 50 SF required). Applicant needs to revise site plan in order to reflect the current conditions on the property regarding parking spaces and uses. This is imperative in order to ensure that sufficient parking spaces are provided for the shopping center. Please keep in mind that the car wash business utilizes 6 parking spaces for the car wash operation.

DISCLOSURE OF INTEREST\*

**RECEIVED**

MIAMI-DADE COUNTY  
PROCESS # 211-110  
DATE: SEP 20 2011  
BY: DAH

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock held 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: Miller-152 Ave Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jose Negrin - 13201 SW. 3rd</u> <u>Miami FL 33184</u>	<u>50%</u>
<u>Silvino Negrin - 12991 SW. 3rd</u> <u>Miami FL 33184</u>	<u>50%</u>

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

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

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

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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**RECEIVED**  
211-110  
SEP 20 2011  
ZONING HEARINGS SECTION  
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].

RECEIVED  
NAME OF PURCHASER: \_\_\_\_\_

MIAMI-DADE COUNTY  
PROCESS # 211-110  
DATE: SEP 20 2011  
BY: DAH

Percentage of Interest

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

Date of contract: \_\_\_\_\_

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

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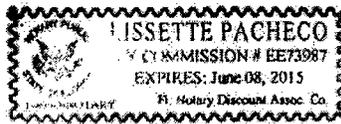
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature] Silvina Nogrin  
(Applicant)

Sworn to and subscribed before me this 7 day of Sept, 2011. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)



My commission expires: \_\_\_\_\_ Seal

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

RECEIVED  
211-110  
SEP 20 2011  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

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

**RECEIVED**

MIAMI-DADE COUNTY  
PROCESS #: Z11-110  
DATE: SEP 20 2011  
BY: DAH

NAME OF PURCHASER: N/A

ADDRESS AND OFFICE (if applicable)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Percentage of Interest  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: \_\_\_\_\_

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

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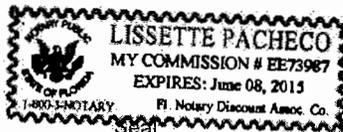
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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 7 day of SEPT, 20 11. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)



**RECEIVED**  
Z11-110  
SEP 20 2011

My commission expires: \_\_\_\_\_

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: \_\_\_\_\_

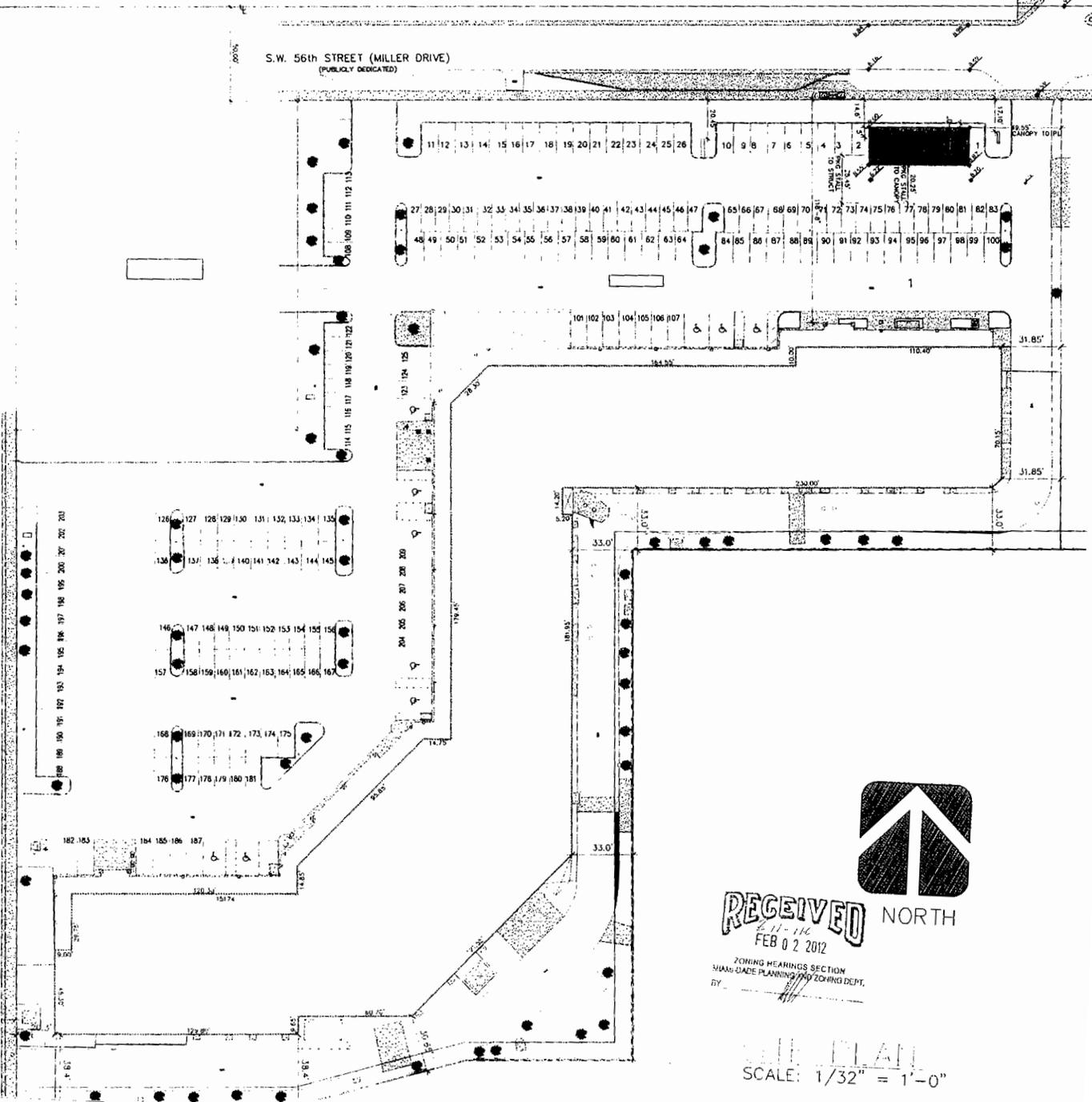
\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

S.W. 56th STREET (MILLER DRIVE)  
(PUBLICLY DEDICATED)

SF)  
SF)

A)

S.W. 152nd AVENUE  
(Publicly Dedicated)



RECEIVED  
21-116  
FEB 0 2 2012



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

SITE PLAN  
SCALE: 1/32" = 1'-0"

INC.

PROPOSED: MILLER 4 BAY CAR WASH

RECEIVED  
21-116  
FEB 0 2 2012

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

ENLARGED SITE PLAN

Date	Job #	Sheet
		A

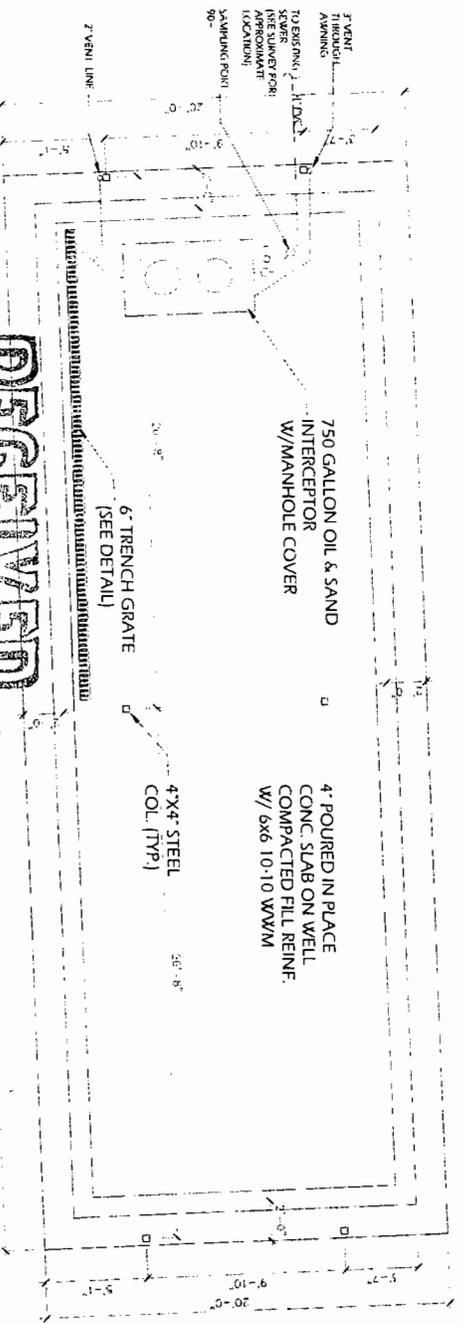
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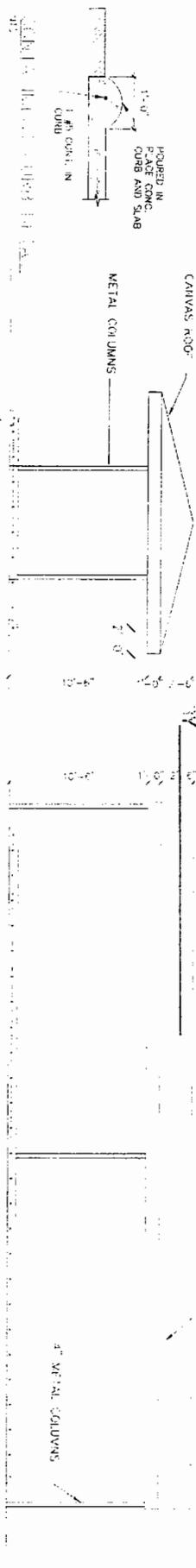
**RECEIVING NOTES-**

- MANAGING CONTRACTOR** shall be done in accordance with the S.W.D.C. Statewide Code of Official Regulations, Chapter 250, and all applicable local ordinances.
- BY S.W.D. PUNCHING CONDUCTOR** shall pay all fees, inspection and construction charges required.
1. Submit shop drawings, dimensions and pipe sizes at site and coordinate with construction architect for approval of all equipment.
  2. Contractors shall guarantee all work free of defect in materials and workmanship for a period of one year from date of acceptance.
  3. Provide shop drawings for each fixture and provide shop drawings of equipment to manufacturer. Provide shop drawings to manufacturer and manufacturer shall provide shop drawings to manufacturer. Provide shop drawings to manufacturer and manufacturer shall provide shop drawings to manufacturer.
  4. Provide piping as follows:
    - a. Domestic cold and hot water: copper pipe, type K (unannealed) or B.
    - b. Domestic hot water: galvanized iron, 1/2" or 3/4" diameter.
    - c. Sewer: cast iron pipe with precast manhole 18" or 24" diameter.
    - d. Venting: galvanized iron pipe with precast manhole 18" or 24" diameter.
    - e. Gas: black iron pipe with precast manhole 18" or 24" diameter.
  5. All piping shall be supported by hangers or brackets.
  6. All piping shall be supported by hangers or brackets.
  7. All piping shall be supported by hangers or brackets.
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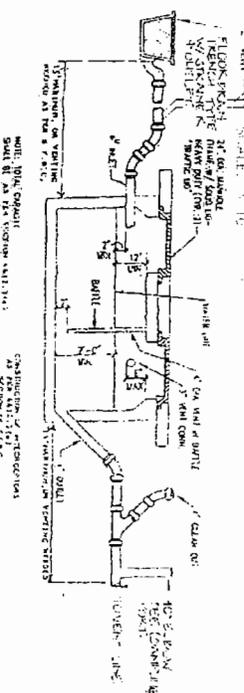
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.



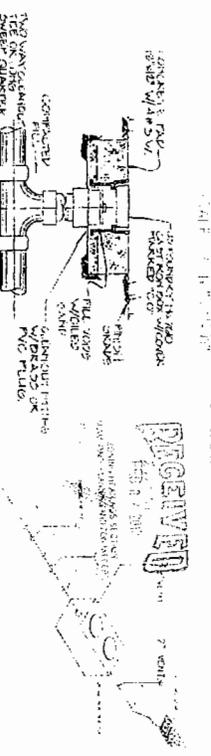
CATCH BASIN DETAIL



OIL INTERCEPTOR DETAIL



CLEANOUT TO GRADE DETAIL



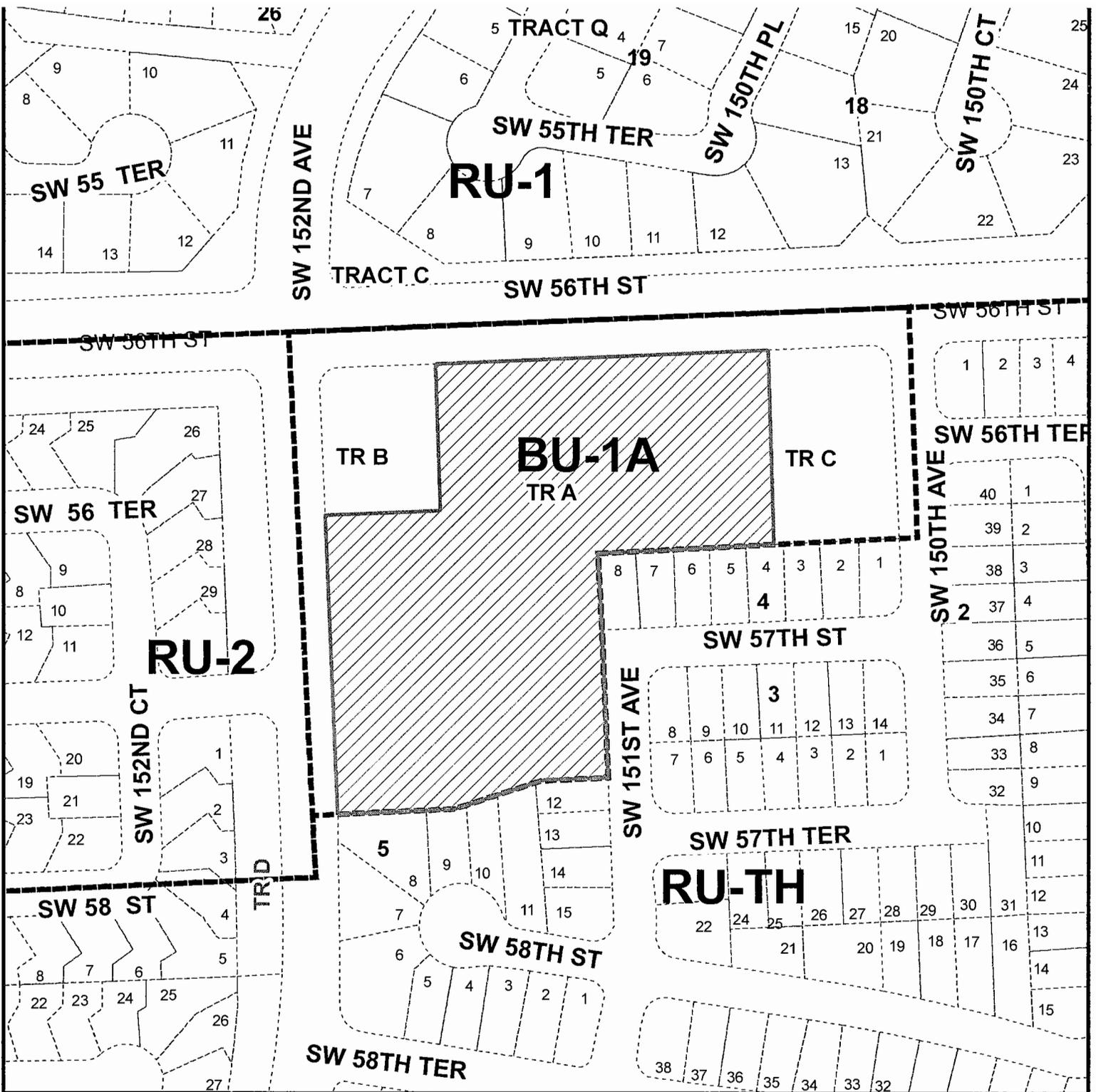
**ARCHITECTS INC.**  
Architectural Intelligence  
A.R. #01315

8145 NW 15th Street Suite A Miami Lakes, FL 33016 | 305.822.7891 | 305.822.7891 | architects@architectsinc.com

**PROPOSED: MILLER 4 BAY CAR WASH**

CLIENT: MILLER CAR WASH INC. PHONE: (305) 666-8303  
ADDRESS: 15846 S.W. 56TH STREET, MIAMI, FL, 33185  
PROJECT ADDR: 15046 S.W. 56TH STREET, MIAMI, FL, 33185

Date: 1/20/12  
Job #: [ ]  
Scale: AS SHOWN  
Drawn: [ ]  
Checked: [ ]  
Sheet: A-3



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000110**



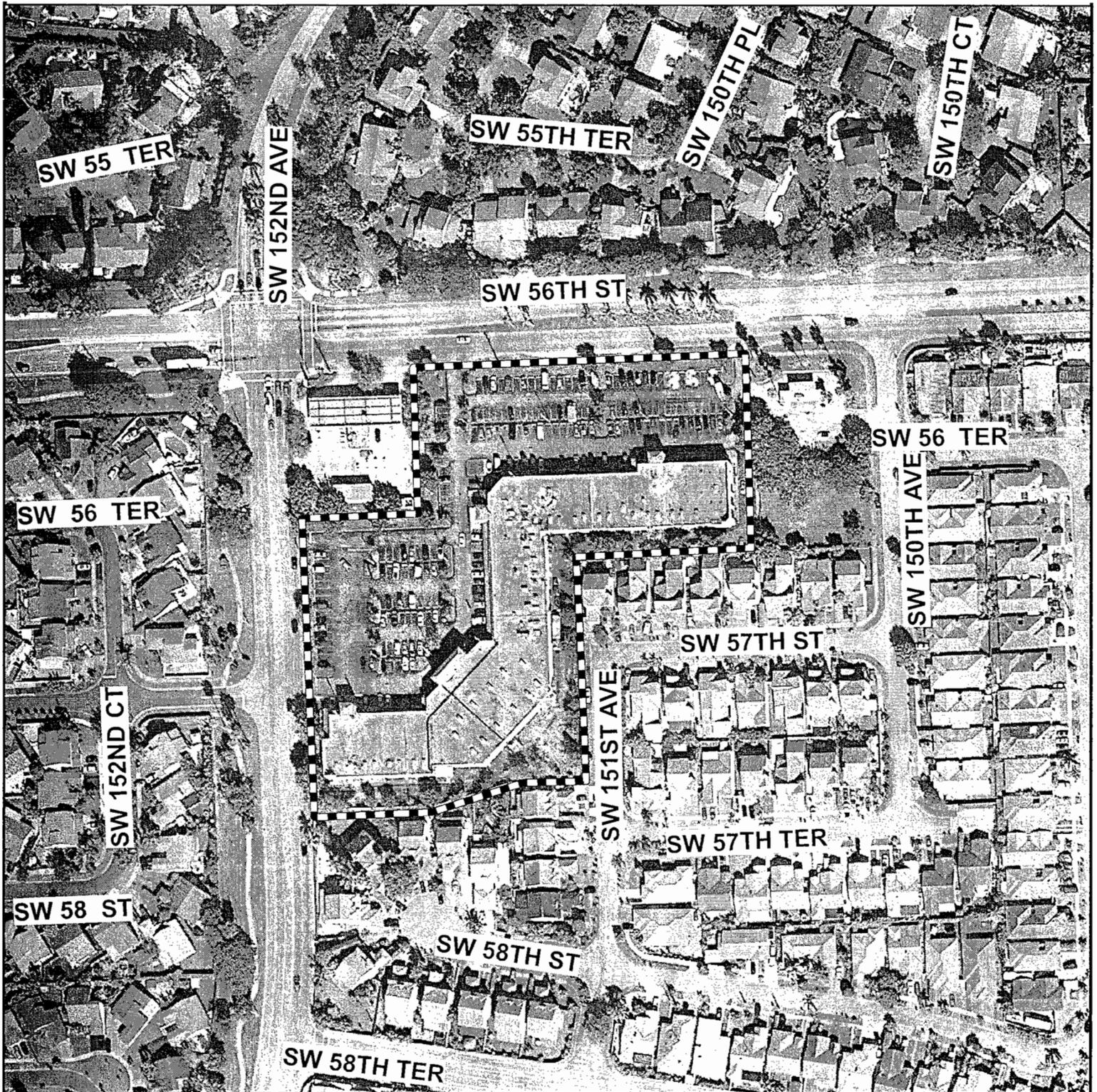
Section: 28 Township: 54 Range: 39  
 Applicant: GUS EXPOSITO  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



REVISION	DATE	BY
		24



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

Process Number

**Z2011000110**



Section: 28 Township: 54 Range: 39

Applicant: GUS EXPOSITO

Zoning Board: C11

Commission District: 11

Drafter ID: JEFFER GURDIAN

Scale: NTS

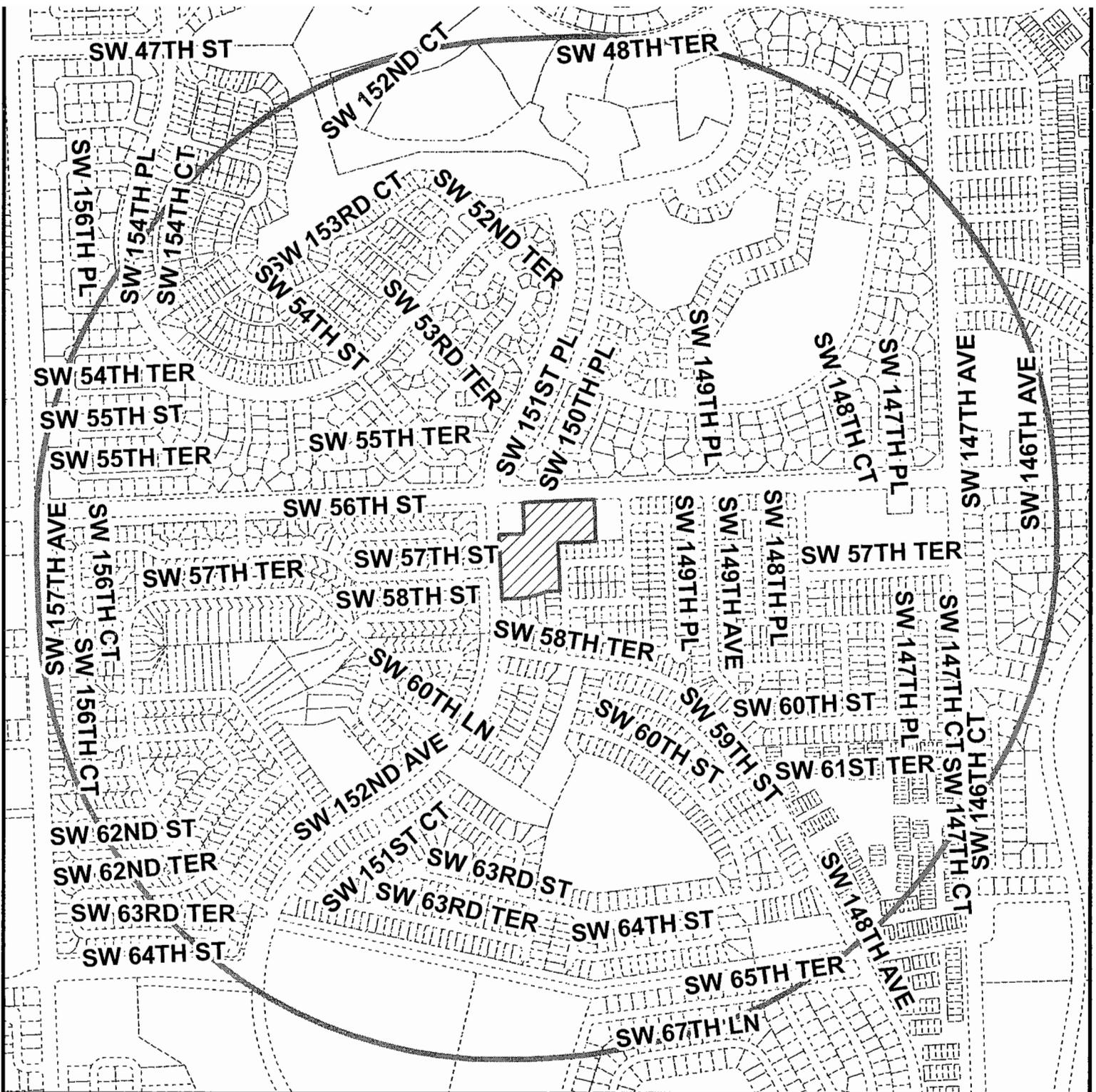
**Legend**

 Subject Property



SKETCH CREATED ON: Tuesday, October 4, 2011

REVISION	DATE	BY
		25



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 28 Township: 54 Range: 39  
 Applicant: GUS EXPOSITO  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number  
**Z2011000110**  
 RADIUS: 2640



- Legend**
-  Subject Property
  -  Buffer



SKETCH CREATED ON: Tuesday, October 4, 2011

REVISION	DATE	BY
		26

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 11**

**PH: Z11-131 (12-5-CZ11-3)**

**May 8, 2012  
Item No. 3**

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Lydia Viera
<b>Summary of Requests</b>	The applicant is seeking to permit an existing covered terrace addition to setback less than required from the rear property line.
<b>Location</b>	5055 SW 144 Place, Miami-Dade County, Florida.
<b>Property Size</b>	34' x 90'
<b>Existing Zoning</b>	RU-TH
<b>Existing Land Use</b>	Townhouse
<b>2015-2025 CDMP Land Use Designation</b>	Low Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

NON-USE VARIANCE to permit an existing covered terrace addition to a townhouse residence setback 2' (5' required) from the rear (east) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department of its successor Department entitled "Covered Terrace Legalization" as prepared by Design/Drafting Robert Foraker, dated stamped received 1/30/12 and consisting of 3 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

Existing 1,595 sq. ft. townhouse residence with covered terrace addition.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-TH; townhouse residence	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-TH; townhouse residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-TH; townhouse residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-TH; townhouse residence	Low Density Residential (2.5 to 6 dua)
<b>West</b>	RU-TH; townhouse residences	Low Density Residential (2.5 to 6 dua)

### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is a townhouse, located on an interior lot at 5055 SW 144 Place. Townhouses and single-family residences characterize the area surrounding of the subject property.

### **SUMMARY OF THE IMPACTS:**

Approval of this application will permit an existing covered terrace addition to be setback 2' from the rear (east) property line where 5' is required. Staff notes that the existing covered terrace addition provides an outdoor amenity for the applicant to enjoy; however the existing addition encroaches into the required setback area and could have a negative visual and aural impact on the townhouse residence to the east.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map, and will not change the existing townhouse use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the townhouse use, approval of the application with conditions is **consistent** with the uses allowed in the Low Density Residential land use category and the density range of the category depicted on the CDMP LUP map for the subject property.

### **ZONING ANALYSIS:**

When this application is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval with conditions of this request would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. Approval of this request will allow the maintenance and continued use of the existing covered terrace addition which encroaches into the rear (east) setback area. Staff found a similar approval for variance of setback requirements for a townhouse residence within the same townhouse development. Pursuant to Administrative Variance #V1995000652, the property located to the northeast of the subject property at 14455 SW 50 Street was granted approval to setback 2' (10' required) from the rear property line. As such, staff opines that the approval of the request would not be out of character with the immediate surrounding area.

Staff is of the opinion that the existing covered terrace addition will not have a negative impact on the neighboring properties and will provide an outdoor amenity for the applicant. The existing covered terrace addition is architecturally designed to match the scale and character of the residence. Additionally, staff notes that the survey and pictures submitted by the applicant depict an existing 6' high wood fence which runs along the rear (east) property line. As such, staff opines that the 3' encroachment into the rear setback area is adequately buffered by said 6' high wood fence and that the aforementioned encroachment is visually unobtrusive to the property to the east. Staff notes that there is a 20' green area that separates the subject property and the property to the east which would be most impacted by said encroachment. Staff opines that the 6' high wood fence and 20' green area diminishes any negative visual or noise impacts of the setback encroachments on the townhouse residence to the east. **As such, staff recommends**

**approval of the request with conditions, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

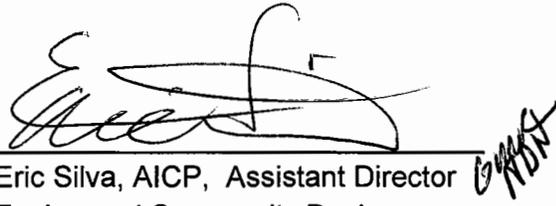
**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Covered Terrace Legalization" as prepared by Design/Drafting Robert Foraker, dated stamped received 1/30/12 and consisting of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing utility shed depicted on the site plan be removed or relocated to comply with zoning requirements, as indicated on the submitted plans.
5. That the covered terrace remain open-sided and not enclosed in any manner except for approved insect screen materials.
6. That the applicant maintain the existing 6' high wood fence along the rear (east) property line.
7. That the applicant shall obtain a building permit for the unpermitted covered terrace addition from the Permitting, Environment and Regulatory Affairs Department or its successor Department within 90 days after the appeal period deadline date.

ES:MW:GR:NN:CH:AN



Eric Silva, AICP, Assistant Director  
Zoning and Community Design  
Miami-Dade County Sustainability, Planning  
and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS  
\*If applicable

# ZONING RECOMMENDATION ADDENDUM

Lydia Viera  
Z11-131

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Permitting, <b>Environment &amp; Regulatory Affairs</b>	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in the Department's attached memorandum.	

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

<p><b>Low Density Residential (Pg. I-31)</b></p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
--	--

## PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**12-5-CZ11-3 (11-131)  
Area 11/District 11  
Hearing Date: 05/08/12**

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:**

<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	Marca S. A.	- Zone change from GU to RU-1, EU-1 & RU-TH, RU-1. - Unusual Use to lake excavation.	BCC	Denied with Prejudice
1979	Marca S. A.	- Zone change from GU to RU-1, EU-1 & RU-TH, RU-1. - Unusual Use to lake excavation.	BCC	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:** December 14, 2011  
**To:** Charles Danger, P.E., Interim Director  
Permitting, Environment and Regulatory Affairs

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name of the sender.

**Subject:** C-11 #Z2011000131  
Lydia Viera  
5055 S.W. 144<sup>th</sup> Place  
To Permit an Addition to a Townhouse Residence Setback Less than  
Required from Property Lines  
(RU-TH) (0.64 Acres)  
22-54-39

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

#### Flood Protection

The stormwater runoff from the covered terrace must be retained on site, without causing any runoff into the abutting properties. The applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the covered terrace without causing any runoff into the adjacent properties.

#### 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. 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 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

According to the information found on this project, the existing addition will not affect the existing stormwater management system.

#### Wetlands

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

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

#### Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit an existing addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

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

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

PH# Z2011000131  
CZAB - C11

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: LYDIA VIERA

This Department has no objections to this application.

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.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

16-DEC-11

# Memorandum



**Date:** February 27, 2012

**To:** Jack Osterholt, Interim Director  
Sustainability, Planning and Economic Enhancement

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

**Subject:** Z2011000131: LYDIA VIERA  
Revised Documents Dated Stamped Received through 1/30/2012

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**Application Name:** LYDIA VIERA

Project Location: The site is located at 5055 SW 144 PL, Miami-Dade County.

**Proposed Development:** The applicant is requesting a non-use variance of setbacks for an existing single family home. Revised Documents Dated Stamped Received through 1/30/2012 have been submitted.

**Impact and demand:** Because this application does not generate any additional residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor



# Memorandum

**Date:** 22-FEB-12  
**To:** , Director  
 Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000131

**Fire Prevention Unit:**

Not applicable to MDFR site requirements.

**Service Impact/Demand**

Development for the above Z2011000131  
 located at 5055 SW 144 PL, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 1623 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: N/A alarms-annually.  
 The estimated average travel time is: 5:30 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**

Not applicable to service impact analysis.

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

DATE: 04-JAN-12

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

LYDIA VIERA

5055 SW 144 PL, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2011000131

---

HEARING NUMBER

**HISTORY:**

NC: CASE #201112001749, was opened on March 30, 2011 for review of all zoning violations. No zoning violations found.

BLDG: Building Support case #20110143600-B, was opened on March 21, 2011. A Notice of Violation was issued for the rear terrace, including electrical work, a rear attached wood-frame structure, and a concrete rail/column without a permit. An enforcement fee for an extension approval was paid on June 10, 2011. Citation #P005618 and P005619 was issued on October 17, 2011. An appeal was filed for both citations on October 18, 2011. As a result of the hearing, Citation #P005619 was voided. Citation #P005618 will be rescheduled for a later date.

Lydia Viera

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

**REPORTER NAME:**



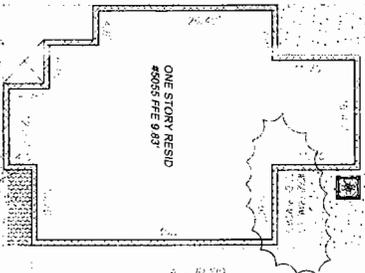
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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY XIF

LEGAL DESCRIPTION

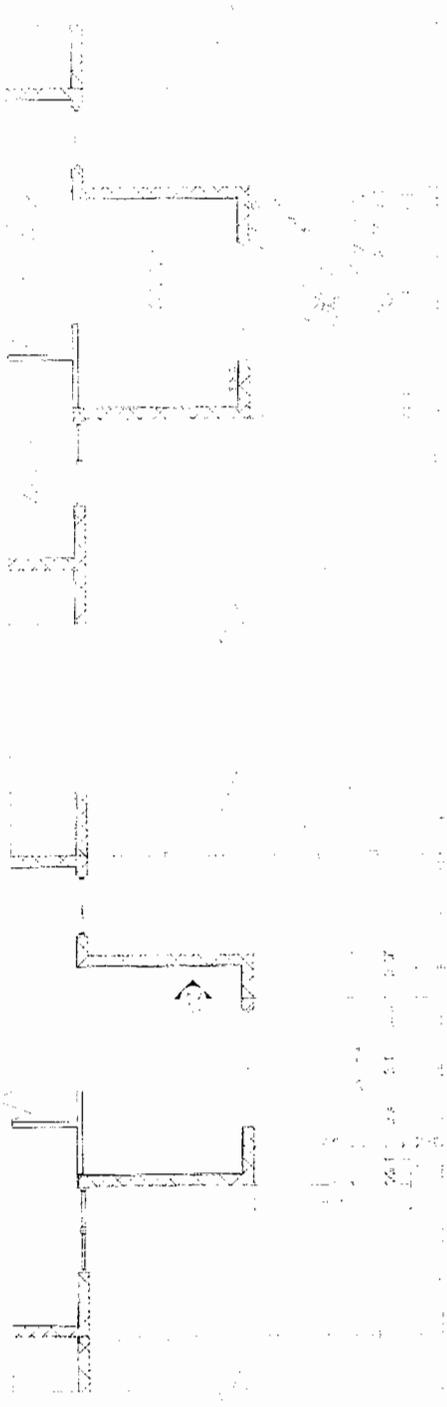
LOCATION MAP

ZONING LEGEND



SW 144 PL

A-01



PARTIAL ELECTRICAL PLAN

PARTIAL FLOOR PLAN

- 1. GENERAL NOTES
- 2. ELECTRICAL SYMBOLS
- 3. ELECTRICAL SCHEDULE
- 4. ELECTRICAL PANEL SCHEDULE
- 5. ELECTRICAL RACEWAY SCHEDULE
- 6. ELECTRICAL CONDUIT SCHEDULE
- 7. ELECTRICAL WIRING SCHEDULE
- 8. ELECTRICAL EQUIPMENT SCHEDULE
- 9. ELECTRICAL MATERIALS SCHEDULE
- 10. ELECTRICAL FINISHES SCHEDULE
- 11. ELECTRICAL ACCESSORIES SCHEDULE
- 12. ELECTRICAL SPECIAL NOTES

**RECEIVED**  
21-13  
JAN 30 2012

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

PLANNING DEPARTMENT  
1000 BAY STREET, 10TH FLOOR  
MIAMI, FL 33133  
TEL: 305-361-3333  
FAX: 305-361-3334  
WWW.MIAMIDADEGOV.COM

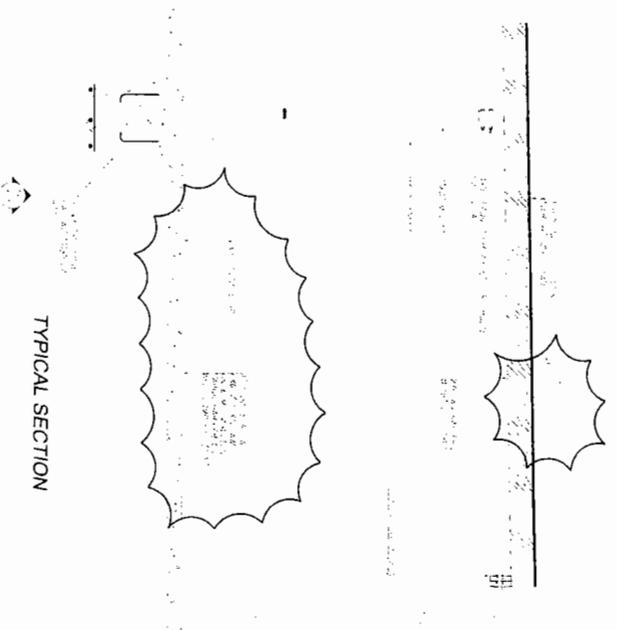
DATE: 01/30/12  
PROJECT: [illegible]  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
SCALE: [illegible]

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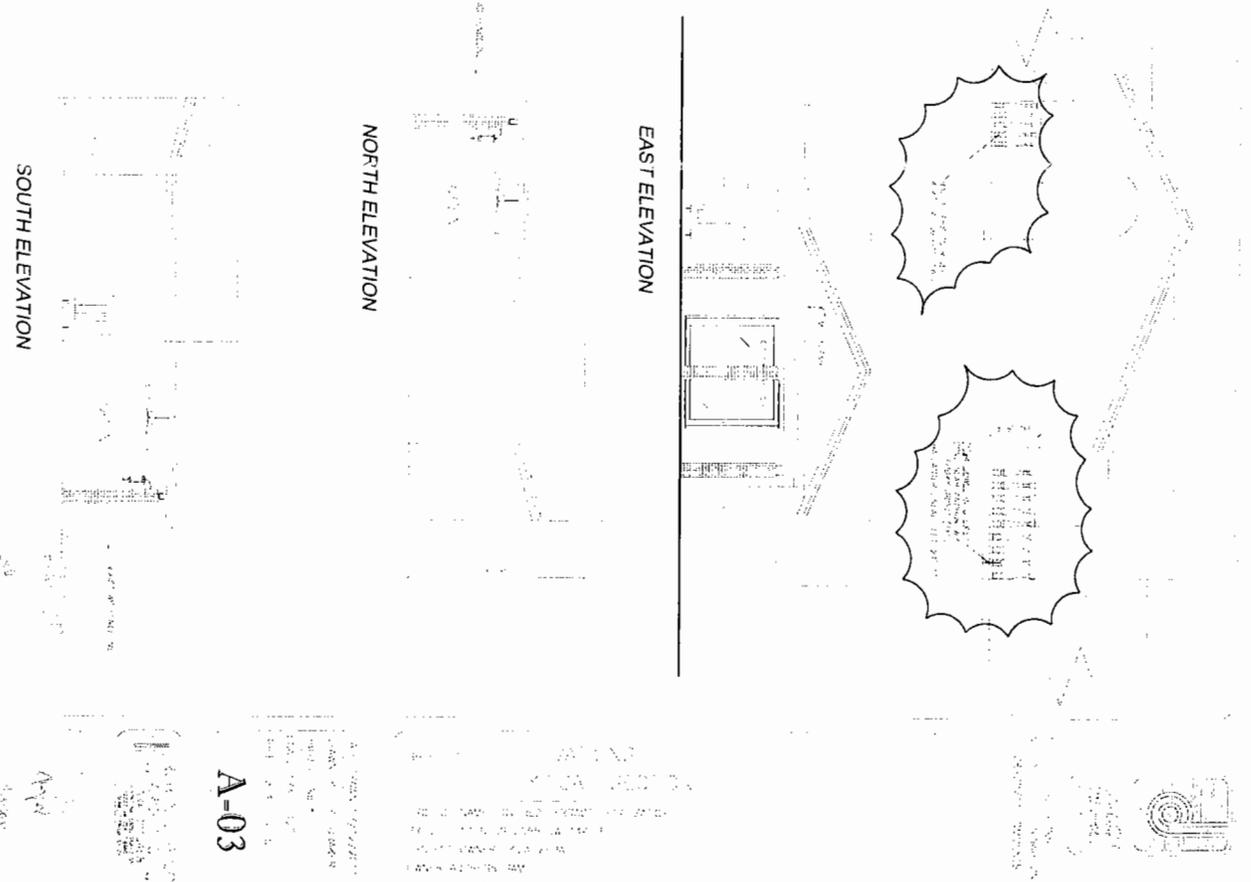
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JAN 30 2012

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



TYPICAL SECTION

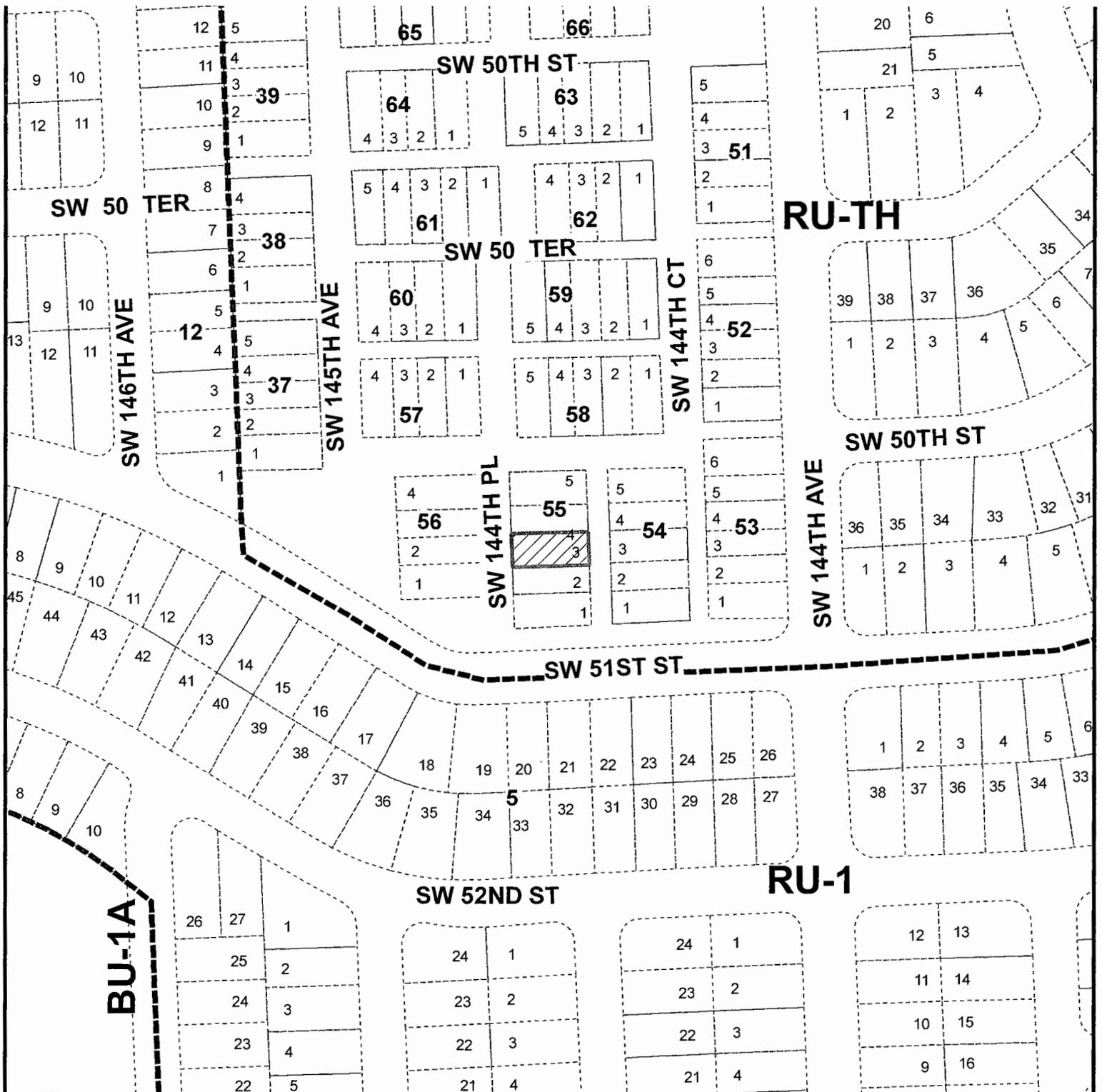


EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

A-03



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000131**



Section: 22 Township: 54 Range: 39  
 Applicant: LYDIA VIERA  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**  
 Subject Property Case



SKETCH CREATED ON: Monday, December 12, 2011

REVISION	DATE	BY
		17



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number

**Z2011000131**



Section: 22 Township: 54 Range: 39  
 Applicant: LYDIA VIERA  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

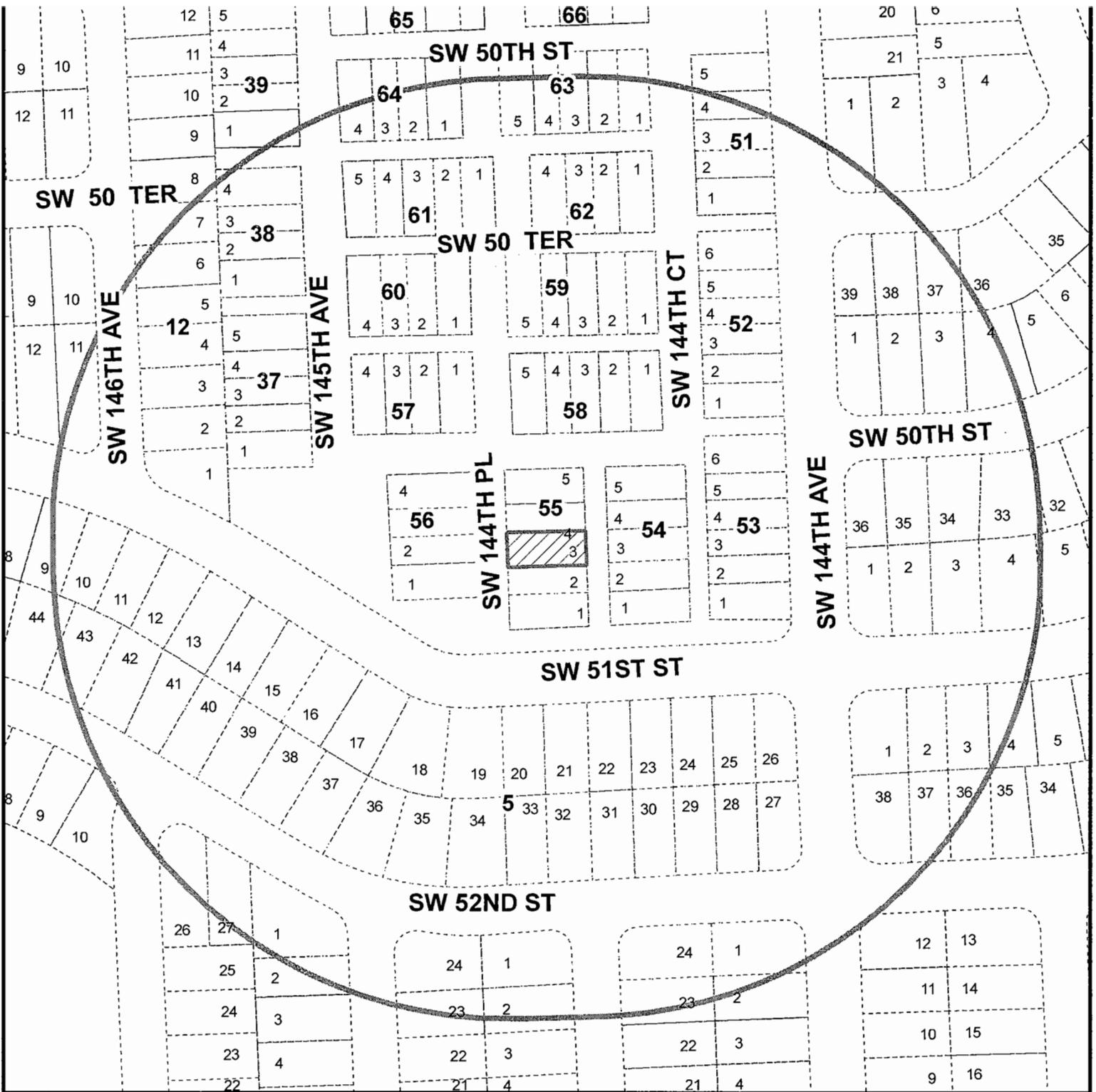
Legend

 Subject Property



SKETCH CREATED ON: Monday, December 12, 2011

REVISION	DATE	BY
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**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2011000131**  
RADIUS: 500



Section: 22 Township: 54 Range: 39  
Applicant: LYDIA VIERA  
Zoning Board: C11  
Commission District: 11  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Monday, December 12, 2011

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