

FINAL AGENDA

10-8-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION

8625 SW 124 Avenue, Miami

Thursday, November 13, 2014 at 7:00 p.m.

CURRENT

1. 14-11-CZ11-1 LEON MEDICAL CENTER, INC. 14-63 36-54-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF THURSDAY, NOVEMBER 13, 2014

KENDALL VILLAGE CENTER – CIVIC PAVILLION

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11**

PH: Z14-063 (14-11-CZ11-1)

November 13, 2014

Item No. 1

Recommendation Summary	
Commission District	10
Applicants	Leon Medical Center, Inc.
Summary of Requests	The applicant is seeking approval of setback requirements for an existing medical office building and a proposed parking garage. Additionally, the applicant seeks approval of reduced landscape open space and to permit additional wall signs.
Location	12501 SW 88 Street, Miami-Dade County, Florida.
Property Size	4.14 acres
Existing Zoning	OPD, Office Park District
Existing Land Use	Medical office
2020-2030 CDMP Land Use Designation	Office/Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing medical office building setback 40'-3" (50' required) from the front (south) property line.
- (2) NON-USE VARIANCE to permit a proposed parking garage setback 15' from the interior side (west) and rear (north) property lines (30' required for both).
- (3) NON-USE VARIANCE to permit the proposed garage with 2 wall signs (1-50 sq. ft. wall sign per principal building permitted).
- (4) NON-USE VARIANCE to permit a minimum landscape open space of 27.62% (40% required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Leon Medical Center, Inc." as prepared by MGE Architects, dated stamped received 7/28/14 and consisting of 23 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

In 1991, pursuant to Resolution #5-ZAB-151-91, a variance of sign regulations was granted to allow a 100 square foot detached sign on the subject property. In 2011, pursuant to Resolution #CZAB-11-1-11, several requests were approved to allow two wall signs on each of the existing buildings, permit a wall sign on an existing drive through structure, and an additional detached sign, for a total of two detached signs.

The subject property is located at the northwest corner of SW 88 Street and SW 125 Avenue and is developed with a 4 (four) story office building centrally located, and a one (1) story office building located in the southeast corner of the site. A 7-level parking garage with 554 parking spaces is being proposed on the northern portion of the site adjacent to SW 125 Avenue. The surrounding area is characterized by a water and sewer facility to the north and west, a commercial retail building to the east and apartments to the south.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	OPD; medical office building	Office-Residential
North	GU; Water and Sewer Plant	Institutions, Utilities and Communication
South	RU-4L; multi-family residential	Medium Density Residential, 13 to 25 du
East	BU-1A; retail stores	Business and Office
West	GU; Water and Sewer Plant	Institutions, Utilities and Communication

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of two existing medical office buildings located at 12501 SW 88 Street. The surrounding area is characterized by a water and sewer facility to the north and west, a commercial retail uses to the east and apartments to the south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional parking spaces and signage for the existing medical office buildings. However, the increased signage could contribute to visual clutter along SW 88 Street and the seven story parking garage could have a negative visual impact in the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Office/Residential**. The existing site is comprised of an existing 4-story medical office building that is centrally located, and an existing 1-story medical office building located to the southeast corner of the site. The surrounding area is characterized by a water and sewer facility to the north and west, a commercial retail uses to the east and apartments to the south. The applicant is now seeking approval to permit reduced setbacks for the existing 1-story office building and the proposed 7-level parking garage. The approval of this application will allow the applicant to provide additional parking spaces and signage for the existing medical office buildings. As such, the existing medical office building use with the proposed parking garage is **consistent** with the CDMP LUP map, the text of the Office/Residential land use category and with the Office/Residential designation for the property.

ZONING ANALYSIS:

When requests #1, to permit an existing medical office building setback 40'-3" (50' required) from the front (south) property line, and #2, to permit a proposed parking garage setback 15' from the

interior side (west) and rear (north) property lines (30' required for both), are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval with conditions of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the area. Staff notes that the submitted plans depict an existing 4-story medical office building that is centrally located on the site, an existing 1-story medical office building located to the southeast corner of the site and a proposed 7-level parking garage with 554 parking spaces on the northern portion of the site adjacent to SW 125 Avenue. Staff notes that request #1 refers to the existing 1-story medical office building setback, which in staff's opinion, is well buffered by ample landscaping located between the existing 1-story building and the front (south) property line. Staff further notes that said building is existing and will not create any new visual impacts. Additionally, staff opines that if any visual impacts are generated by the aforementioned reduced setback, same would be further mitigated by SW 88 Street, a section line road with a width of approximately 120' of right-of-way.

Staff notes that access to the proposed parking garage will be provided at several entry points in close proximity to the existing 4-story medical office building. Additionally, the location of the proposed parking garage, in staff's opinion, would provide for efficient traffic and pedestrian circulation. As a condition of approval, staff will condition that the use of the parking garage by buses be limited to buses serving the property only. Staff further notes that the proposed approximately 70' high 7-level parking garage will be in compliance with the height regulations in the OPD zoning district, which allows for a maximum height of 100'. Additionally, staff notes that the proposed parking garage is 13 feet higher than the existing 4-story medical office building, which measures 57' in height. Staff further notes that the parking garage elevations show a proposed building with architectural designs and fenestration that, in staff's opinion, are visually pleasing. Furthermore, staff notes that the proposed setback reductions that the applicant is seeking in request #2 will be mitigated by the proposed landscaping along the rear, side street and interior side property lines comprised of a continuous row of trees. Staff notes that the subject property abuts a water and sewer facility to the north and west, which in staff's opinion, will not be impacted by the proposed parking garage. **As such, staff recommends approval with conditions of requests #1 and #2, under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

When request #3, to permit the proposed garage with 2 wall signs (1-50 sq. ft. wall sign per principal building permitted), is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, and would not affect the appearance of the community. Staff notes that the subject site was previously approved in 2011, pursuant to Resolution #CZAB-11-1-11, for several requests to permit allow two wall signs on each of the existing buildings, a wall sign on an existing drive through structure, and one additional detached sign, for a total of two detached signs. The applicant is now requesting approval of 2 additional wall signs located on the east and west façade of the proposed garage building. Staff notes that Phase 2 of the submitted plans shows the elimination of the existing one (1) story office building located in the southeast corner of the site. Said area is shown in Phase 2 with a landscaped plaza which, in staff's opinion, will improve the curb appeal for the subject property. Additionally, staff notes that once said one (1) story office building is demolished, two (2) existing wall signs located on its façades will be eliminated from the property. As a condition of approval staff will recommend that the requested 2 wall signs not be placed on the proposed parking garage until the existing one (1) story office building is demolished and its two (2) existing wall signs are eliminated. Therefore, staff opines that approval with conditions of the requested 2 wall signs on the facades of the proposed parking garage will

be adequate and will avoid the appearance of visual clutter in the area. **Therefore, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b) (NUV).**

When request #4, to permit a minimum landscape open space of 27.62% (40% required), is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of this request would be **compatible** with the surrounding area, and would not affect the appearance of the community. Staff notes that without the proposed parking garage the subject property complies with the required 25% landscape open space. However, due to the number of parking levels being proposed for the parking garage, Section 33-284.35 of the Zoning Code requires a 40% landscape open space. Staff notes that after further review the submitted plans indicate that 37.73% of the site is designated as landscape open space for Phase I, and the landscape open space is met in Phase II. Staff notes that said revised landscape open space percentage of 37.73% is within the scope of the advertised percentage for request #4. Staff further notes that according to the submitted plans ample landscaping is being provided along all property line, which in staff's opinion, will be sufficient to mitigate any visual impacts generated by the lack of landscape open space. Additionally, the provided landscape open space is similar to, and compatible with the commercial uses along SW 88 Street, and will greatly improve the visual and architectural appeal of the property to the surrounding area. However, staff recommends as a condition of approval that the 1-story office building be demolished and the proposed plaza shown in Phase II be constructed within one (1) year of the applicant receiving the Certificate of Occupancy (CO) for the parking garage. Staff opines that the aforementioned condition will alleviate the landscape open space deficiency while providing the project with a continuous construction process that will culminate with the final Phase II. **Therefore, staff recommends approval with conditions request #4 under Section 33-311(A)(4)(b) (NUV).**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate four (4) ingress/egress points; one along SW 88 Street and three others along SW 125 Avenue. The applicant has provided a total of 647 parking spaces where 307 is required by the zoning code. The applicant has also provided adequate drives to facilitate the flow of traffic within the development.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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 "Leon Medical Center, Inc." as prepared by MGE Architects, dated stamped received 7/28/14 and consisting of 23 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy for the parking garage building.
6. That the use of the parking garage by buses be limited to buses serving the property only.
7. That the 1-story office building be demolished and the proposed plaza shown in Phase II be constructed within one (1) year of the applicant receiving the Certificate of Occupancy (CO) for the parking garage
8. That the 2 wall signs not be placed on the parking garage until the existing one (1) story office building is demolished and its two (2) existing wall signs are eliminated.

ES:MW:NN:CH:JV



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

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ZONING RECOMMENDATION ADDENDUM

Leon Medical Center, Inc.
Z14-063

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

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

Office/Residential (Page I-42)	<i>Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office uses which are not inconsistent already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot.</i>
Land Use Element LU-4A (Pg. I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>
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1. LEON MEDICAL CENTER, INC.
(Applicant)

14-11-CZ11-1 (14-063)
Area 11/District 10
Hearing Date: 11/13/14

Property Owner (if different from applicant) **Leon Medical Center.**

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

If so, who are the interested parties? **None**

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1981	Helen Zenker, ET AL	- Zone change from GU to OPD.	BCC	Approved
1981	Marshall Strickland	- Zone change to OPD. - Variance of Lot Area.	BCC	Approved
1986	Joseph Falso and Ronald Lowenthal, Trustees	- Use Variance to permit a drive-in banking facility.	ZAB	Approved with Condition(s)
1991	Kendall Centre Ltd Partnership	- Non-Use Variance of sign regulations.	ZAB	Approved with Condition(s)
2011	Leon Kendall Holdings, LLC	- Modification of condition of resolution. - Non-Use Variance of signs.	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: August 11, 2014

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

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

Subject: C-11 #Z2014000063-1st Revision
Leon Medical Centers, Inc.
12501 SW 88th Street and 12515 SW 88th Street, Miami, FL 33186
Modification of a previous Resolution to permit a parking structure
for a previously approved office building.
(OPD) (4.14 Acres)
36-54-39

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

Wellfield Protection

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

Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Supply and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the

system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 for further information regarding permitting procedures and requirements.

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

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Drainage restrictions may be applicable, since the site is located within the Maximum Day Pumpage Wellfield Protection Area for the Southwest Wellfield Complex.

Wetlands

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

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

Tree Preservation

According to the landscape plan submitted with this zoning application, the properties contain specimen-sized trees (trunk diameter 18 inches or greater), that will be impacted by the proposed project.

However, the Tree Removal/Relocation Permit #5449 was issued for these sites on August 7, 2014 and is scheduled to expire on August 7, 2016. Tree Removal/Relocation Permit #5449 requires the preservation of specimen-sized trees as identified in the approved permitted plans. The landscape plan submitted with this zoning application is consistent the permitted site plans. Therefore, DERM recommends approval of this application.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit in order to avoid violation of permit conditions.

Please be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the subject property that are subject to the Tree Preservation and Protection provisions of the Code. Please contact the Tree Permitting Program at 305-372-6574 for information regarding tree permits.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

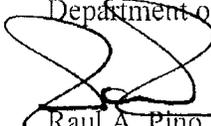
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 1, 2014

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

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

Subject: Z2014000063
Name: Leon Medical Center, Inc.
Location: 12501 SW 88 Street
Section 36 Township 54 South Range 39 East

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

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

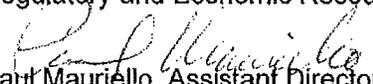
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: July 1, 2014

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

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

Subject: Leon Medical Centers (#14_063)

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

Application: *Leon Medical Centers* is requesting a non-use variance and modifications to the approved site plan to allow a two-phased development. Phase 1 involves the development of a parking structure with two illuminated signs, while Phase 2 consists of the construction of a new plaza and paved parking surface area. Both plans involve an existing office building with properties zoned Office Park District (OPD).

Size: The subject property is 4.14 acres.

Location: The subject properties are located at 12501 SW 88th Street and 12515 SW 88th Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the development of parking centers and a new plaza associated with office uses will meet the County Code definition of commercial establishments. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

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

3. Recycling

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved

(between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: August 5, 2014

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

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

Subject: Z2014000063: LEON MEDICAL CENTER
Revised plans submitted dated stamped received 7/28/2014

Application Name: LEON MEDICAL CENTER

Project Location: The site is located at 12501 SW 88 ST, Miami-Dade County.

Proposed Development: The request is for approval of modification of a previous resolution for a medical center.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards.

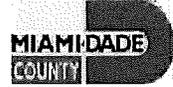
Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 04-AUG-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000063

Fire Prevention Unit:

No objection with site plan with Zoning received date of July 28, 2014.

Service Impact/Demand

Development for the above Z2014000063
 located at 12501 SW 88 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1785 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 5:30 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 57 - West Kendall - 8501 SW 127 Avenue
 Rescue, Battalion 13

Planned Service Expansions:

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

Fire Planning Additional Comments

N/A

DATE: 04-AUG-14
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

LEON MEDICAL CENTER, INC.

12501 SW 88 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000063

HEARING NUMBER

HISTORY:

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

Leon Medical Center

**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].

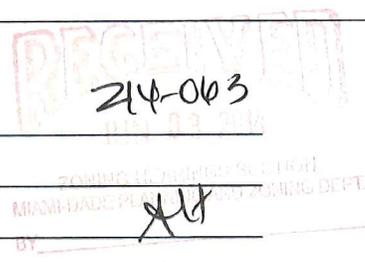
CORPORATION NAME: Leon Medical Centers, Inc. (100.000%)

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Benjamin Leon Jr. (62.000%)</u>	<u>Benjamin Leon III (10.000%)</u>
<u>Silvia Maury (10.000%)</u>	<u>Albert Maury (6.000%)</u>
	<u>Lourdes Leon (10.000%)</u>
	<u>Silvia Leon (2.000%)</u>
<u>11501 SW 40th Street, Second Floor</u>	
<u>Miami, Florida 33165</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 N/A

<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: N/A

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

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

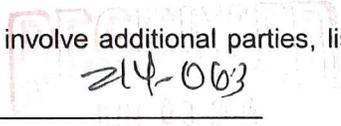
NAME OF PURCHASER: N/A

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

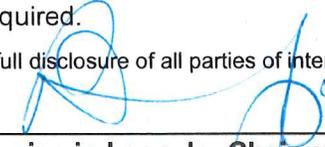
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____


 214-063
 NOTARY PUBLIC
 STATE OF FLORIDA
 BY: 

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: 
Benjamin Leon Jr., Chairman of Leon Medical Centers, Inc. (Applicant)

Sworn to and subscribed before me this 2nd day of June, 2014. Affiant is personally know to me or has produced _____ as identification.

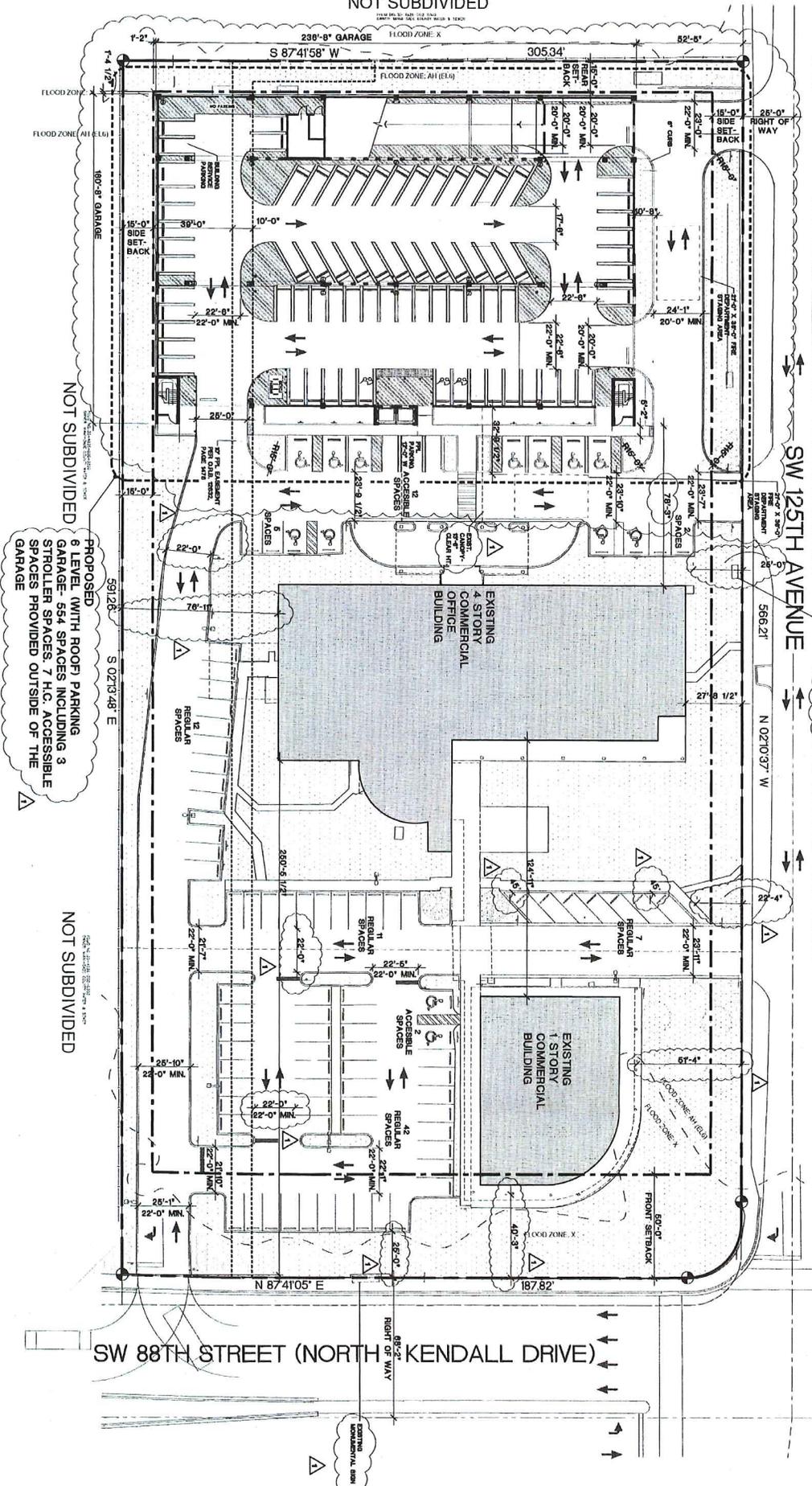
Madeline T. Llanez
(Notary Public)

Seal: 

My commission expires: _____

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

NOT SUBDIVIDED



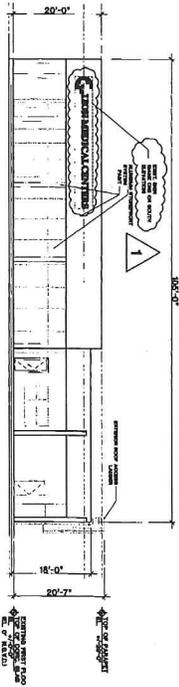
PROPOSED
6 LEVEL (WITH ROOF) PARKING
GARAGE- 554 SPACES INCLUDING 3
STROLLER SPACES, 7 H.C. ACCESSIBLE
SPACES PROVIDED OUTSIDE OF THE
GARAGE

NOT SUBDIVIDED

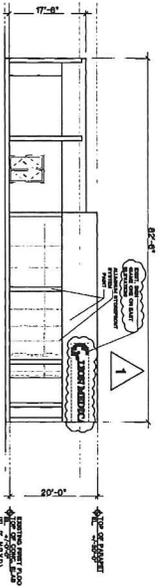
ENLARGED SITE PLAN

RECEIVED
214-003
JUL 28 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By *[Signature]*

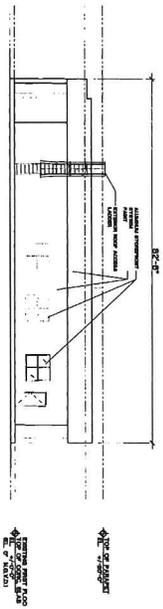
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 2/4/08
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 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *[Signature]*



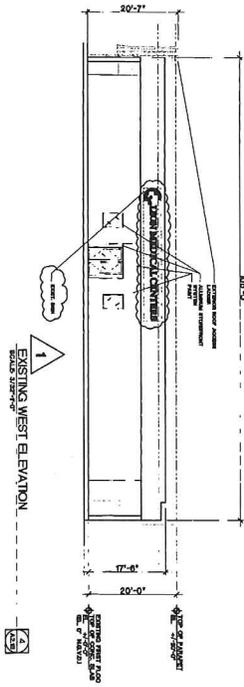
EXISTING BUILDING SOUTH ELEVATION



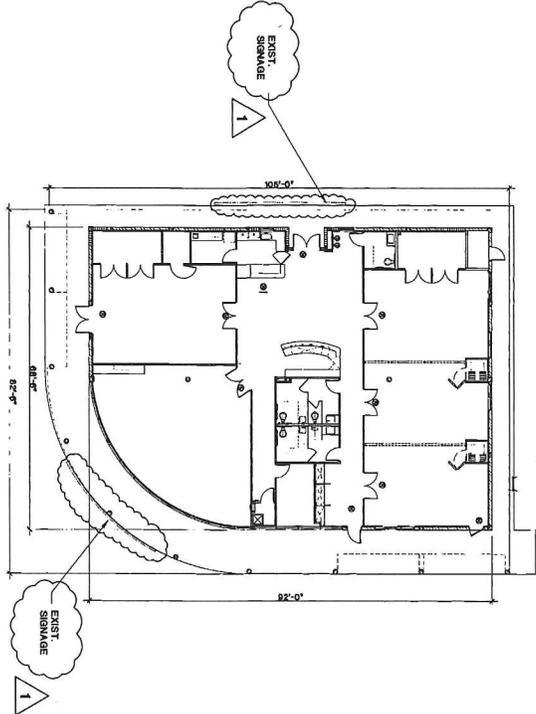
EXISTING BUILDING EAST ELEVATION



EXISTING BUILDING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SECONDARY BUILDING
 FLOOR PLAN - LEVEL 1
 SCALE: 3/32" = 1'-0"
 FIRST FLOOR AREA
 5,980 SQ. FT.

NOTE: FOR REFERENCE
 ONLY. NOT FOR
 CONSTRUCTION

RECEIVED
 JUL 11 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
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MGE ARCHITECTS
 1101 SOUTH 79TH STREET
 MIAMI, FLORIDA 33156
 PHONE: (305) 673-4222
 FAX: (305) 673-4223
 LICENSE REGISTRATION NUMBER: 14770

CONSULTANTS:
 LANDSCAPE ARCHITECTURE
 CIVIL AND ARCHITECT
 2000 ALVARO STREET, SUITE 201
 MIAMI, FLORIDA 33134
 PHONE: (305) 442-2277
 LICENSE REGISTRATION NUMBER:



LEON MEDICAL
 CENTERS
 1950 S.W. 40TH STREET
 MIAMI, FLORIDA 33135

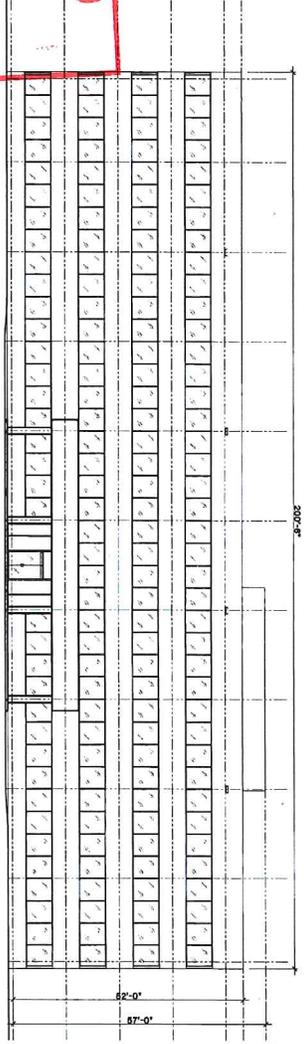
NEW PARKING GARAGE
 LEON MEDICAL
 CENTERS - KENDALL
 12315 S.W. 88TH STREET
 MIAMI, FLORIDA 33158
 ZONING SITE PLAN APPLICATION
 7/15/2014

SUBMISSION

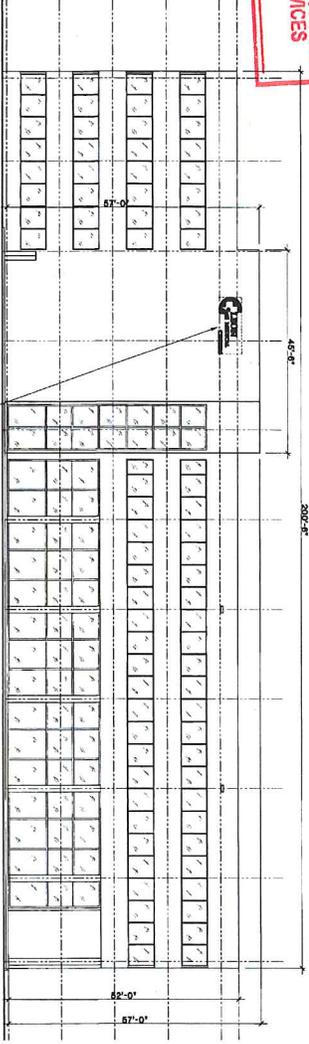
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NO. 44	EXIST. SIGNAGE	✓
NO. 45	EXIST. SIGNAGE	✓
NO. 46	EXIST. SIGNAGE	✓
NO. 47	EXIST. SIGNAGE	✓
NO. 48	EXIST. SIGNAGE	✓
NO. 49	EXIST. SIGNAGE	✓
NO. 50	EXIST. SIGNAGE	✓

EXISTING BLDG
 PLAN AND
 ELEVATIONS

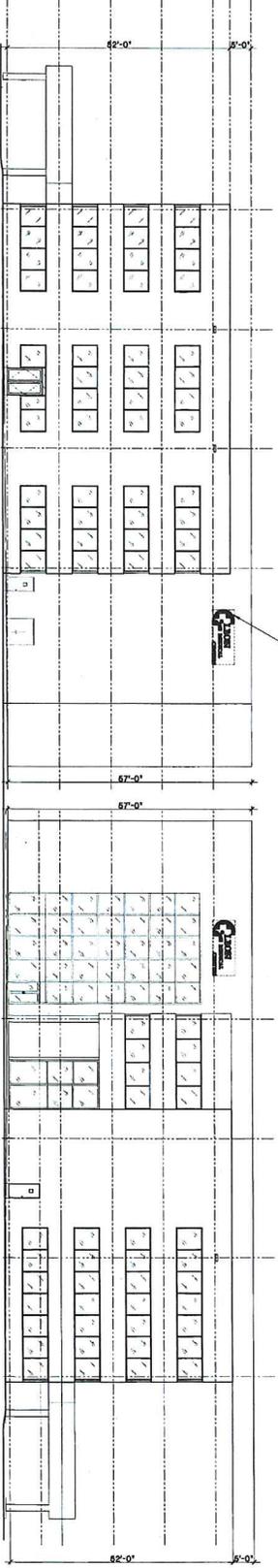
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 214-063
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 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By



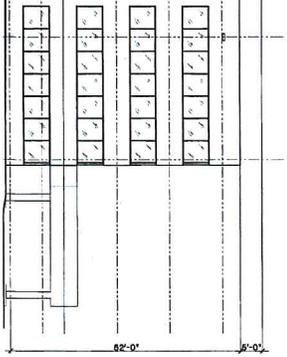
EXISTING MAIN BUILDING NORTH ELEVATION
 SCALE 3/8"=1'-0"



EXISTING MAIN BUILDING SOUTH ELEVATION
 SCALE 3/8"=1'-0"



EXISTING MAIN BUILDING WEST ELEVATION
 SCALE 3/8"=1'-0"



EXISTING MAIN EAST ELEVATION
 SCALE 3/8"=1'-0"

NOTE FOR REFERENCE
 ONLY, NOT FOR
 CONSTRUCTION



MGE PROJECTS
 1201 N.W. 10th Street, Suite 200
 Miami, Florida 33136
 Phone: (305) 575-1100
 Fax: (305) 575-1101
 www.mgeprojects.com

CONSULTANTS
 LANDSCAPE ARCHITECTURE
 LEON MEDICAL CENTERS, INC.
 1201 N.W. 10th Street, Suite 200
 Miami, Florida 33136
 Phone: (305) 575-1100
 Fax: (305) 575-1101
 www.leonmedicalcenters.com



LEON MEDICAL
 CENTERS, INC.
 1201 N.W. 10th Street
 Miami, Florida 33136

NEW PARKING GARAGE
 LEON MEDICAL
 CENTERS - KENDALL
 12015 S.W. 87th Street
 Miami, Florida 33186
 ZONING SITE PLAN APPLICATION
 PACKAGE

SUBMISSION

- 20% Revision
- 30% Revision
- 40% Revision
- 50% Revision
- 60% Revision
- 70% Revision
- 80% Revision
- 90% Revision
- 100% Revision
- 110% Revision
- 120% Revision
- 130% Revision
- 140% Revision
- 150% Revision
- 160% Revision
- 170% Revision
- 180% Revision
- 190% Revision
- 200% Revision

DATE: 11/11/13
 DRAWING TITLE:
 EXISTING BLDG
 EXTERIOR
 ELEVATIONS

DRAWING NO.:

A2.12

38

39



MGE ARCHITECTS
 1000 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.mgearchitects.com

CONTRACTORS
 GENERAL CONTRACTOR:
 MORGENTHAU & ALUM
 1000 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.morgenthau.com

LANDSCAPE ARCHITECTURE
 LANDSCAPE ARCHITECT:
 SERA'S + ROGERS
 700 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.serasrogers.com

LEON FLAGLER HOLDINGS, LLC
 1000 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.leonflagler.com

LEON MEDICAL CENTERS - KENDALL ELEVATOR ADDITION
 1000 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.leonmedical.com

LEON MEDICAL CENTERS - KENDALL ELEVATOR ADDITION
 1000 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.leonmedical.com

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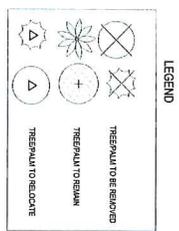
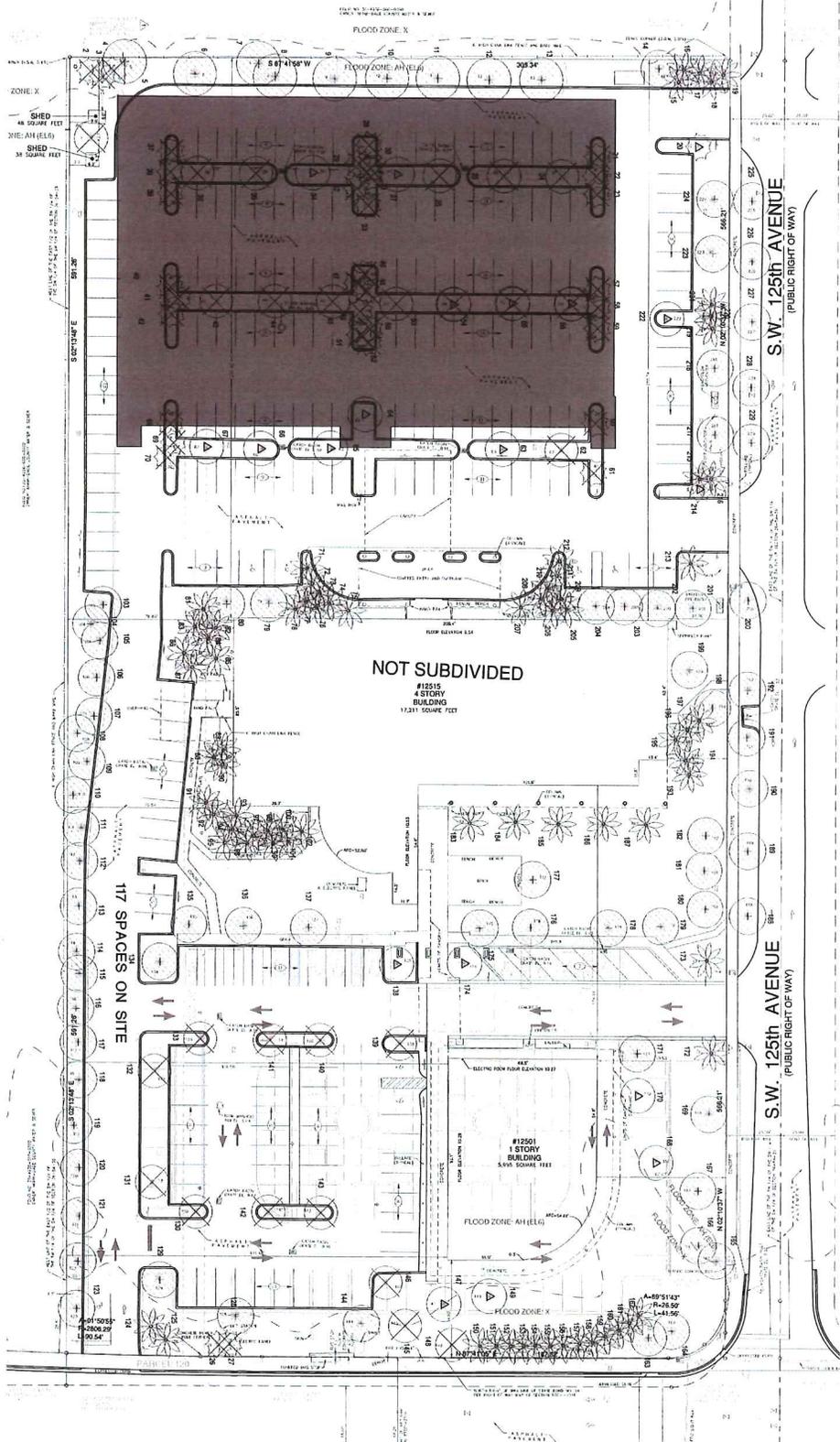
LEON MEDICAL CENTERS - KENDALL ELEVATOR ADDITION
 1000 S.W. 125th Avenue, Suite 200
 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
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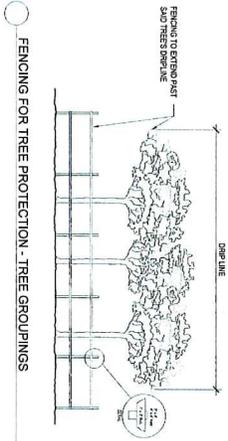
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 Miami, FL 33186
 Phone: (305) 444-4444
 Fax: (305) 444-4444
 Website: www.leonmedical.com



MITIGATION CALCULATIONS PER FLORIDA COUNTY
 TOTAL SF OF CANOPY TO BE REMOVED = 4,178 SF
 PROPOSED CANOPY:
 1 - PALM TREE (12' DIA AT 100' OF EACH = 5,500 SF)
 5 - PALMS (12' CLEAR TRUNK) (20' SF EACH = 2,000)
 TOTAL = 7,500 SF

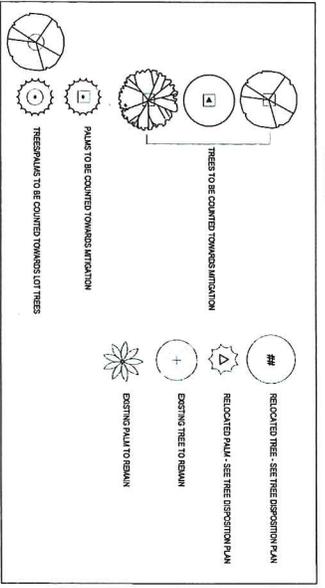
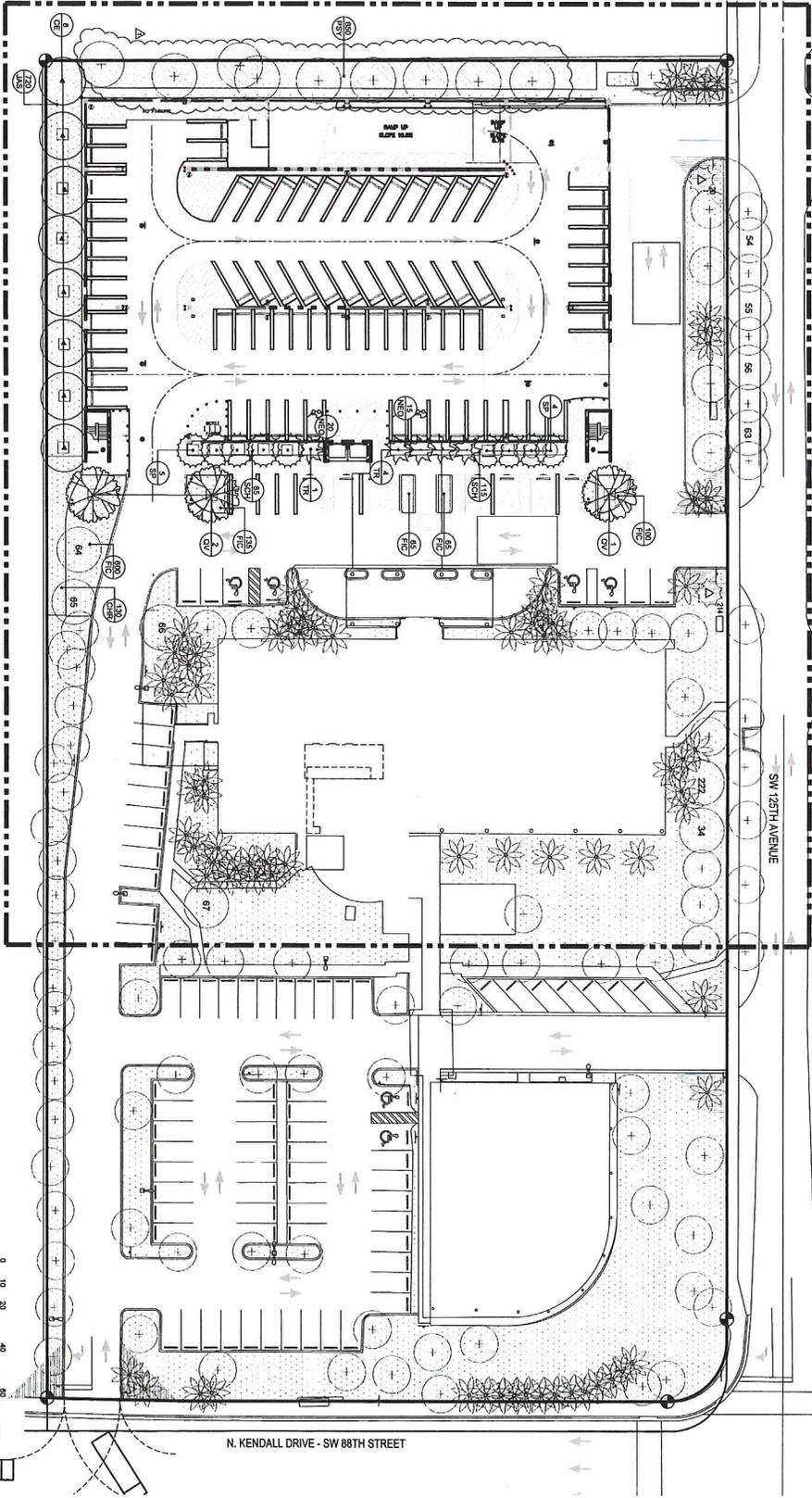


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 JUL 28 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY

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

TREE DISPOSITION PLAN
 TD1:00

PHASE 1 LIMIT OF WORK



PLANT LIST

TRAFFIC	TYPE	Quantity	Plant Name	Height	Notes
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
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 214-063
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 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By: [Signature]

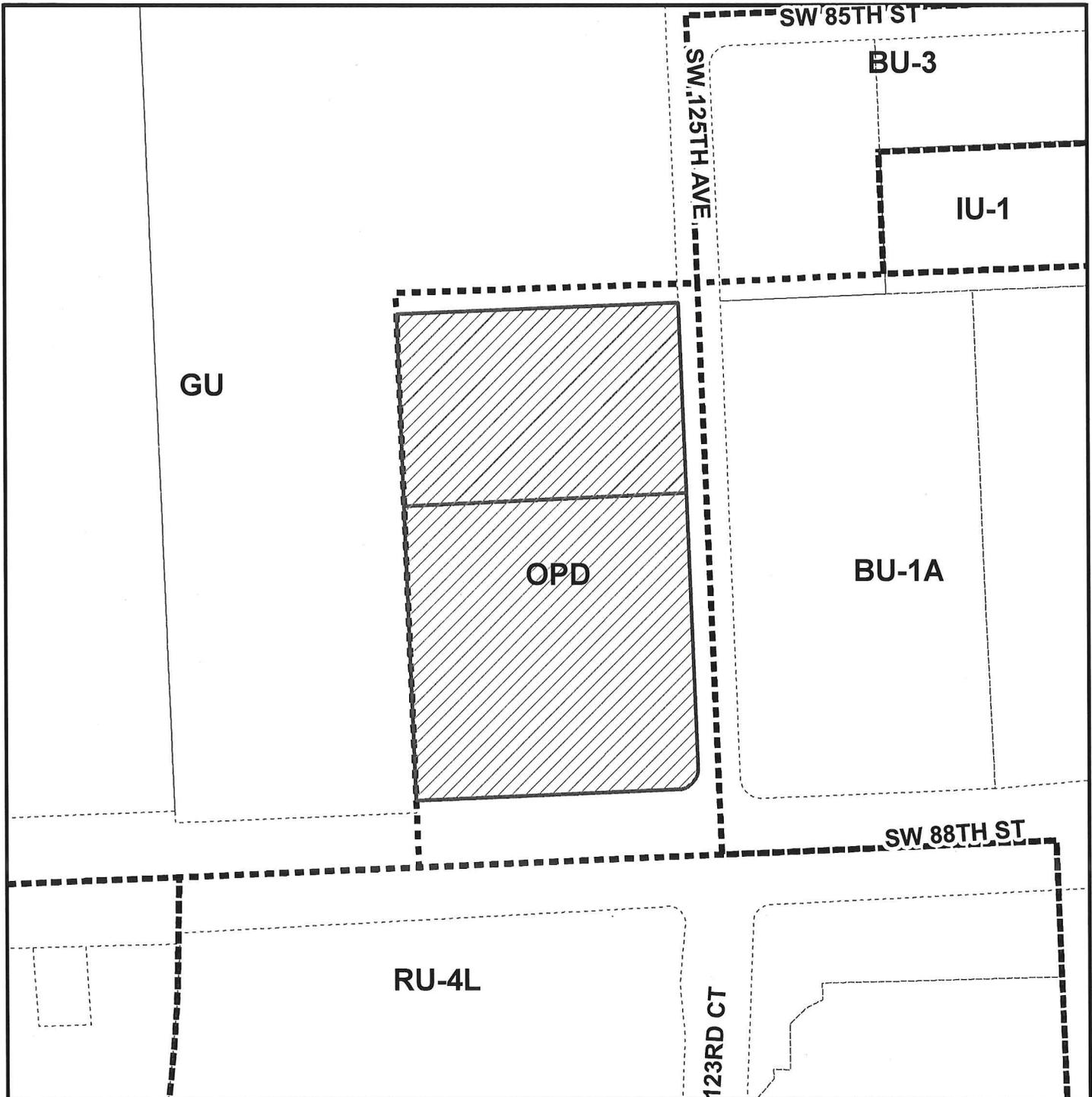
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 JUL 11 2014

MGE ARCHITECTS
 1000 South Bay Street, Suite 100
 Miami, Florida 33130
 Tel: 305.371.1111
 www.mgearchitects.com

LEON FLAHLER HOLDINGS, LLC
 1000 South Bay Street, Suite 100
 Miami, Florida 33130

LEON MEDICAL CENTERS - KENDALL ELEVATOR ADDITION
 1000 South Bay Street, Suite 100
 Miami, Florida 33130

PLANNING PLAN PHASE 1
 L.100



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000063



Section: 36 Township: 54 Range: 39
 Applicant: LEON MEDICAL CENTER, INC.
 Zoning Board: C11
 Commission District: 10
 Drafter ID: F. Arencibia
 Scale: NTS

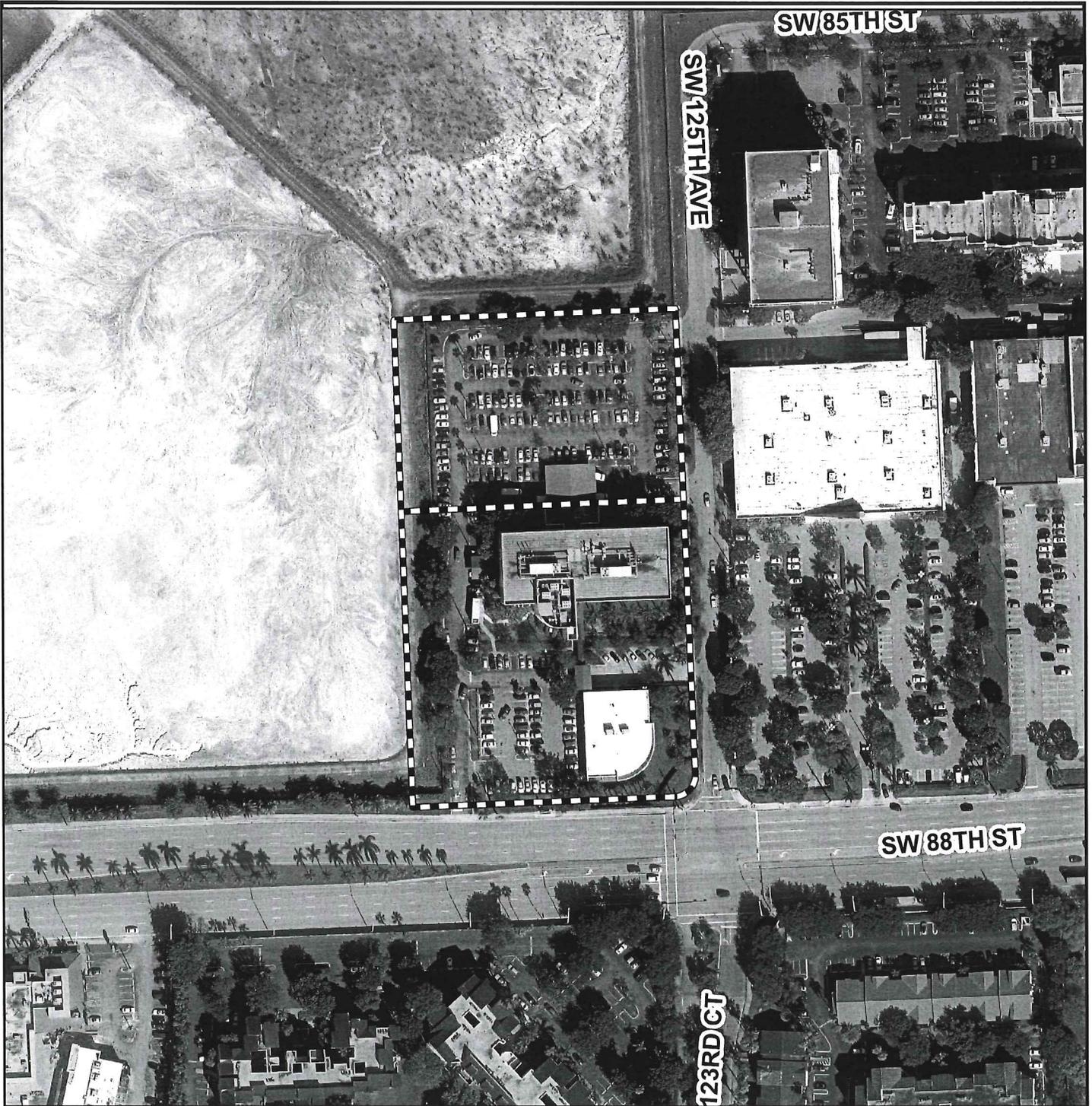
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, August 22, 2014

REVISION	DATE	BY
		44



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000063

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

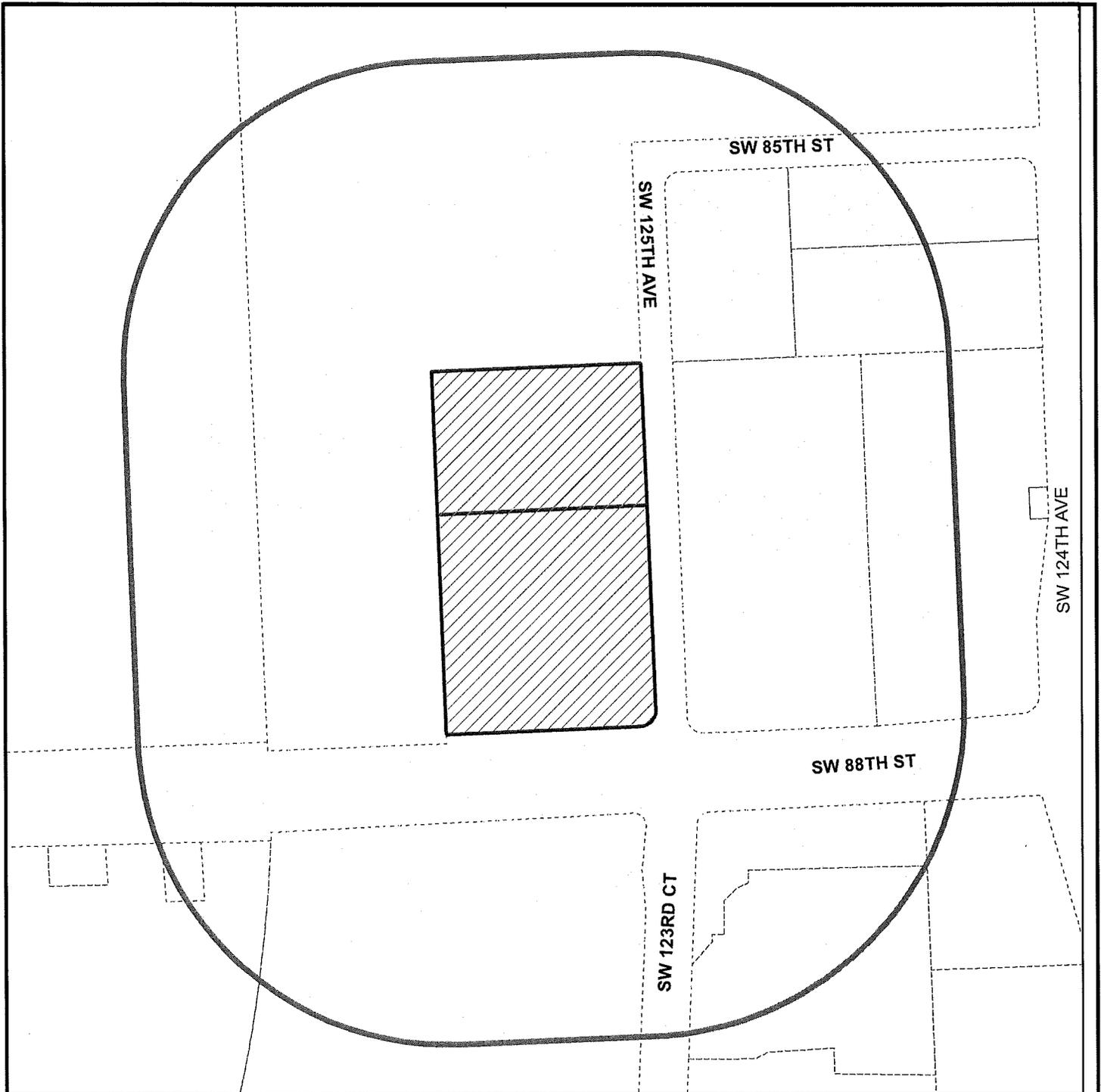


Section: 36 Township: 54 Range: 39
Applicant: LEON MEDICAL CENTER, INC.
Zoning Board: C11
Commission District: 10
Drafter ID: F. Arencibia
Scale: NTS



SKETCH CREATED ON: Friday, August 22, 2014

REVISION	DATE	BY
		45



MIAMI-DADE COUNTY
RADIUS MAP

Section: 36 Township: 54 Range: 39
 Applicant: LEON MEDICAL CENTER, INC.
 Zoning Board: C11
 Commission District: 10
 Drafter ID: F. Arencibia
 Scale: NTS

Process Number
Z2014000063
 RADIUS: 500

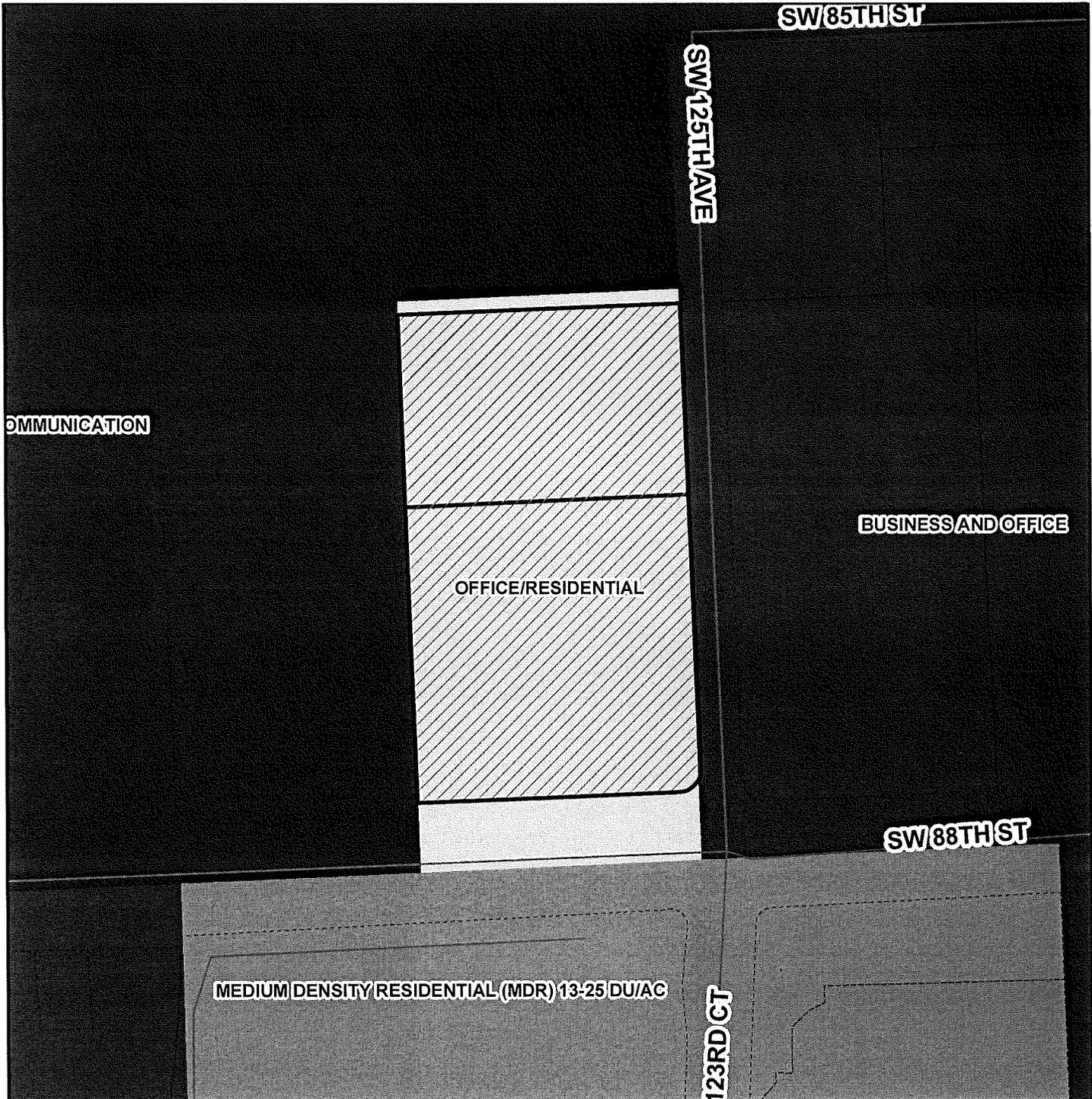
Legend

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



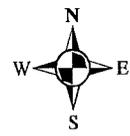
SKETCH CREATED ON: Friday, August 22, 2014

REVISION	DATE	BY
		46



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000063



Section: 36 Township: 54 Range: 39
 Applicant: LEON MEDICAL CENTER, INC.
 Zoning Board: C11
 Commission District: 10
 Drafter ID: F. Arencibia
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, August 22, 2014

REVISION	DATE	BY