KITS

10-28-2008 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 12

KENDALL VILLAGE CENTER - CIVIC PAVILLION

8625 SW 124 Avenue, Miami

Tuesday, December 2, 2008 at 6:30 p.m.

CURRENT

1.	08-12-CZ12-1	RONALD, RAMIRO, & MAGALI CHAVEZ	07-344	03-55-40	N
2.	08-12-CZ12-2	RAMON AND BARBARA CANSECO	08-30	23-54-40	N
3.	08-12-CZ12-3	COLONIAL BANK, N. A.	08-74	36-54-40	N
4.	08-12-CZ12-4	JCMM HOLDINGS, LLC	08-82	35-54-40	N
5.	08-12-CZ12-5	DONALD & HAYDEH BRACKIN	08-115	36-54-40	N
6.	08-12-CZ12-6	WRC PROPERTIES, INC.	08-116	36-54-39	N
7.	08-12-CZ12-7	JUAN GONZALEZ & CARMEN MENDOZA	08-124	23-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, DECEMBER 2, 2008

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M. AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. **RONALD, RAMIRO AND MAGALI CHAVEZ (08-12-CZ12-1/07-344)** **3-55-40**
Area 12/District 8

EU-1 to EU-M

LOCATION: 8300 S.W. 94 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

Department of Planning and Zoning Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. **RAMON AND BARBARA CANSECO (08-12-CZ12-2/08-30)** **23-54-40**
Area 12/District 7

(1) RU-1 to IU-1

(2) Applicants are requesting to permit a 2'8" wide greenbelt along the rear (north) property line and a 2' wide greenbelt along a portion of the front (south) property line (8' required).

(3) Applicants are requesting to permit a 2-way drive with a width of 10' (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Rezoning Request for: Canseco," as prepared by Marrero and Associates, dated stamped received 9/30/08, last revised 10/27/08 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: 7175 S.W. 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 53' x 110'

Department of Planning and Zoning Recommendation: Approval of request #1, subject to the Board's acceptance of the proffered covenant; approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same requests under Section 33-311(A)(4)(c) (ANUV).

Protests: 2 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. COLONIAL BANK, N.A. (08-12-CZ12-3/08-74) **36-54-40**
Area 12/District 7

(1) Applicant is requesting to permit a bank setback 10' (75' required) from the front (north) property line abutting an "E" Street (US Hwy #1).

(2) Applicant is requesting to waive the zoning regulations requiring a minimum of 75% of the building frontage to be along the "B" Street (S.W. 67 Avenue); to permit a building frontage of 56'1" (114' required).

(3) Applicant is requesting to permit the sidewalk to be 6' in width (8' required) along the "B" street (west) property line.

(4) Applicant is requesting to permit surface parking setback 7'9" (30' required) along the "B" street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Colonial Bank – Dadeland Branch," as prepared by Glen Hanks Consulting Engineers, Inc., Sheet SP-1, dated stamped received 7/29/08 and Sheets "A-1.1" and "A-3.1", as prepared by Reynolds, Smith and Hills, Inc., dated stamped received 8/28/08 and the remaining 3 sheets entitled "Colonial Bank," as prepared by Landscape Architects Collaborative, dated stamped received 7/29/08, for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: 6601 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.594 Acre

Department of Planning and Zoning Recommendation: Approval with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. JCMM HOLDINGS L. L. C. (08-12-CZ12-4/08-82) **35-54-40**
Area 12/District 7

(1) MODIFICATION of Condition #2 of Resolution No. Z-302-79, passed and adopted by the Board of County Commissioners and last modified by Resolution CZAB12-11-98 passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Academy Pre-School Center,' as prepared by A. Aznarez & Assoc., dated 11-8-97 and consisting of three sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sunset Academy,' as prepared by Richard Cortes, dated stamped received 9/4/08 and consisting of 7 sheets."

The purpose of this request is to allow the applicant to submit a new site plan showing additional classroom buildings for a previously approved day care center building and parking reconfiguration.

(2) Applicant is requesting to permit a building of public assemblage setback a minimum of 17'10" (25' required) from the interior side (east) property line and spaced less than 75' from a residence under different ownership to the east.

(3) Applicant is requesting to permit a second building of public assemblage setback 10' (75' required) from the interior side or side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing) and approval of requests #2 and #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

LOCATION: 7530 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.54 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of request #1 under Section 33-311(A)(7) (generalized modification standards) and denial without prejudice of same under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearing); approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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5. DONALD AND HAYDEH BRACKIN (08-12-CZ12-5/08-115) **36-54-40**
Area 12/District 7

Applicants are requesting to permit a single-family residence setback 0' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "New 'Spec House' for: Wayne & Shaida Brackin," as prepared by David Wearne Johnson, AIA, Architect, dated stamped received 7/31/08 and consisting of 4 sheets and a Boundary Survey as prepared by James Beadman, dated stamped received 10/31/08. Plans may be modified at public hearing.

LOCATION: 6500 S.W. 85 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.46 Acre

Department of Planning and Zoning Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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6. WRC PROPERTIES, INC. (08-12-CZ-12-6/08-116) **36-54-39**
Area 12/Distrct 10

(1) Applicant is requesting to permit 5 additional detached signs of 99.43 sq. ft. each for a total of 497.15 sq. ft. (2 detached 200 sq. ft. signs permitted/3 - 820 sq. ft. detached signs previously approved) for a total of 10 detached signs.

(2) Applicant is requesting to permit detached sign #3 with an overall height of 30'3" (30' maximum permitted).

(3) Applicant is requesting to permit 10 directional signs with a minimum of 2'1½" clearance from grade (4' required) and to allow tenants with less than 75,000 sq. ft. gross leasable floor area to be identified on said signs.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Town & Country Village," as prepared by Tom Graboski Assoc., Inc., and "Specific Purpose Sketch," as prepared by Schwebke, Shiskin & Assoc., Inc., dated stamped received 6/18/08 and consisting of 15 sheets. Plans may be modified at public hearing.

LOCATION: Lying north of S.W. 88 Street, between the Homestead Extension of Florida's Turnpike and S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 87 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of this application under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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7. JUAN GONZALEZ AND CARMEN MENDOZA (08-12-CZ12-7/08-124) 23-54-40
Area 12/District 7

Applicants are requesting to permit a kitchen and covered patio addition to a single-family residence setback 16'2" (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Gonzalez Residence Renovation," as prepared by Arkidesign, Inc., dated stamped received 7/29/08 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 6890 S.W. 51 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85.39' x 110.78'

Department of Planning and Zoning Recommendation:	Approval with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).
Protests: 0	Waivers: 0
APPROVED:	DENIED WITH PREJUDICE:
DENIED WITHOUT PREJUDICE:	DEFERRED:

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

1. RONALD, RAMIRO, & MAGALI CHAVEZ **08-12-CZ12-1 (07-344)**
(Applicant) **Area 12/District 8**
Hearing Date: 12/2/08

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANTS: Ronald, Ramiro and Magali Chavez **PH:** Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40 **DATE:** December 2, 2008

COMMISSION DISTRICT: 8 **ITEM NO.:** 1

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A. INTRODUCTION

- **REQUEST:**

  EU-1 to EU-M

- **SUMMARY OF REQUEST:**

  The applicants are seeking to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

- **LOCATION:**

  8300 S.W. 94 Street, Miami-Dade County, Florida.

- **SIZE:** 1.16 Acres

- **IMPACT:**

  The approval of the requested district boundary change will allow the applicants to subdivide the property to provide additional residential units for the community. The rezoning of this site could have a negative impact on traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.

4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	EU-1; Vacant	Estate Density Residential, 1 to 2.5 dua
Surrounding Properties:		
NORTH:	EU-M; Single-family residence	Estate Density Residential, 1 to 2.5 dua
SOUTH:	EU-1; Single-family residence	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	EU-1; Single-family residence	Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted.)
Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**Unacceptable**
Access:	**Unacceptable**
Parking Layout/Circulation:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change,** Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is a vacant rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. Plans submitted by the applicants illustrate the intent to subdivide the subject property into three (3) EU-M zoned lots. It is the intent of the applicants to utilize SUR's to obtain the zoning bonuses for lot frontage and lot area to achieve the desired configuration. One-story, single-family residences characterize the surrounding area. The applicants have voluntarily proffered a covenant

restricting the development of the site to the submitted plans and limiting the density to a maximum of 3 units with the utilization of Severable Use Rights (SUR's).

Plans submitted by the applicants illustrate the subject property subdivided into 3 EU-M zoned lots, each fronting on SW 83 Avenue. The proposed corner lot situated at the SW corner and of SW 94 Street and of SW 83 Avenue has been proposed with a lot frontage of 100.82' and a net lot area of 14,417 sq. ft.; the remaining lots situated on the middle and southern portions of the site have been proposed each with lot frontages of 100' and net lot areas of 14,300 sq. ft. The EU-M zoning regulations require lots to have a minimum lot frontage of 120', a minimum lot depth of 115' and a minimum net lot area of 15,000 sq. ft. Staff notes that the 3 proposed lots do not comply with the minimum lot frontage and lot area required. However, the applicants have voluntarily proffered a covenant, which along with restricting the subdivision to be developed in accordance with the submitted plans, requires the applicants to purchase and utilize one (1) Severable Use Right (SUR) to obtain the SUR bonus for lot frontage (allows 100' minimum) and for lot area (allows 12,500 minimum). Staff is none of the less not supportive of the district boundary change and the proposed subdivision plan as submitted.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department **(PWD)** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate **3** additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department **(MDFR)** also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

As previously mentioned, the approval of the requested district boundary change would allow the applicants to subdivide the property into 3 residential lots. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The applicants have submitted a proposed subdivision plan illustrating the division of the land into three EU-M parcels and a covenant restricting the development of the site to the submitted plans and requiring the purchase of SUR's. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use and is, therefore, **consistent** with the LUP map of the CDMP. As previously mentioned, however, staff notes that the 3 illustrated lots have been configured with substandard lot frontages that do not comply with the minimum frontage requirement of 120' for EU-M lots, and specifically have measurements of 100', 100' and 100.82'. Additionally, said proposed lots also do not comply with the minimum lot area requirement of 15,000 sq. ft. for EU-M lots, and specifically have lot areas of 14,300 sq. ft., 14,300 sq. ft. and 14,417 sq. ft. Within **Policy LU-9C** of the interpretative text of the CDMP, it is indicated that the entire unincorporated area of Miami-Dade County within the Urban Development Boundary (UDB) is eligible to receive and utilize SUR's in accordance with provisions of Chapter 33-B of the Zoning Code. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. With the utilization of SUR's, the proposed EU-M zoning, if approved, would receive a development bonus that reduces the required lot frontage from 120' to 100' and lessens the required net lot area from 15,000 sq. ft. (0.344 acre) to 12,500 sq. ft. (0.287 acre) for EU-M zoned properties. As previously mentioned, the plans submitted by the applicants reflect an

intended development of the 3 lots with the utilization of the SUR bonus for lot frontage and lot area. As such, the applicant's proposal of 3 EU-M zoned lots, utilizing SURs, is within the density range which permits up to 3 residential units and thus is consistent with the CDMP and is consistent with Policy LU-9C of the CDMP. However, staff opines that the approval of the proposal would be out of character with the development pattern in the area as no similar approvals exist in the immediate vicinity. Specifically, approval of this application, in staff's opinion, will disrupt the development pattern of the EU-1 established block area where the subject property lies, which consists of eight EU-1 zoned lots. Additionally, staff opines that approval of this zone change could precipitate further development in this block area located between SW 94 Street and SW 96 Street, and between SW 83 Avenue and SW 84 Avenue. Furthermore, staff notes that the residence located to the north of the subject site has a net lot area of 19,493 sq. ft. Additionally, the properties located to the east of the subject site have net lot areas of 17,652 sq. ft. and 17,484 sq. ft., which are larger lot areas than the ones being proposed. Accordingly, staff notes that, although the proposed development is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation, in staff's opinion, the proposed zone change to EU-M as proposed is **incompatible** with the surrounding area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, conforms to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. However, as previously mentioned, approval of this application, in staff's opinion, will disrupt the development pattern of the EU-1 established block area where the subject property lies, which consists of eight EU-1 zoned lots. Additionally, staff opines that approval of this zone change could precipitate further development in this block area. Furthermore, as previously mentioned, staff notes that the property located to the north of the subject site has a net lot area of 19,493 sq. ft. and the properties located to the east of the subject site have net lot areas of 17,652 sq. ft. and 17,484 sq. ft., which are larger lot areas than the ones being proposed. The EU-1 zoned lot located to the west of the subject property contains a lot area of 50,530 sq. ft. and the EU-1 zoned lot located to the south has 57,935 sq. ft. of lot area. The submitted site plan illustrates a configuration of 3 lots that are not harmonious with the lot size of the neighboring properties, and as such, would, in staff's opinion, create a detrimental impact that would compromise the stability and appearance of the immediate area. Accordingly, staff notes that, although the proposed development is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation, the application, in staff's opinion, is **incompatible** with the surrounding area.

Based on all of the foregoing, staff opines that the approval of the district boundary change would not be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Additionally, although the requested zone change to EU-M is **consistent** with the CDMP, staff is of the opinion that approval of same will be **incompatible** with the surrounding area. Therefore, staff recommends denial without prejudice of the district boundary change from EU-1 to EU-M.

I. RECOMMENDATION:

Denial without prejudice.

J. CONDITIONS: None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08
DATE FINALIZED: 11/17/08
MCL:MTF:LVT:AA:JV

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

Memorandum

MIAMI-DADE COUNTY

Date: September 2, 2008

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

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

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40

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 Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/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 proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

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

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

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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

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

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

Wetlands
The subject property does not contain jurisdictional wetlands, as defined in 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
Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or 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 to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History
DERM has found no open or closed enforcement record 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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 1
PH# Z2007000344
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:RONALD, RAMIRO & MAGALI CHAVEZ

This Department has no objections to this application.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

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

Raul A Pino, P.L.S.
10-SEP-08

REVISION 1

Memorandum

Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated October 4, 2007.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped Septemeber 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000344
located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.81 alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

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 letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 10/05/07
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO & MAGALI CHAVEZ	8300 S.W. 94 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

There was one previously closed sign violation case:
200602012182: Sign on ROW-removed by NCO-insufficent info-closed

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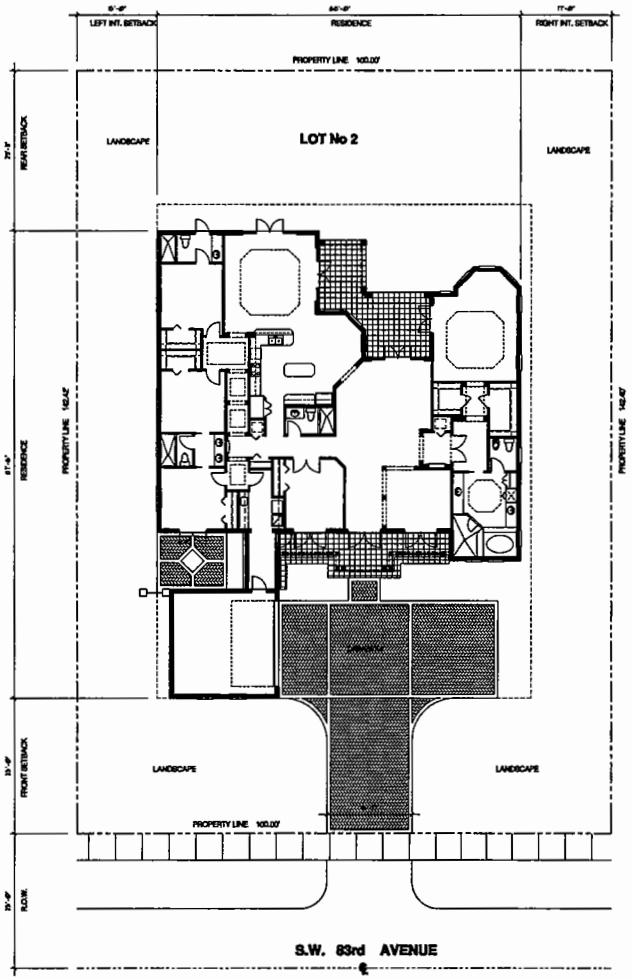


Site Plan

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

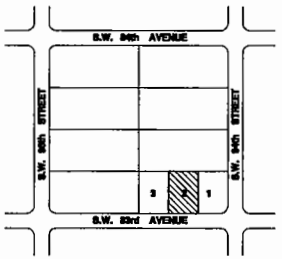
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,240.00 Sq. Ft.
LOT COVERAGE ALLOWED (30% MAX.) :	4,272.00 Sq. Ft.
LOT COVERAGE PROVIDED (29.91%) :	4,260.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	24'-6"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	29'-11"
INTERIOR SIDE (RIGHT)	18'-0"	17'-0"
INTERIOR SIDE (LEFT)	15'-0"	16'-0"



Location Map

N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

14

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BAPTIST MANOR
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Jose Antonio Mendez,
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MENDEZ PROFESSIONAL ENGINEERING CORP.
CA 00006324

Date 09-17-07
Scale AS NOTED
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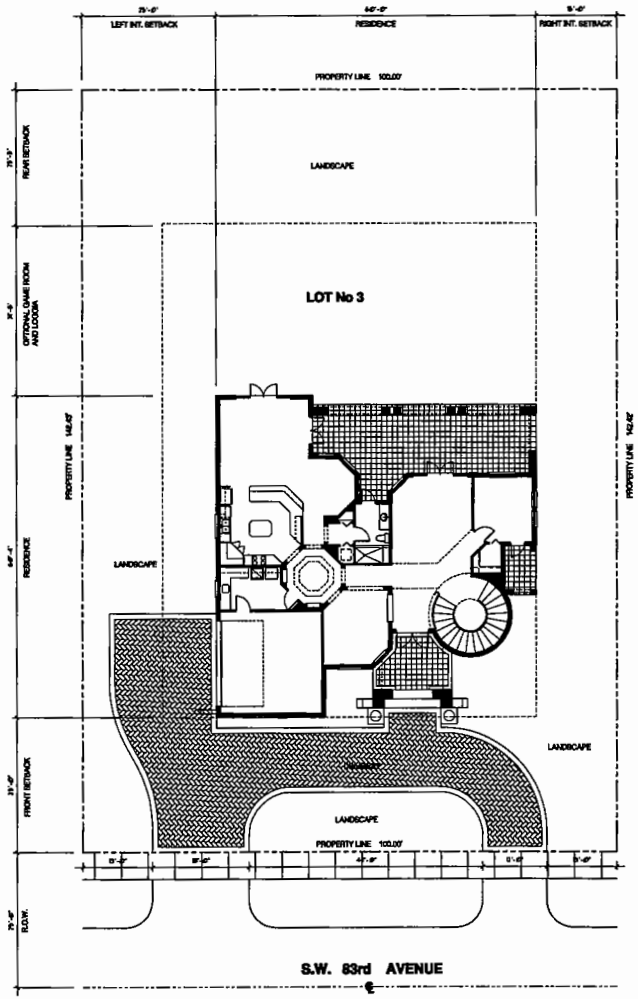


Site Plan

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

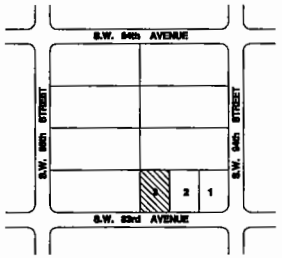
MODEL "B" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,200.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,260.00 Sq. Ft.
LOT COVERAGE PROVIDED (22.1%) : EXCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,140.00 Sq. Ft.
LOT COVERAGE PROVIDED (25.4%) : INCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,610.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR (EXCLUDING OPTIONS)	25'-0"	57'-1"
REAR (INCLUDING OPTIONS)	25'-0"	25'-6"
INTERIOR SIDE (RIGHT)	15'-0"	15'-0"
INTERIOR SIDE (LEFT)	15'-0"	25'-0"



Location Map

N.T.S.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

15

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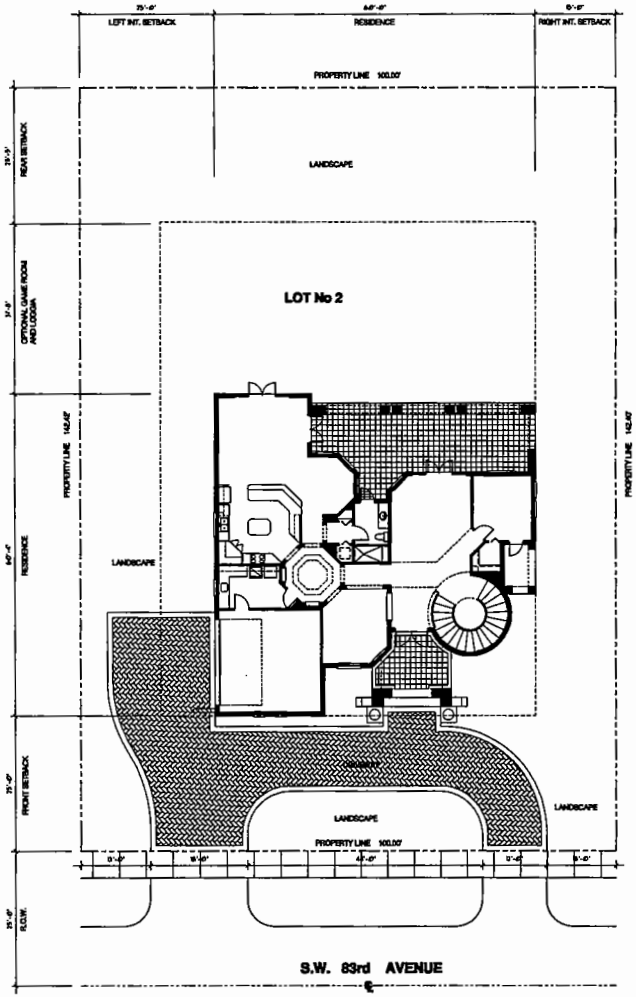


Site Plan

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

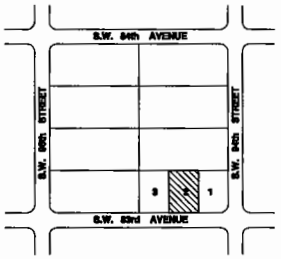
MODEL "B" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,200.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,260.00 Sq. Ft.
LOT COVERAGE PROVIDED (22.1%) : EXCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,140.00 Sq. Ft.
LOT COVERAGE PROVIDED (25.4%) : INCLUDING OPTIONAL GAME ROOM AND LOGGIA)	3,610.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR (EXCLUDING OPTIONS)	25'-0"	57'-1"
REAR (INCLUDING OPTIONS)	25'-0"	25'-5"
INTERIOR SIDE (RIGHT)	15'-0"	15'-0"
INTERIOR SIDE (LEFT)	15'-0"	25'-0"



Location Map

N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

16

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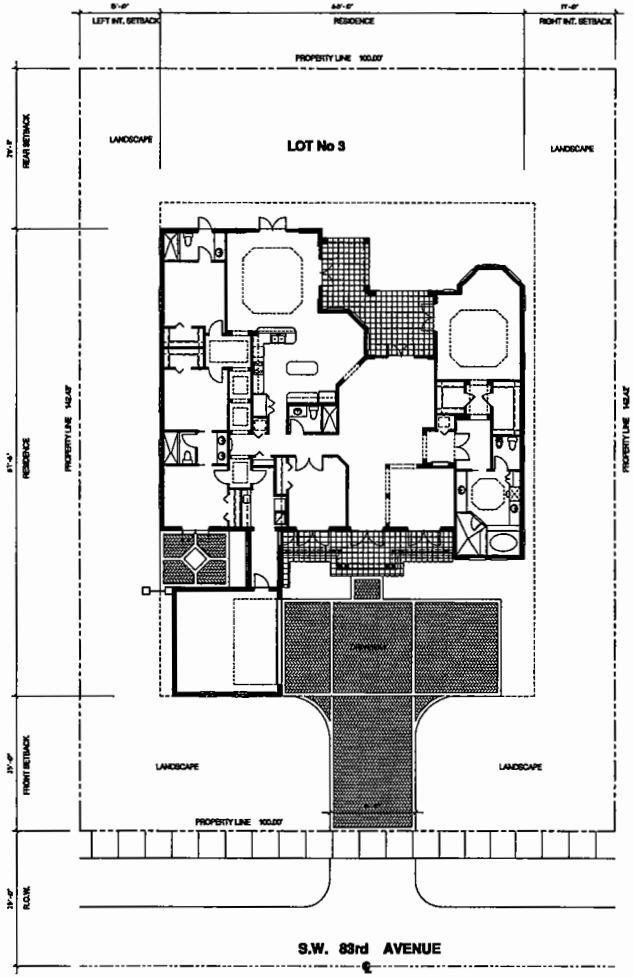


Site Plan

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

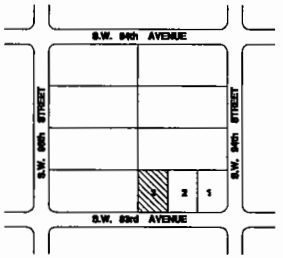
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,540.00 Sq. Ft.
LOT COVERAGE ALLOWED (30% MAX.) :	4,372.00 Sq. Ft.
LOT COVERAGE PROVIDED (29.01%) :	4,260.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	24'-6"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	29'-11"
INTERIOR SIDE (RIGHT)	15'-0"	17'-0"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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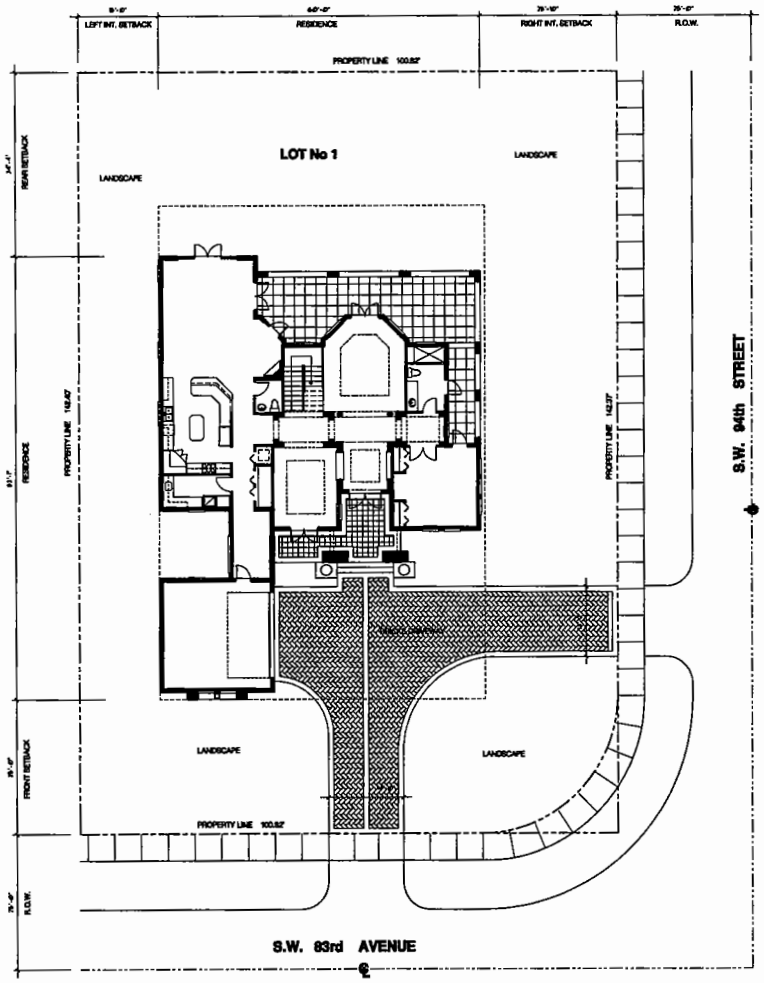


Site Plan Scale: 3/32" = 1'-0"

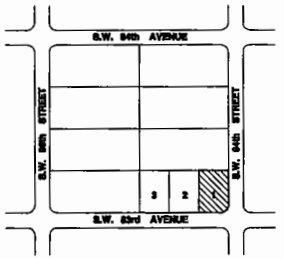
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.334
NET LAND AREA - SQUARE FEET :	14,065.87 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,219.50 Sq. Ft.
LOT COVERAGE PROVIDED (24.9%) :	3,507.82 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	34'-4"
SIDE STREET	25'-0"	25'-10"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 1 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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CA 00006324

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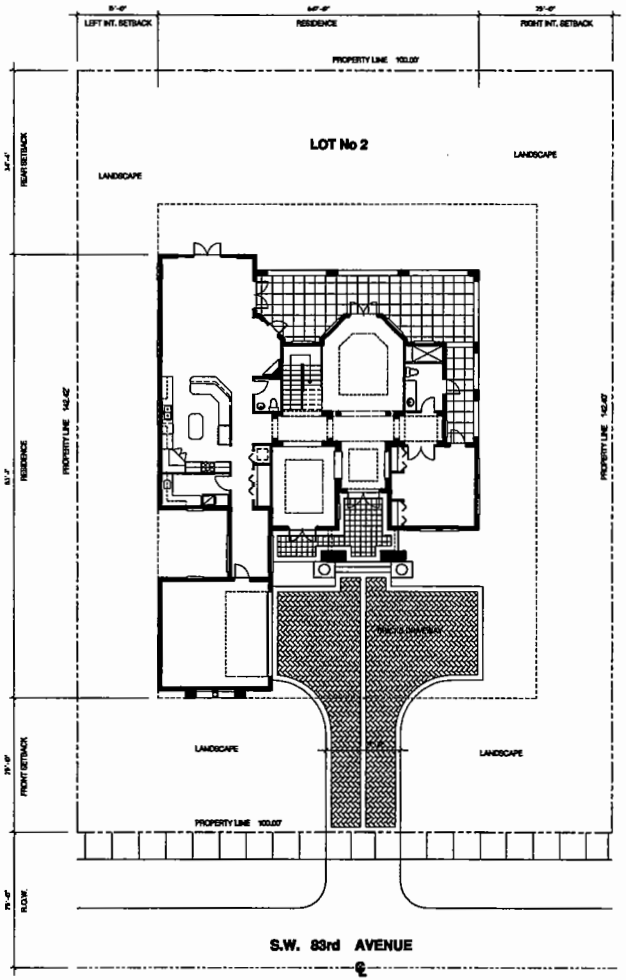


Site Plan Scale: 3/32" = 1'-0"

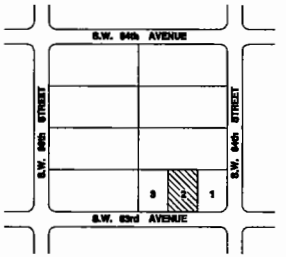
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.326
NET LAND AREA - SQUARE FEET :	14,240.00 Sq. Ft.
LOT COVERAGE ALLOWED (30% MAX.) :	4,272.00 Sq. Ft.
LOT COVERAGE PROVIDED (24.6%) :	3,507.52 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	34'-4"
RIGHT SIDE	15'-0"	25'-0"
LEFT SIDE	15'-0"	15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT-OF-WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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CONSULTING ENGINEERS

REVISIONS

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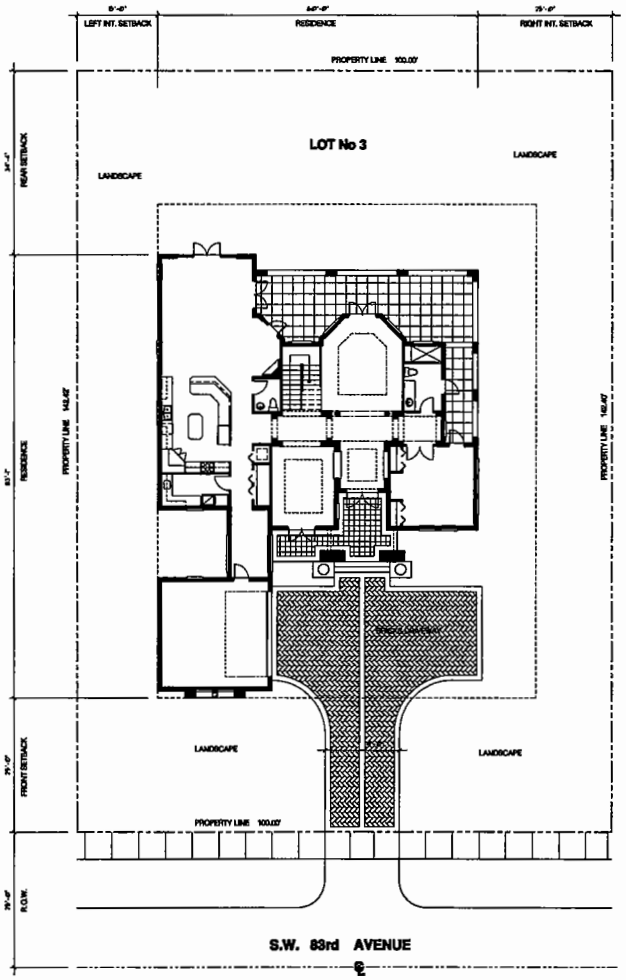
DATE: SEP 14 2008
BY: B.E.



Site Plan

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

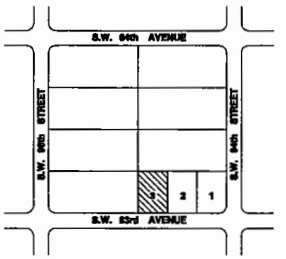
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING :	EU-M
NET LAND AREA - ACRES :	.328
NET LAND AREA - SQUARE FEET :	14,240.00 Sq. Ft.
LOT COVERAGEL ALLOWED (30% MAX.) :	4,272.00 Sq. Ft.
LOT COVERAGE PROVIDED (24.8%) :	3,507.82 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"

SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	34'-4"
RIGHT SIDE	15'-0"	25'-0"
LEFT SIDE	15'-0"	15'-0"



Location Map

N.T.S.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

20

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Art - Tech design group, corp.
CONSULTING DESIGNERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824
Jose Antonio Mendez.
Professional Engineer
P.E. No 53288

PROFESSIONAL ENGINEERING CORP.
CA 00006324

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	C-1.3

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RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z07-044
DATE: SEP 14 2008
BY: B.E.

Tree Planting Detail nts

Shrub & Ground Cover Planting nts

Palm Planting Detail nts

Location Map N.T.S.

Landscape Plan
Scale: 3/32" = 1'-0"

LOT 1

LEGAL DESCRIPTION

LOT 1 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

EXISTING TREE SCHEDULE

	TREE NUMBER	DIAMETER (IN FEET)	HEIGHT (IN FEET)	CANOPY (IN FEET)	COMMON NAME	REMARKS
(*)	6	1.0'	30'	25'	OAK	EXISTING TREE TO REMAIN
(*)	11	1.4'	50'	40'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
(*)	18	1.3'	30'	30'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
(**)	19	1.2'	40'	30'	OAK	EXISTING TREE TO REMAIN
	20	0.9'	35'	30'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
	21	0.8'	30'	25'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
	23	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	24	1.0'	35'	30'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
(*)	26	1.0'	40'	20'	OAK	EXISTING TREE TO REMAIN
	27	0.7'	25'	15'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
	28	0.6'	15'	15'	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	30	1.0'	25'	20'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
	31	2 X 0.4'	15'	20'	ORCHID TREE	EXISTING TREE TO REMAIN
	36	0.6'	15'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	37	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	38	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	40	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	41	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	42	0.5'	17'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	43	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	44	0.6'	15'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
	45	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
(**)	53	2.0'	40'	40'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
(**)	59	0.6'	25'	20'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
(**)	60	0.5'	20'	15'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
	61	0.6'	30'	20'	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	62	1.2'	40'	40'	ROYAL PONCIANA	EXISTING TREE TO REMAIN
	102	—	8.0'	8.0'	PALM	EXISTING TREE TO REMAIN
	103	—	8.0'	8.0'	PALM	EXISTING TREE TO REMAIN

NOTE:

1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECTS OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
2. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
3. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATE. SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.

LANDSCAPE LEGEND

Zoning District: EU-M Net Lot Area: 14,065.87 .373 acres

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = ___ s.f. x ___ % = ___ s.f.	—	—
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 2 x 10 s.f. per parking space =	—	—
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	—	—
LAWN AREA CALCULATION		
A. ___ total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 50% x 14,065.87 s.f. =	7,032.94	7,032.94
TREES		
A. No. trees required per net lot acre; Less existing number of trees meeting minimum requirements = 4 Trees x net lot acres = (4 trees per lot)	3	3 (**)
B. % Palms Allowed: No. trees provided / 2 x 30% = ; % Palms permitted to count as street trees on 1:1 basis x 30%	—	—
C. % Natives Required: No. trees provided x 30% =	1	10
D. Street trees (maximum average spacing of 35' o.c.): 242 linear feet along street / 35 =	6.91	7 (*)
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ___ linear feet along street / 25 =	—	—
SHRUBS		
A. No. trees required x 10 = no. of shrubs allowed	100	110
B. No. shrubs allowed x 30% = no. of native shrubs required	33	110
IRRIGATION PLAN: (if required by chapter 33) (IRRIGATION PROVIDED WITH HOSE BIBBS)	(Yes)	X (No)

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAM.	QUANTITY
Symbol	New	Exist.	Scientific	Common	Yes	No	Installed	Installed	at maturity	at maturity	
A	X		Quercus Virginia	Live Oak	X				10'-0"	10'-0"	1 (*) SEE NOTE #2 BELOW
C	X		Squamosa Hibiscus	Hibiscus	X				24" min.	@ 30" O.C.	110
D	X		Melaleuca Mulch	Mulch	X						

LANSCAPE NOTES:

(**) 1. EXISTING TREES #19, #53, #59, AND #60 ARE COUNTED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREE SCHEDULE IN THIS SHEET. GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

(*) 2. EXISTING TREES #6, #11, #18, #26, #30, AND #62 WILL BE COUNTED AS PART OF THE STREET TREES REQUIREMENT. SE EXISTING TREE SCHEDULE IN THIS SHEET. GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

Art - Tech design group, corp.
CONSULTING DESIGNERS

Mendez Professional Engineering Corp.
Jose Antonio Mendez.
Professional Engineer
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MIAMI ,FL 33145
Phone: (305) 854 9824

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

REVISIONS

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Proj.	
Drawing	LP-1

21

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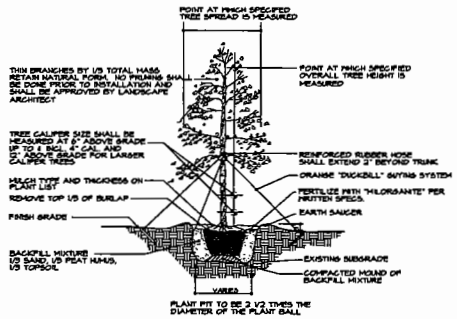
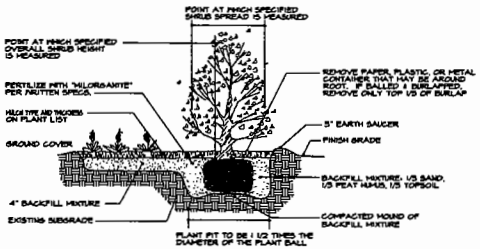
RECEIVED
MIAMI-DADE COUNTY
FILE/ZAB #: 227-544
DATE: SEP 14 2007
BY: BR



Tree Planting Detail n.t.s



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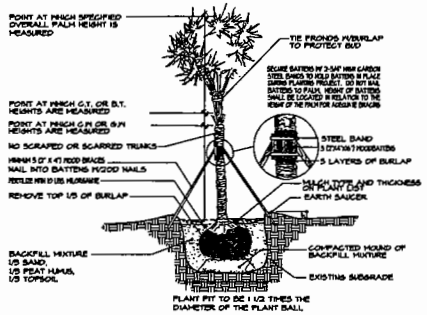
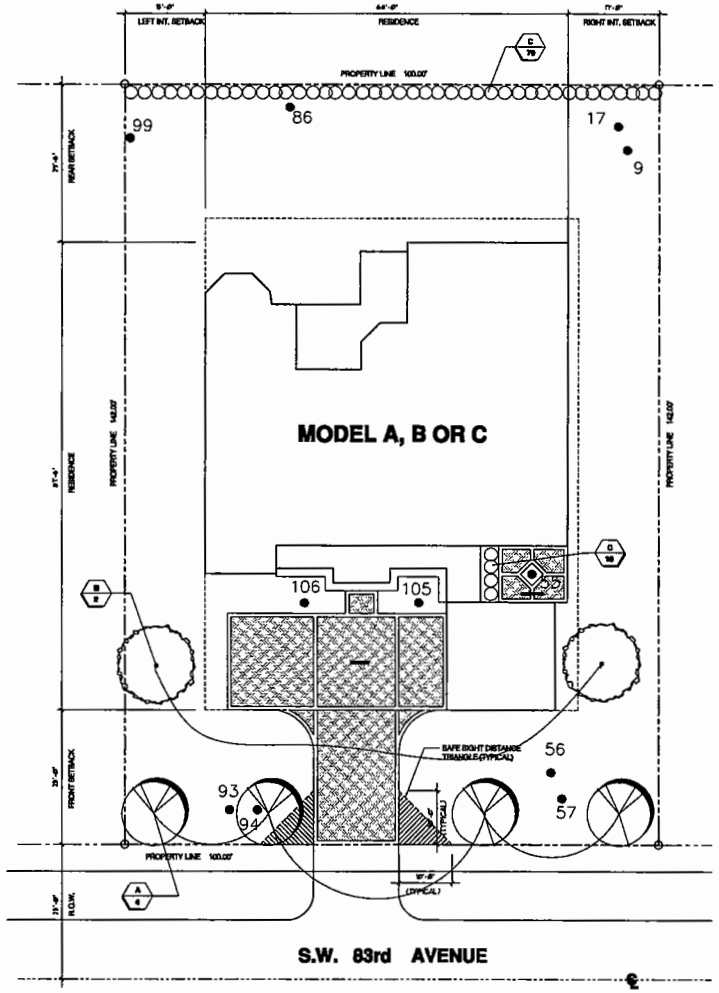


Palm Planting Detail n.t.s



Landscape Plan Scale: 3/32" = 1'-0"

LOT 3

THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LANDSCAPE LEGEND

Zoning District: E.U.M. Net Lot Area: 14,200 326 acres

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = ____ s.f. x ____ % = ____ s.f.	____	____
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces ____ x 10 s.f. per parking space =	____	____
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	____	____
LAWN AREA CALCULATION		
A. ____ total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 50% x 14,200 s.f. =	7,100.00	7,100.00
TREES		
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements = 4 Trees x net lot acres = (4 trees per lot)	3	3 (**)
B. % Palms Allowed: No. trees provided / 2 = 20% = % Palms permitted to count as shade trees on 1:1 basis = 20%	____	____
C. % Natives Required: No. trees provided x 20% =	1	7
D. Street trees (maximum average spacing of 25' o.c.): 130 linear feet along street / 25 =	5	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ____ linear feet along street / 25 =	____	____
SHRUBS		
A. No. trees required x 10 = no. of shrubs allowed	70	80
B. No. shrubs allowed x 30% = no. of native shrubs required	24	80
IRRIGATION PLAN (If required by chapter 33) (IRRIGATION PROVIDED WITH HOSE BIBBS)	(Yes)	X (No)

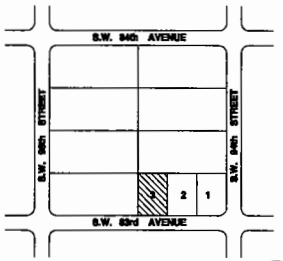
SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAM.	QUANTITY
Symbol	New	Exist.	Botanical	Common	Yes	No	Installed	Installed	at maturity	at maturity	
A	X		Swietenia Mahogany	Mahogany	X				10'-0"	10'-0"	3 (**) SEE NOTE #2 BELOW
B	X		Quercus Virginia Subsimilaris	Live Oak	X				10'-0"	10'-0"	4
C	X		Hibiscus Moscheutos	Hibiscus	X				24" min.	@ 30" O.C.	80
D	X		Muhlenbergia Muhly	Muhly	X						

LANDSCAPE NOTES:
(**) 1. EXISTING TREES #84 WILL BE COUNTED AS PART OF THE LOT TREE REQUIREMENT. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

EXISTING TREE SCHEDULE

	TREE NUMBER	DIAMETER (IN FEET)	HEIGHT (IN FEET)	CANOPY (IN FEET)	COMMON NAME	REMARKS
(**)	86	1.4'	30'	30'	OAK	EXISTING TREE TO REMAIN
	93	0.5'	15'	15'	SABAL PALM	EXISTING TREE TO REMAIN
	94	1.0'	10'	10'	SABAL PALM	EXISTING TREE TO REMAIN
	9	0.5'	20'	20'	COCONUT PALM	EXISTING TREE TO RELOCATE
	17	0.5'	25'	20'	COCONUT PALM	EXISTING TREE TO RELOCATE
	55	0.5'	5.0'	5.0'	SABAL PALM	EXISTING TREE TO RELOCATE
	56	0.5'	25'	25'	COCONUT PALM	EXISTING TREE TO RELOCATE
	57	0.5'	12'	25'	COCONUT PALM	EXISTING TREE TO RELOCATE
	105	—	5.0'	5.0'	PALM	EXISTING TREE TO RELOCATE
	106	—	5.0'	5.0'	PALM	EXISTING TREE TO RELOCATE

NOTE:
1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECTS OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
2. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
3. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATE. SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.



Location Map N.T.S.

Art-Tech design group, corp.
CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
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MIAMI, FL 33145
Phone: (305) 854 9824
Jose Antonio Mendez
Professional Engineer
P.E. No 53288

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL.

REGISTERED PROFESSIONAL ENGINEERING CORP. CA 0000334

Date 09-17-07
Scale AS NOTED
Drawn ET-LA
Proj.
Drawing LP-3

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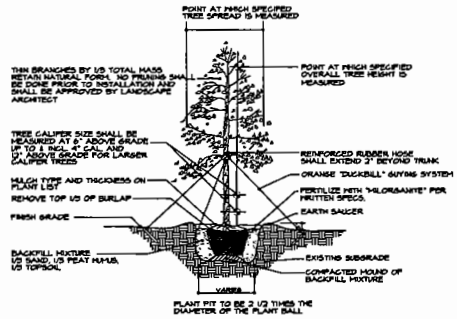
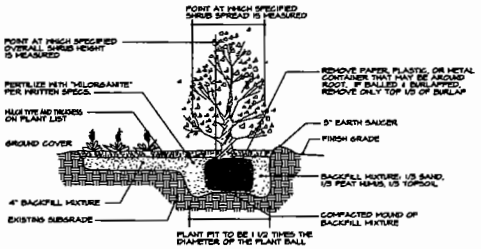
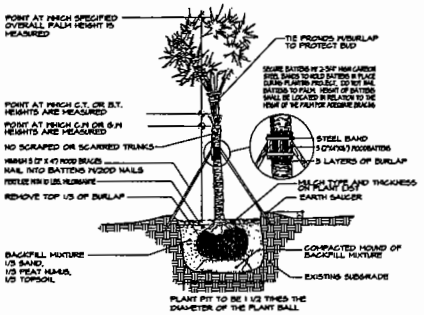
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 2070-044
DATE: SEP 14 2006
ATT: BM



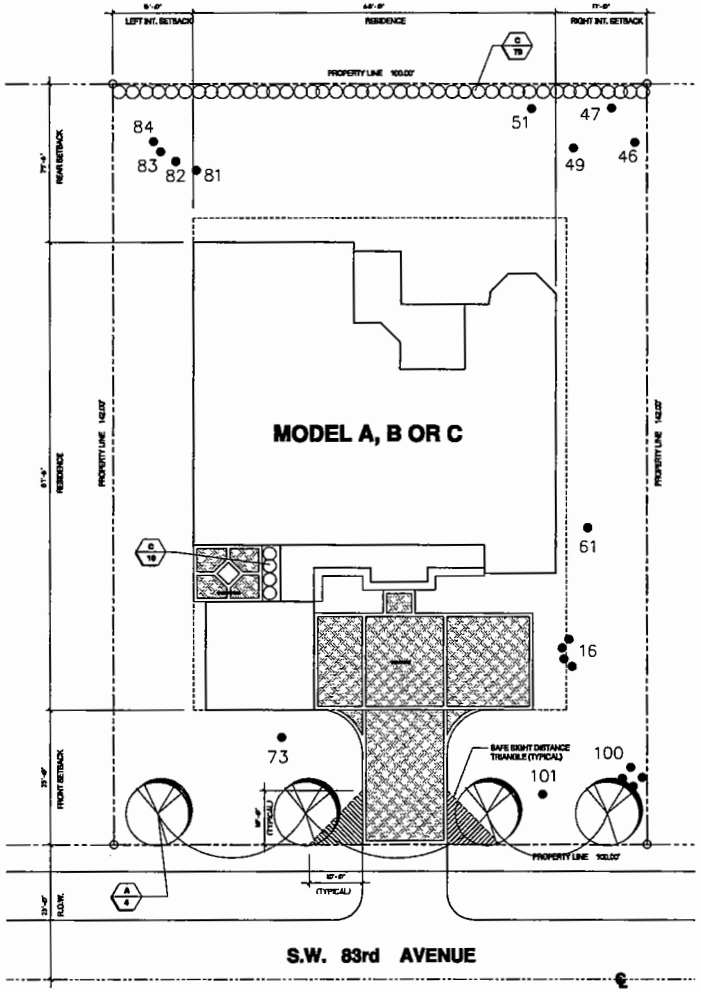
Tree Planting Detail nts



Shrub & Ground Cover Planting nts



Palm Planting Detail nts



Landscape Plan Scale: 3/32" = 1'-0"

LOT 2

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

LANDSCAPE LEGEND

Zoning District: EU-M Net Lot Area: 14,200 .326 acres

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = ____ s.f. ____ % = ____ s.f.	____	____
B. Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces ____ x 10 s.f. per parking space =	____	____
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	____	____
LAWN AREA CALCULATION		
A. ____ total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 50% x 14,200 s.f. =	7,100.00	7,100.00
TREES		
A. No. trees required per net lot acre: Less existing number of trees meeting minimum requirements = 4 Trees x net lot acres = (4 trees per lot)	3	3 (4-6)
B. % Palms Allowed: No. trees provided / 3 x 30% = % Palms permitted to count as street trees on 1:1 basis x 30%	____	____
C. % Nerves Required: No. trees provided x 30% =	1	7
D. Street trees (maximum average spacing of 25' o.c.) 100 linear feet along street / 35 =	3	4
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ____ linear feet along street / 25 =	____	____
SHRUBS		
A. No. trees required x 10 = no. of shrubs allowed	70	80
B. No. shrubs allowed x 30% = no. of nerve shrubs required	24	80
IRRIGATION PLAN: (If required by chapter 33) (IRRIGATION PROVIDED WITH HOSE BIBBS)	(Yes)	X (No)

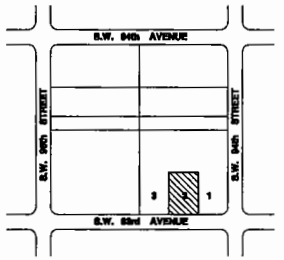
SYMBOL USED ON PLAN			PLANT NAME		NATIVE (SPECIES)		CALIPER	HEIGHT		CANOPY DIAM.	QUANTITY
Symbol	New	Exist.	Scientific	Common	Yes	No	Installed	Installed	at maturity	at maturity	
A	X		Quercus Virginia	Live Oak	X				10'-0"	10'-0"	4
C	X		Hibiscus rosa-sinensis	Hibiscus	X				3-4' min.	@ 30" O.C.	80
D	X		Hibiscus Mulch	Mulch	X						

LANDSCAPE NOTES:
(4-6) 1. EXISTING TREES #73, #61, #62, AND #64 ARE COUNTED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

EXISTING TREE SCHEDULE

TREE NUMBER	DIAMETER (IN FEET)	HEIGHT (IN FEET)	CANOPY (IN FEET)	COMMON NAME	REMARKS
46	0.6'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
47	0.8'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
49	0.8'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
51	0.8'	12'	10'	COCONUT PALM	EXISTING TREE TO REMAIN
61	0.8'	30'	20'	COCONUT PALM	EXISTING TREE TO REMAIN
(4-6) 73	1.2'	30'	28'	ROYAL POINCIANA	EXISTING TREE TO REMAIN
(4-6) 81	1.5'	50'	30'	ROYAL POINCIANA	EXISTING TREE TO REMAIN
(4-6) 82	0.8'	40'	30'	ROYAL POINCIANA	EXISTING TREE TO REMAIN
83	1.3'	20'	20'	TREE	EXISTING TREE TO REMAIN
(4-6) 84	1.5'	50'	40'	ROYAL POINCIANA	EXISTING TREE TO REMAIN
100	4 x 0.5'	25'	10'	PALM	EXISTING TREE TO REMAIN
101	1.4'	30'	30'	TREE	EXISTING TREE TO REMAIN
16	4 x 0.5'	40'	12'	PALM	EXISTING TREE TO RELOCATE

NOTE:
1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECTS OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
2. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
3. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATE.
SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.



Location Map N.T.S.

Art-Tech design group, corp.
CONSULTING ENGINEERS
Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI ,FL 33145
Phone: (305) 854 8824
Jose Antonio Mendez
Professional Engineer
P.E. No 53288
MENDEZ PROFESSIONAL ENGINEERING CORP. CA 0000932

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL.

Date 09-17-07
Scale AS NOTED
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Drawing LP-2

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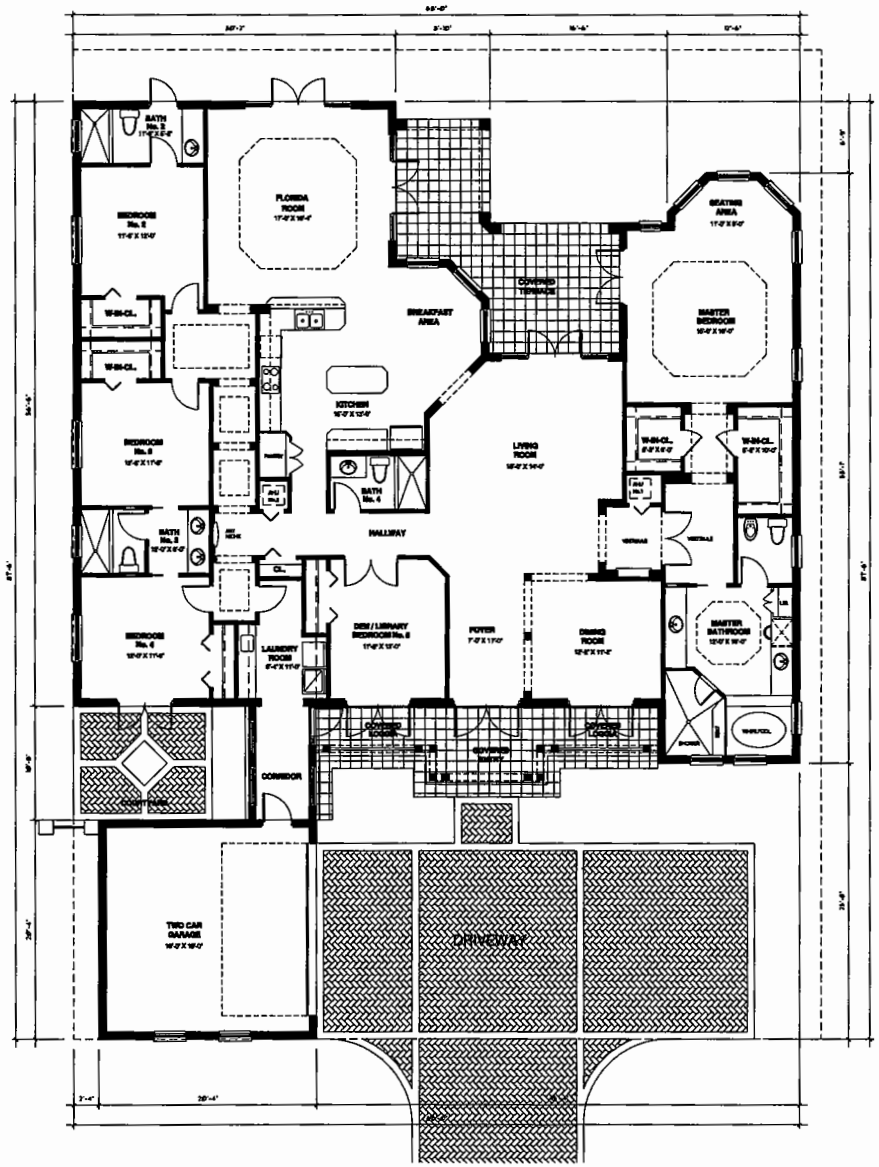

Ground Floor Plan
MODEL A OPTION 1

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

RESIDENTIAL SQ. FT. CALCULATION:
MODEL "A" (ONE STORY)

A/C AREA	3,384.00 S.F.
TWO CAR GARAGE	414.00 S.F.
COVERED TERRACE	288.00 S.F.
COVERED ENTRY	90.00 S.F.
COVERED LOGGIA	84.00 S.F.
TOTAL S.F.	4,260.00 S.F.

24

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Mendez Professional Engineering Corp.
Jose Antonio Mendez,
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CONSULTING ENGINEERS

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CA 00006324

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Drawing	A-2

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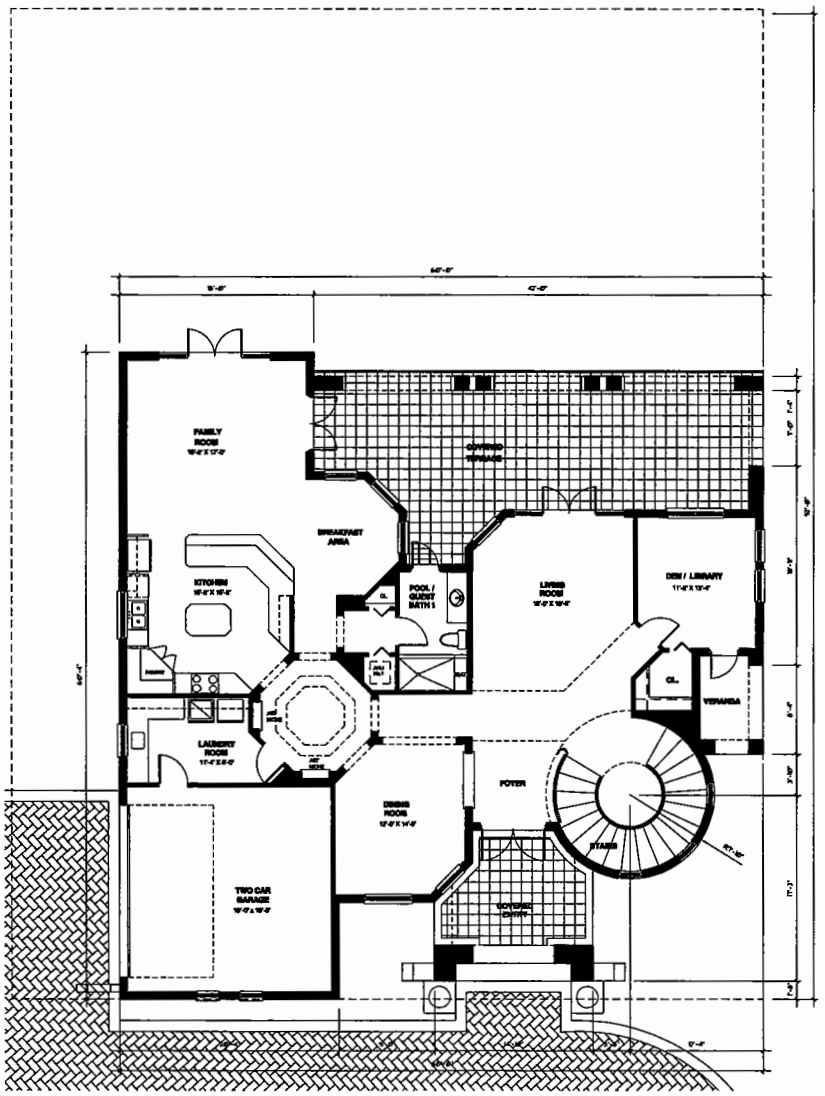


Ground Floor Plan Scale: 3/16" = 1'-0"
MODEL B OPTION 1

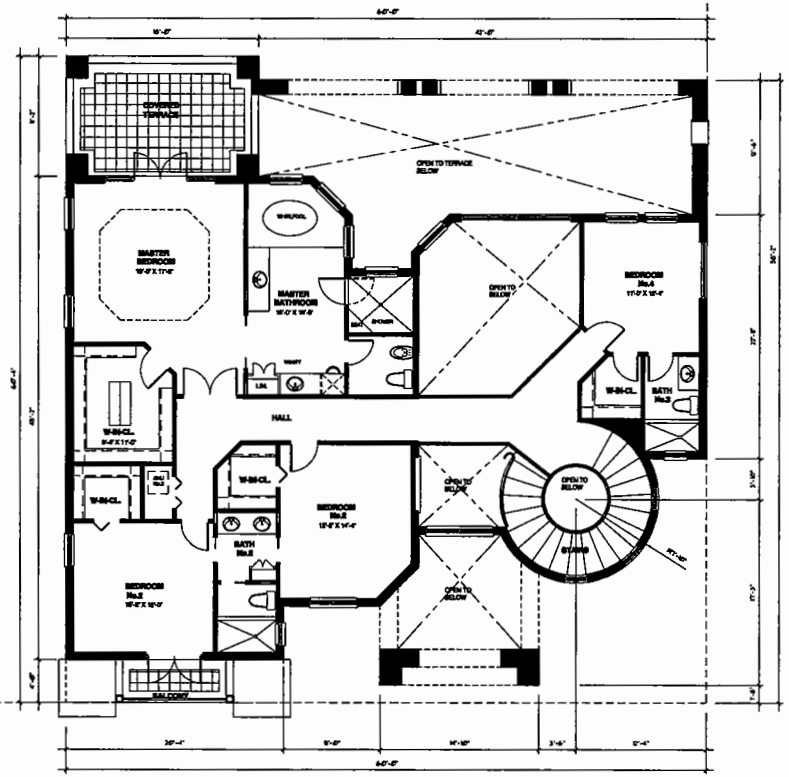
RESIDENTIAL SQ. FT. CALCULATION:
MODEL "B" (TWO STORY)

GROUND FLOOR

A/C AREA	1,990.00 S.F.
TWO CAR GARAGE	398.00 S.F.
COVERED TERRACE	572.00 S.F.
COVERED ENTRY	180.00 S.F.
TOTAL GROUND FLOOR (EXCLUDING OPTION GAME AREA AND LOGGIA)	3,140.00 S.F.

SECOND FLOOR

A/C AREA	1,660.00 S.F.
TOTAL A/C AREA (GROUND & SECOND FLOORS)	3,650.00 S.F.



Second Floor Plan Scale: 3/16" = 1'-0"
MODEL B OPTION 1

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

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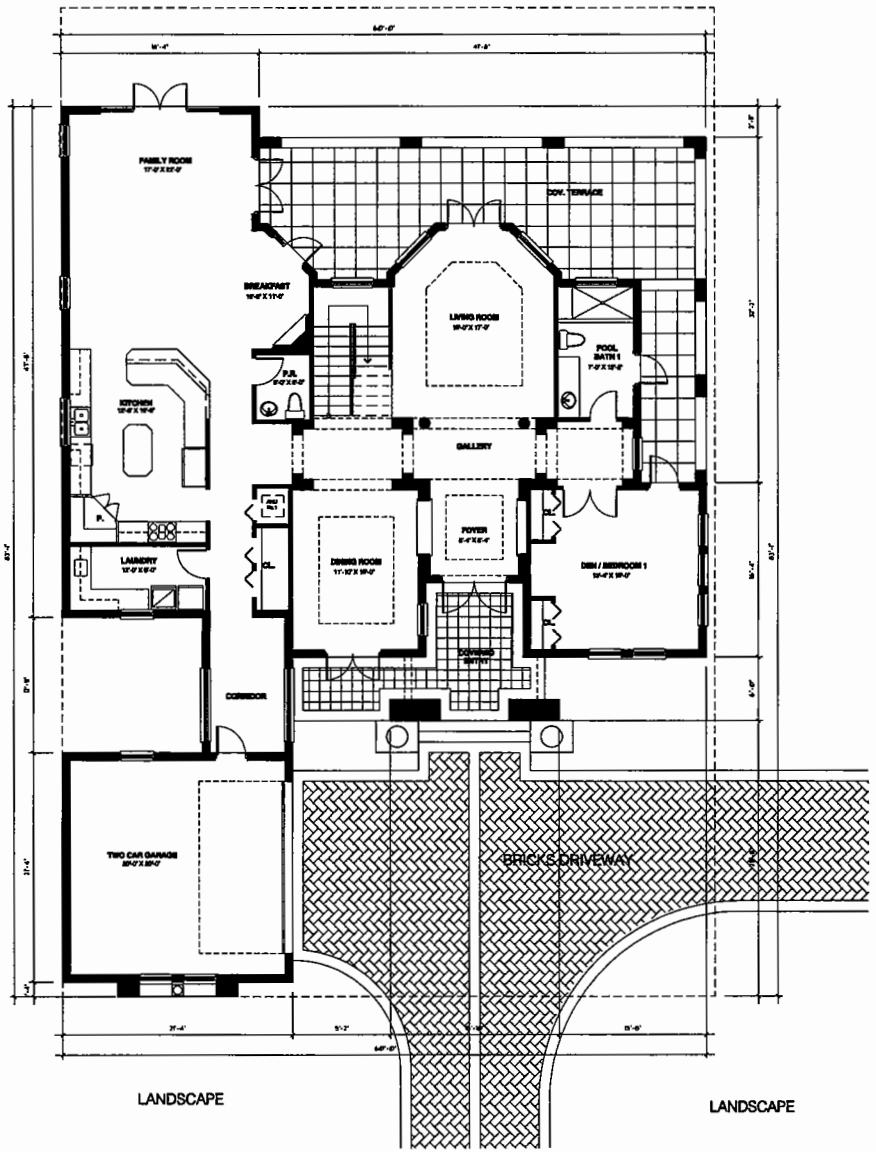
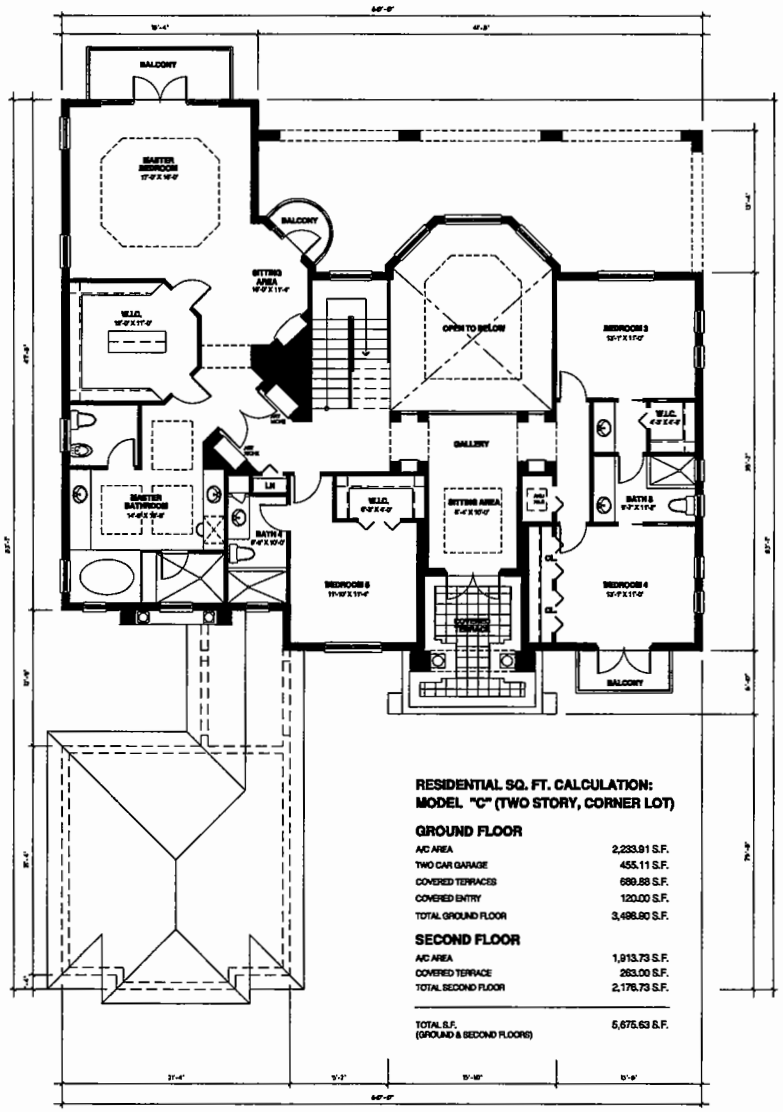


Ground Floor Plan

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

MODEL C OPTION 1



RESIDENTIAL SQ. FT. CALCULATION:
MODEL "C" (TWO STORY, CORNER LOT)

GROUND FLOOR	
A/C AREA	2,233.91 S.F.
TWO CAR GARAGE	455.11 S.F.
COVERED TERRACES	689.88 S.F.
COVERED ENTRY	120.00 S.F.
TOTAL GROUND FLOOR	3,498.90 S.F.
SECOND FLOOR	
A/C AREA	1,913.73 S.F.
COVERED TERRACE	263.00 S.F.
TOTAL SECOND FLOOR	2,176.73 S.F.
TOTAL S.F. (GROUND & SECOND FLOORS)	5,675.63 S.F.

Second Floor Plan

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

MODEL C OPTION 1

26

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

Mendez Professional Engineering Corp.
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Phone: (305) 854 9824
Jose Antonio Mendez.
Professional Engineer
P.E. No 53268

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Date	09-17-07
Scale	AS NOTED
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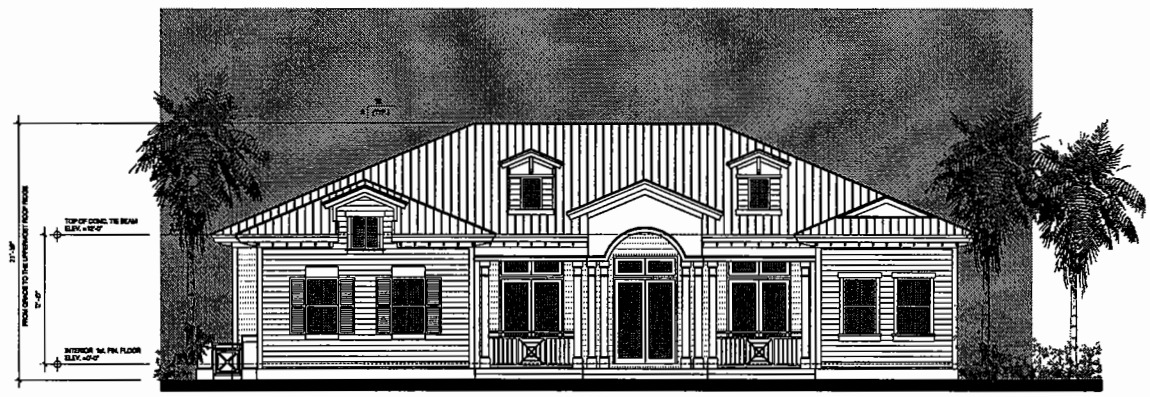
Rear Elevation Scale: 3/16" = 1'-0"



Front Elevation Scale: 3/16" = 1'-0"

MODEL A OPTION 1

27

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

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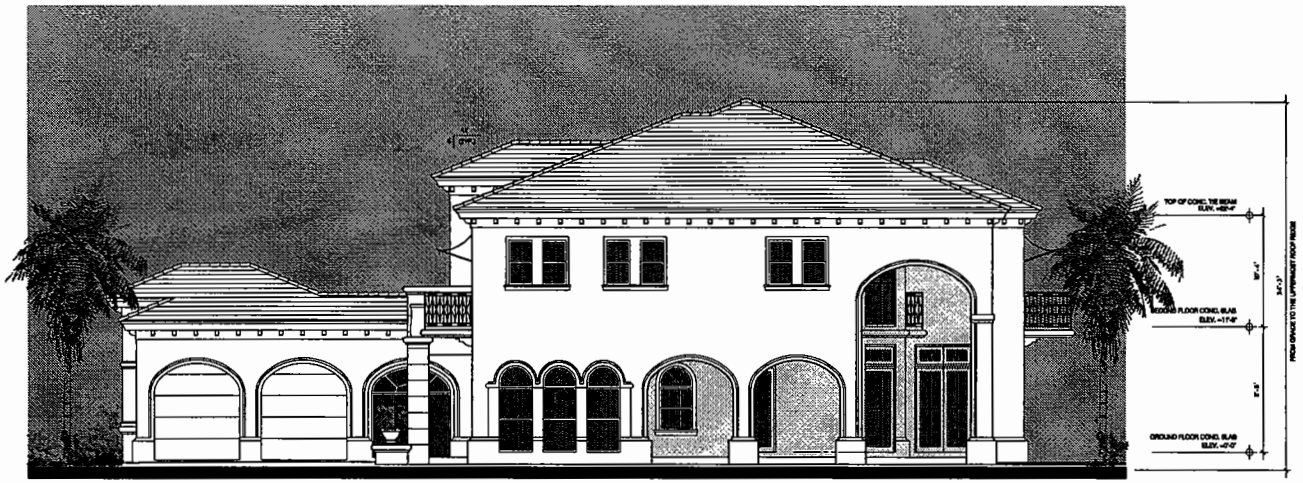

Right Side Elevation Scale: 3/16" = 1'-0"
MODEL C

Right Side Elevation Scale: 3/16" = 1'-0"
MODEL C

28

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

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Jose Antonio Mendez.
Prestressed Engineer
P.E. No 53288

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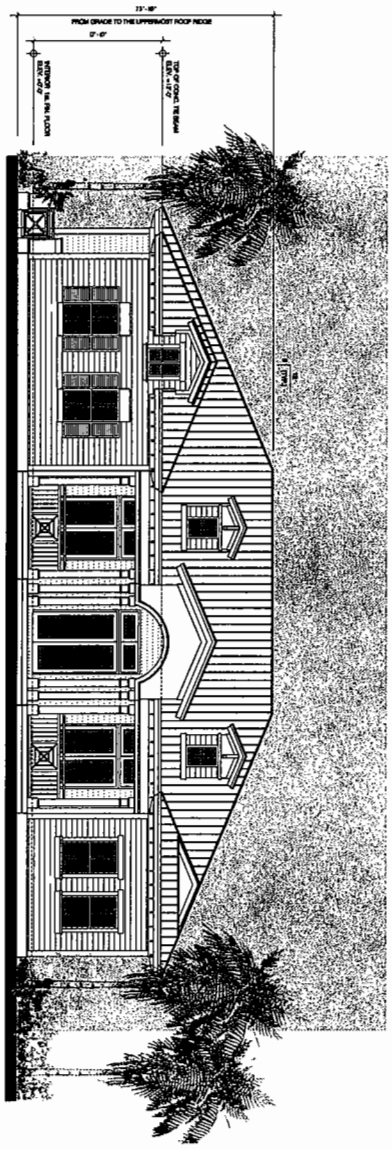
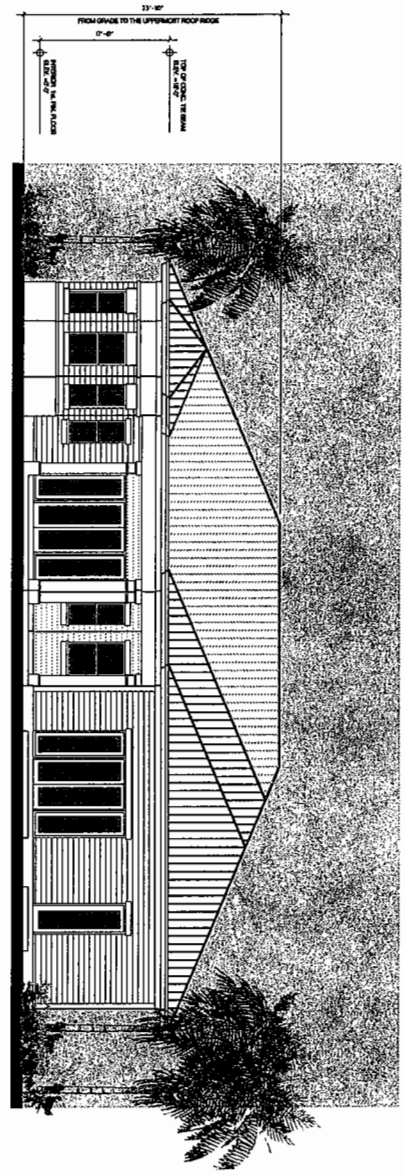


Front Elevation
MODEL A OPTION 1
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 3/16" = 1'-0"

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Professional Engineer
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BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

REVISIONS

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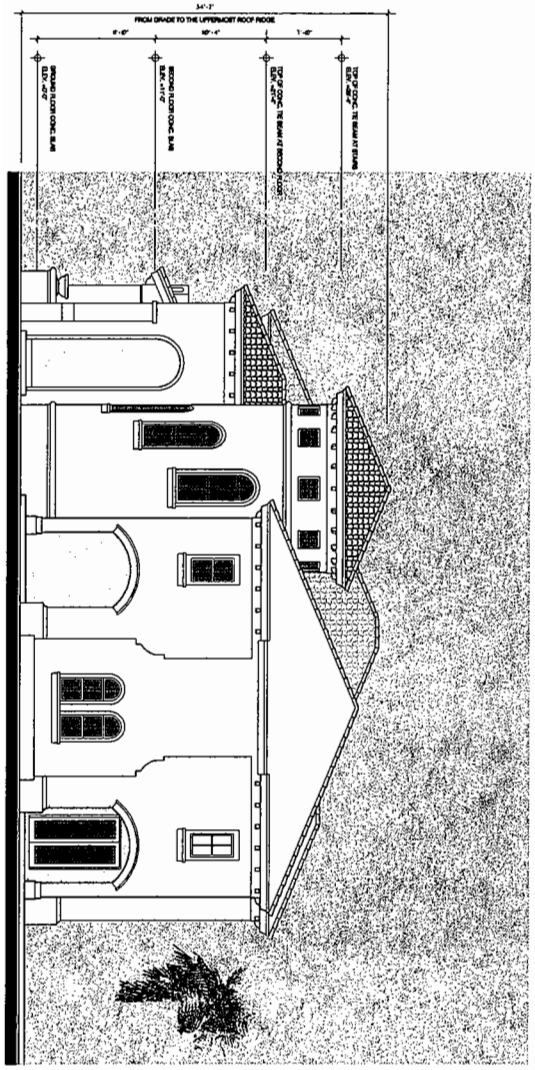
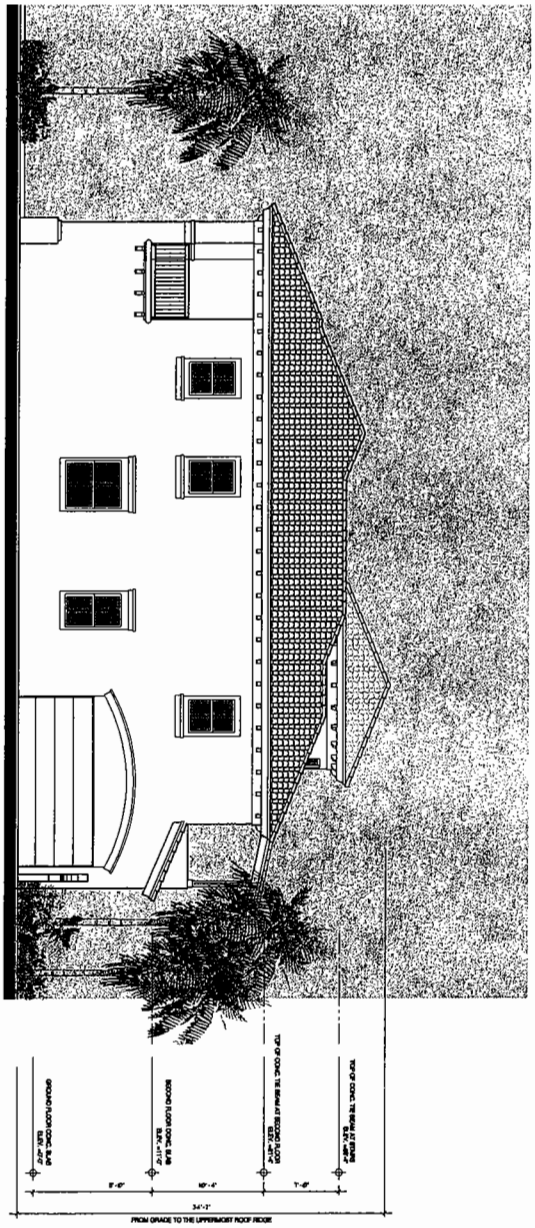

FROM GRADE TO THE UPPERMOST ROOF RIDGE


FROM GRADE TO THE UPPERMOST ROOF RIDGE

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DATE: SEP 16 2008
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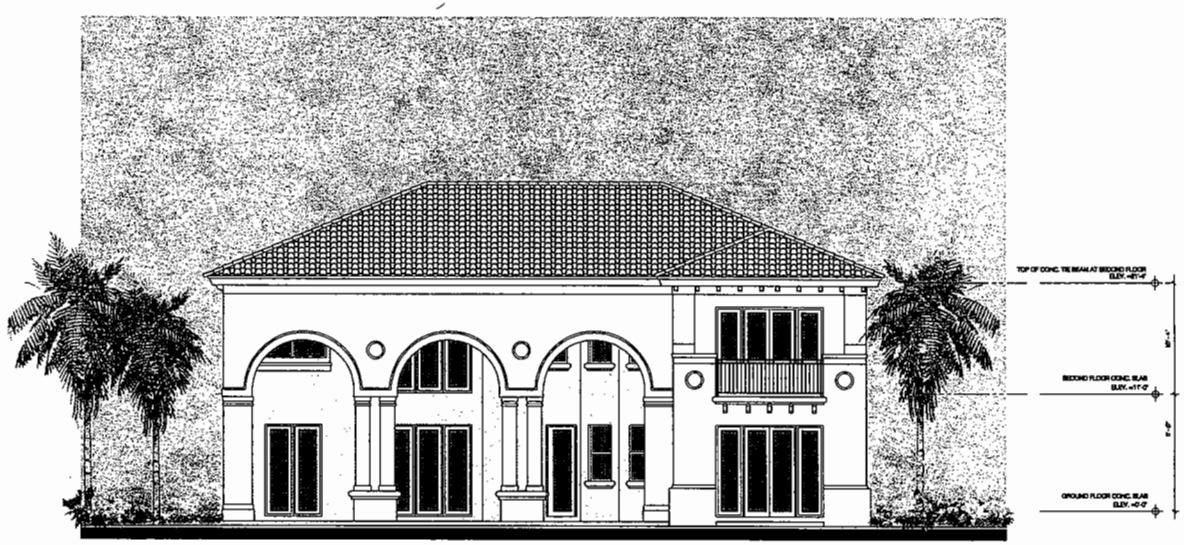
Front Elevation Scale: 3/16" = 1'-0"
MODEL B OPTION 1



Rear Elevation Scale: 3/16" = 1'-0"
MODEL B OPTION 1

31

REVISIONS

BAPTIST MANOR
S.W. 63rd AVENUE AND 94th STREET MIAMI, FL.

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
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Phone: (305) 854 9824
Jose Antonio Mendez.
Professional Engineer
P.E. No 53288

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Right Side Elevation

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

Left Side Elevation

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

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CONSULTING DESIGNERS

Mendez Professional Engineering Corp. Jose Antonio Mendez. Professional Engineer P.E. No 53288 1385 CORAL WAY SUITE 203 MIAMI ,FL 33145 Phone: (305) 854 9824	BAPTIST MANOR S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.		REVISIONS
Date 09-17-07 Scale AS NOTED Drawn ET-LA Proj. Drawing A-4			

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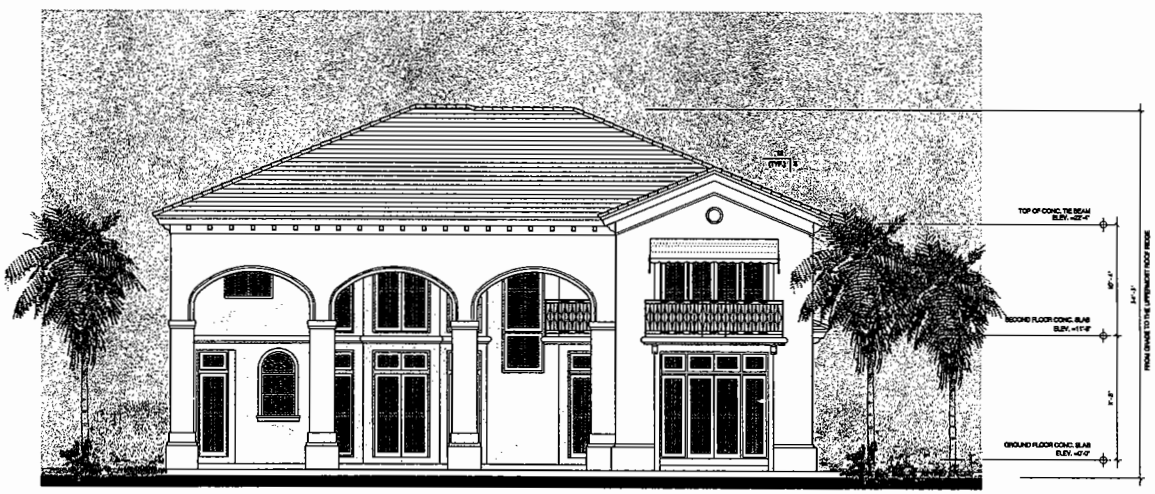
Front Elevation Scale: 3/16" = 1'-0"
MODEL C



Rear Elevation Scale: 3/16" = 1'-0"
MODEL C

33

REVISIONS

BAPTIST MANOR
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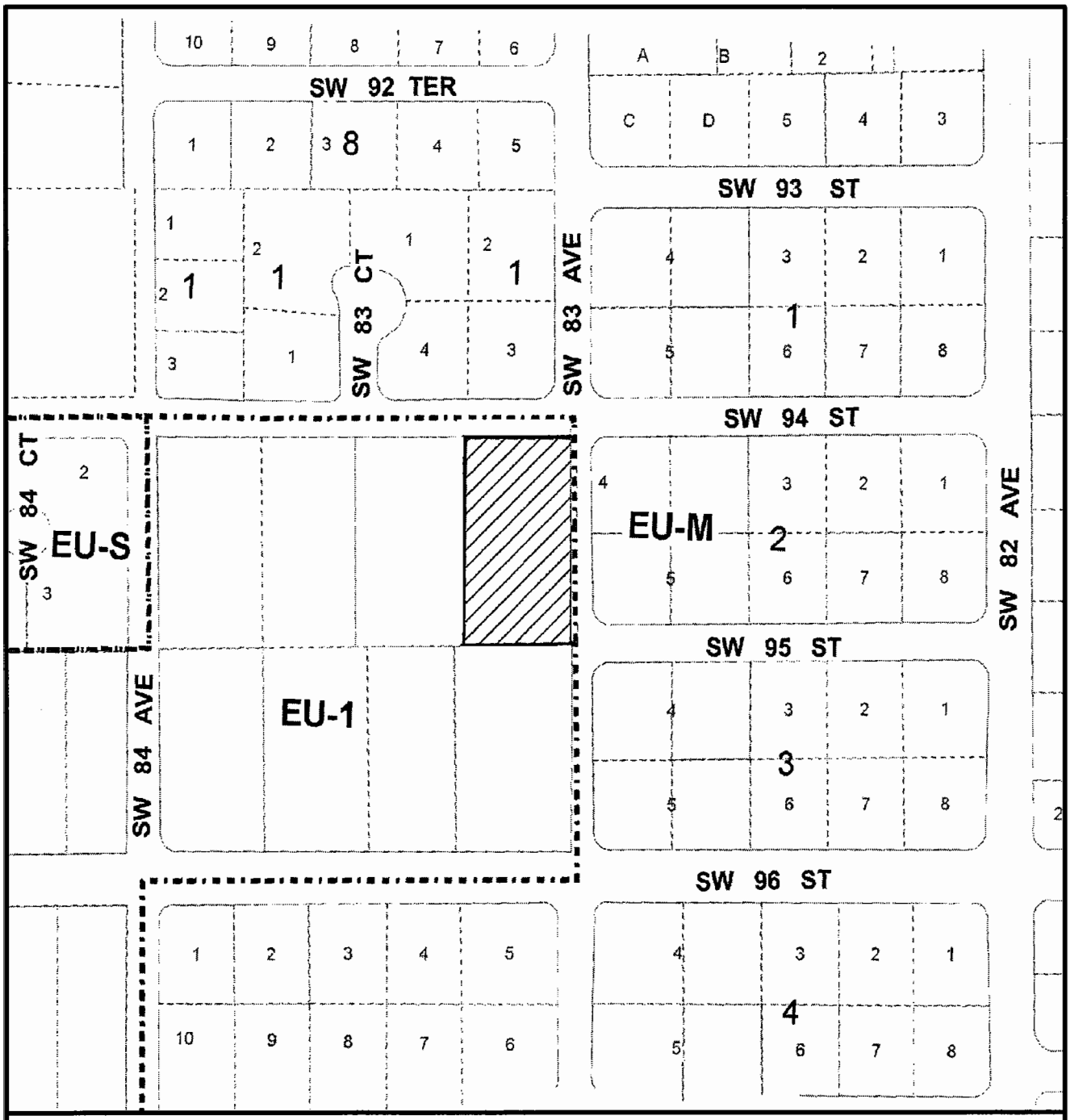


MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-344

N

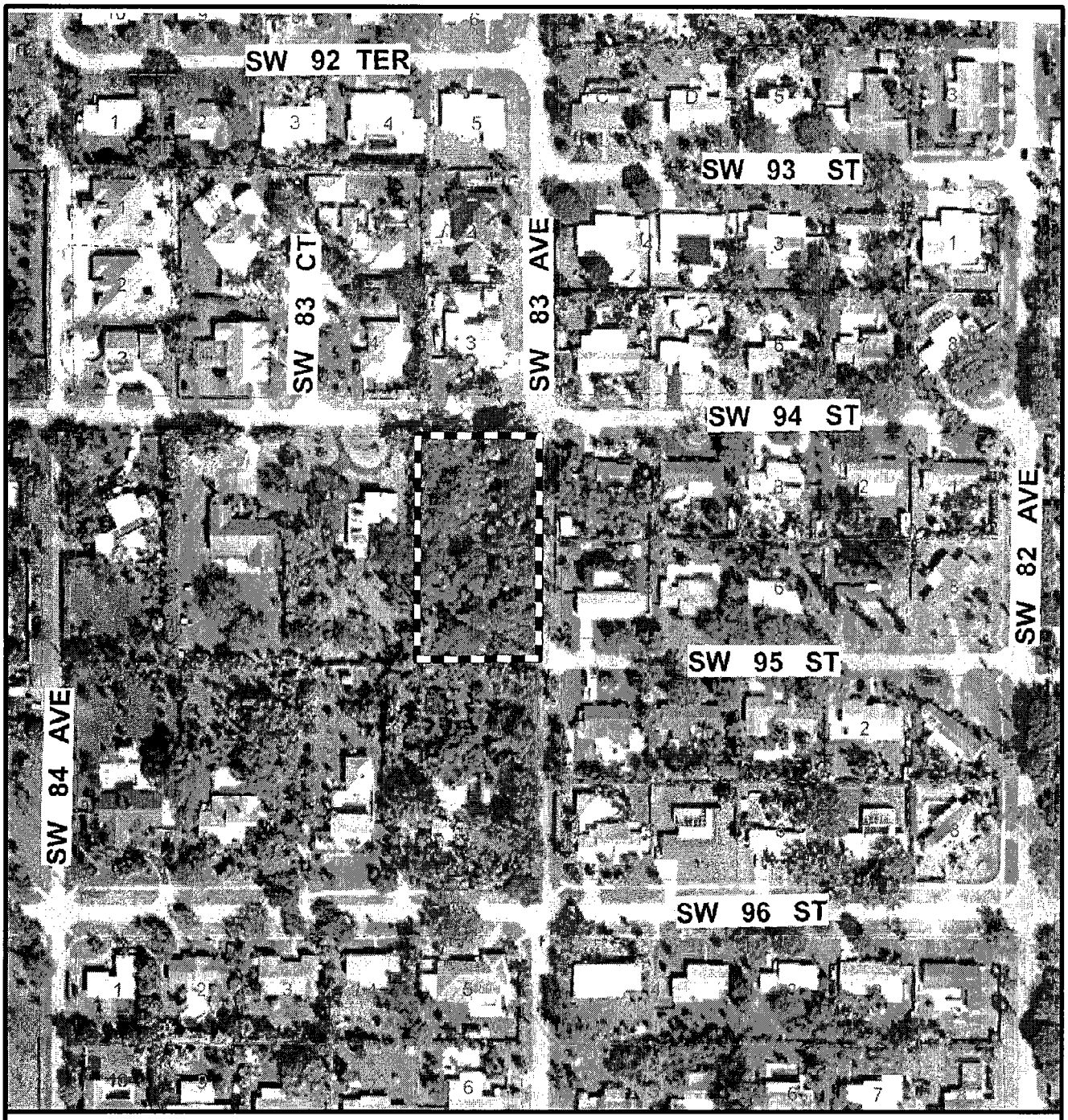
SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	01/02/07	EBM



MIAMI-DADE COUNTY
AERIAL

Process Number
07-344

N

SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 09/28/07

REVISION	DATE	BY
Applicon Name	01/03/07	EM

2. RAMON AND BARBARA CANSECO
(Applicant)

08-12-CZ12-2 (08-30)
Area 12/District 7
Hearing Date: 12/2/08

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1969	Genaro Borges	Variance lot frontage/area.	ZAB	Approved in part

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANTS: Ramon and Barbara Canseco **PH:** Z08-030 (08-12-CZ12-2)

SECTION: 23-54-40 **DATE:** December 2, 2008

COMMISSION DISTRICT: 7 **ITEM NO.:** 2

==========

A. INTRODUCTION

o REQUESTS:

1. RU-1 to IU-1

2. Applicants are requesting to permit a minimum 2'8" wide greenbelt along the rear (north) property line and 2' wide greenbelt along a portion of the front (south) property line (8' required).

3. Applicants are requesting to permit a 2-way drive with a width of 10' (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning, entitled "Rezoning Request for: Canseco," as prepared by Marrero and Associates, dated stamped received 9/30/08, and last revised 10/27/08, consisting of 1 sheet,. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicants are seeking to change the zoning on the property from RU-1, Single Family Residential District, to IU-1, Light Industrial District, and to permit the industrial development with a reduced greenbelt buffer, as well as to permit a 2-way access way on the property with less width than required by the Zoning Code.

o LOCATION:

7175 S.W. 43 Street, Miami-Dade County, Florida.

o SIZE: 53' x 100'

o IMPACT:

The approval of the requested district boundary change will provide industrial services to the area. However, the uses could potentially generate additional traffic and noise in the area and the reduced landscaping and drives could create a negative visual impact on the surrounding properties and affect traffic flow on the abutting right-of-way.

B. ZONING HEARINGS HISTORY:

In 1969, the subject property was granted a variance of lot frontage and area to permit a parcel of land with a lot frontage of 53' (75' required) and lot area of 5,830 (7,500 required) sq. ft., pursuant to Resolution #4-ZAB-449-69.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Industrial and Office** use. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

2. **Uses and Zoning Not Specifically Depicted.**

   Some existing uses and zoning are not specifically depicted on the LUP map. All existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". The limitations referenced in this paragraph pertain to existing zoning districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1; single-family residence	Industrial and Office
Surrounding Properties:	
NORTH: RU-1; single-family residence	Industrial and Office
SOUTH: IU-1; commercial retail building	Industrial and Office
EAST: IU-1; vacant lot	Industrial and Office
WEST: IU-1; single-family residence	Industrial and Office

The subject property is located at 7175 S.W. 43 Street. The surrounding area is characterized by industrial uses as well as developed and vacant residential lots.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Unacceptable**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**

Police	**No objection**
Schools	**No comment**

*Subject to the conditions as indicated in their memoranda.

H. ANALYSIS:

The subject property is located at 7175 S.W. 43 Street. The applicants seek to rezone the property from RU-1, Single-Family Residential District, to IU-1, Light Industrial District, (request #1). In addition, the applicants are requesting to permit a reduced minimum 2'8" wide greenbelt along the rear (north) property line and a reduced 2' wide greenbelt along a portion of the front (south) property line (request #2), and to permit a 2-way drive with a width of 10' (request #3). The IU-1 zoning regulations require an 8' wide greenbelt along the right-of-way and along the property lines that abut properties zoned residential. Additionally, the IU-1 zoning regulations require a minimum 20' wide 2-way driveway and do not allow parking to back out onto the right-of-way. The property to the north is zoned RU-1, and is currently occupied by a single-family residence. The properties to the south, east and west are zoned IU-1. However, although the property to the south is occupied by a commercial retail building, the property to the west is vacant and the property to the east is also occupied by a single-family residence. The applicant has voluntarily submitted a covenant to which staff has no objection restricting the development of the site to the submitted plans. The submitted plans, which also visually display the aforementioned requests, depict the proposed two-story building on an interior lot that fronts onto SW 43 Street. The plans also show an existing 6' high CBS wall along the north and west property lines.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicate in their memorandum that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department has no objections** to this application. Their memorandum indicates that this application meets the traffic concurrency criteria as it lies within the Urban Infill Area where traffic concurrency does not apply. The Miami-Dade Fire Rescue Department **(MDFRD) does not object** to this application.

The approval of this application would permit industrial uses and services for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Industrial and Office** use. Uses permitted in this category are manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The applicant's request to rezone the property from RU-1 to IU-1 is consistent with the goals and objectives of the CDMP. The IU-1 zoning district allows uses such as auto paint and body shops, automobile repair garages, lumberyards, restaurants, wholesale salesrooms and manufacturing operations. Existing uses in the area include industrial, commercial and some remaining residential uses. Staff opines that the proposed rezoning to IU-1 is **compatible** with the developmental trend of the area towards industrial uses and staff notes that the request is **consistent** with the Industrial and Office designation of the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The applicants are seeking approval for a district boundary change from RU-1, Single-Family Residential District, to IU-1, Industrial Light Manufacturing District. As previously mentioned, the IU-1 zone allows uses that are **consistent** with the uses allowed in the **Industrial and Office** designation in the LUP map of the CDMP and are **compatible** with the developmental trend of the surrounding area. Staff's recommendation is weighed heavily on the fact that the Bird Road Estates area in which the subject property is located is in the later stages of transition from RU-1 to IU-1, and the fact that all the remaining and abutting RU-1 properties are designated for Industrial and Office use on the LUP map of the CDMP. Although there are some remaining residential properties to the north and east of this site, as previously mentioned, there is a trend towards rezoning the area to IU-1 as exemplified by the IU-1 zoned properties to the south, east and west. For example, the property to the south was rezoned in January 1986, from RU-1 to IU-1, pursuant to Resolution #Z-7-86, and the property to the west was rezoned in July 1990, from RU-1 to IU-1, pursuant to Resolution #Z-179-90. Similarly, the property to the east was rezoned to IU-1 in October 1995, pursuant to Resolution #Z-151-95. Additionally, staff's research of the surrounding area identified properties located to the northwest, northeast and southeast of the subject property that were similarly rezoned between 1990 and 1995. Further, the proposed zone change does not, according to the comments from DERM and the Public Works Department, generate detrimental impacts on the County's environment or road services in the area. Furthermore, there is no negative impact anticipated on the economy of the County. Additionally, staff has no objection to the proffered covenant submitted by the applicant limiting the development of the property to the submitted plans. As such, staff is of the opinion that the proposed industrial development is **compatible** with the developmental trend towards industrial zoning in the area and therefore, staff recommends approval, subject to the Board's acceptance of the proffered covenant of the district boundary change from RU-1 to IU-1.

When the applicants' request to permit a minimum 2'8" wide greenbelt along the rear (north) property line and a 2' (8' required) wide greenbelt along a portion of the front (south) property line (request #2), and the request to permit a 2-way drive with a width of 10' (20' required) (request #3) are analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standard, staff opines that the approval of these requests would be **compatible** with the area and would not be detrimental to the community. Staff's research revealed a similar approval of a request for a variance of the zoning regulations requiring an 8' wide greenbelt to the southeast of the subject property. In June 1994, pursuant to Resolution #Z-103-94, a property at 7135 SW 44 Street was approved for a 0' wide greenbelt along the interior side (east) property line. Said property was also approved at the same time and pursuant to the aforementioned Resolution, to permit a 10' wide 2-way driveway. Additionally, a property located on the southern portion of the block, at 7130 SW 43 Street was also approved for a variance to allow a 6' wide greenbelt in January 1995, pursuant to Resolution #Z-21-95. Staff also notes that this request resulted from

the applicant's attempt to provide adequate parking on the northern and southern portions of the site and that the applicants have provided buffering in the form of a 6' high CBS wall to mitigate any negative visual impact of the development on the remaining abutting residential property to the north. Staff further notes that the Public Works Department does not object to this application. In staff's opinion, these requests will not have a negative visual impact on the area and will not negatively affect the traffic flow to and from the site. As such, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) NUV.

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 and #3 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that, subject to the approval of the zone change to IU-1, the property can be developed in accordance with the IU-1 zoning district regulations, and the applicants have not proven that compliance with same would result in an unnecessary hardship. Therefore these requests cannot be approved under Section 33-311(A)(4)(c) (ANUV) and should be denied without prejudice under same.

Based on all of the aforementioned, subject to the Board's acceptance of the proffered covenant, staff recommends approval of request #1 for a district boundary change to IU-1; approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV); and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval of request #1 for a district boundary change to IU-1 subject to the Board's acceptance of the proffered covenant; approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS: (For requests # 2 and #3 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, 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 Rezoning Request for: Canseco," as prepared by Marrero and Associates, dated stamped received 9/30/08, and consisting of 1 sheet, last revised 10/27/08.

3. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

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

DATE INSPECTED: 10/22/08
DATE TYPED: 10/27/08
DATE REVISED: 10/28/08, 10/30/08; 11/17/08
DATE FINALIZED: 11/17/08
MCL:MTF:LVT:NC:CH

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

Memorandum

MIAMI-DADE COUNTY

Date: March 31, 2008

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

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

Subject: C-12 #Z2008000030
Ramon and Barbara Canseco
7175 S.W. 43rd Street
District Boundary Change from RU-1 to IU-1 and
Non-Use Variance of Setback, Lot Frontage and Lot Coverage Requirements
(RU-1) (0.13 Acres)
23-54-40

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.

Potable Water Service

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

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

Wastewater Disposal

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main.

The closest public sanitary sewer is located approximately 195 feet from the subject property. Therefore, based on the proposed request, the subject property shall be required to connect to the public sanitary sewer system in accordance with Code requirements.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

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

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

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

Hazardous Materials Management
Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

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

Fuel Storage Facilities
Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

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

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management

District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

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

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record 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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PH# Z2008000030
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:RAMON AND BARBARA CANSECO

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A Pino, P.L.S.
17-APR-08

Memorandum

Date: 10-OCT-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000030

Fire Prevention Unit:

No objection to site plan date stamped September 30, 2008.

Service Impact/Demand:

Development for the above Z2008000030
located at 7175 S.W. 43 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1596 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 3 - Tropical Park - 3911 SW 82 Avenue
Rescue, ALS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped September 30, 2008.

DATE: 11/04/08

TEAM METRO

ENFORCEMENT HISTORY

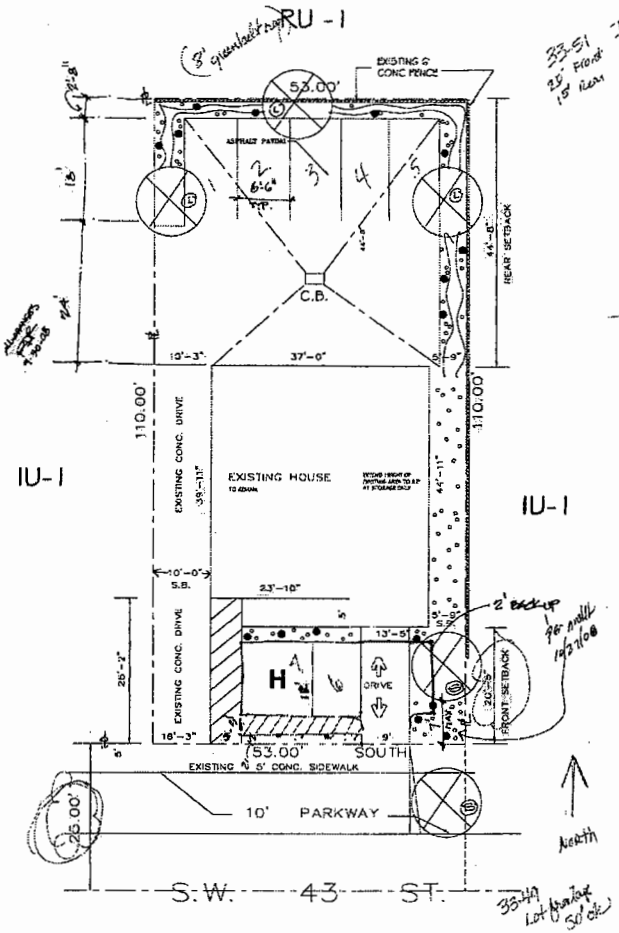
RAMON AND BARBARA CANSECO	7175 SW 43 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000030

HEARING NUMBER

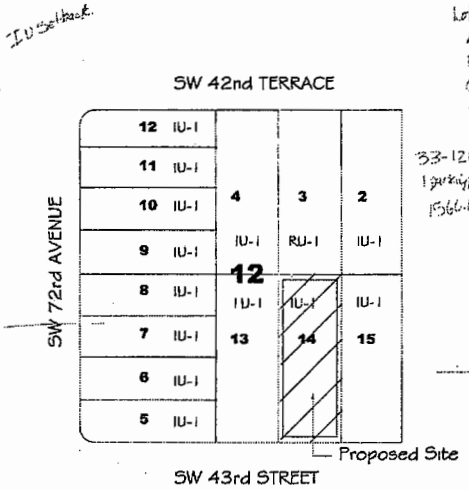
CURRENT ENFORCEMENT HISTORY:

No open cases. No current or prior violations.



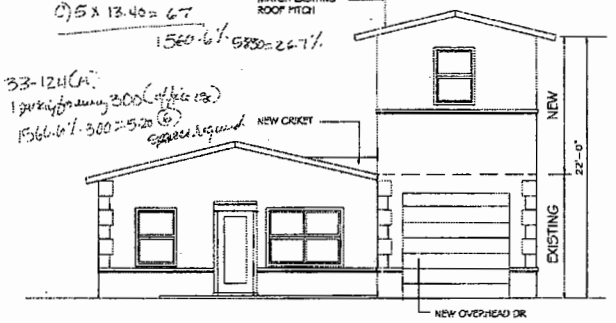
SITE PLAN

SCALE: 1" = 20'



LOCATION SKECTH

SCALE: N.T.S.



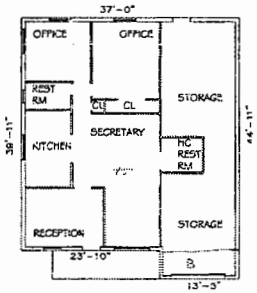
ELEVATION

SCALE: 1/4" = 1'

ZONING DATA

ZONED:	RU-1 SINGLE FAMILY	
REQUEST:	IU-1 LIGHT INDUSTRIAL	
NET LAND AREA:	5,830.00 SQ. FT.	100%
	.133 OF AN ACRE	
EXISTING BUILDING:	1543.3 SQ. FT.	26.47%
CONC. PAVING:	2552.0 SQ. FT.	43.77%
ASPHALT PAVING	740.44 SQ. FT.	12.70%
GREEN AREA:	994.26 SQ. FT.	17.05%
PARKING PROVIDED	6	
PARKING REQUIRED	5	

SETBACK:		ROPOSED	REQ'D
	FRONT	20.45'	20'
	REAR	44.66'	20'
SIDE SETBACK	EAST	5.7'	0'
	WEST	10.5'	0'



FLOOR PLAN

LEGAL DESCRIPTION

LOT 14 BLOCK 20, BIRD ROAD ESTATES, SECTION -2
PLAT BOOK 21, PAGE 51, OF THE PUBLIC RECORDS
MIAMI-DADE COUNTY, FLORIDA

LEGEND

NEW LIVE OAK 10'FT SPREAD 12' FT HIGH
15' IN HEIGHT AT PARKWAY AREA - QTY 3
STREET TREES QTY - 2
SHRUBS 36" HIGH AT PLANTING - QTY - 50

GROUND COVER DROUGHT TOLERANT GRASS/PLANTS ....

RECEIVED
SEP 30 2008
ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

REVISIONS

MARRERO AND ASSOCIATES
ARCHITECT PLANNERS INTERIOR DESIGN
REGISTRATION NO. AA0015953
240 PALM AVE. SUITE 114
HIALEAH, FLA. 33010
TEL # (954) 270-8478 / WEB www.marreroandassociates.com

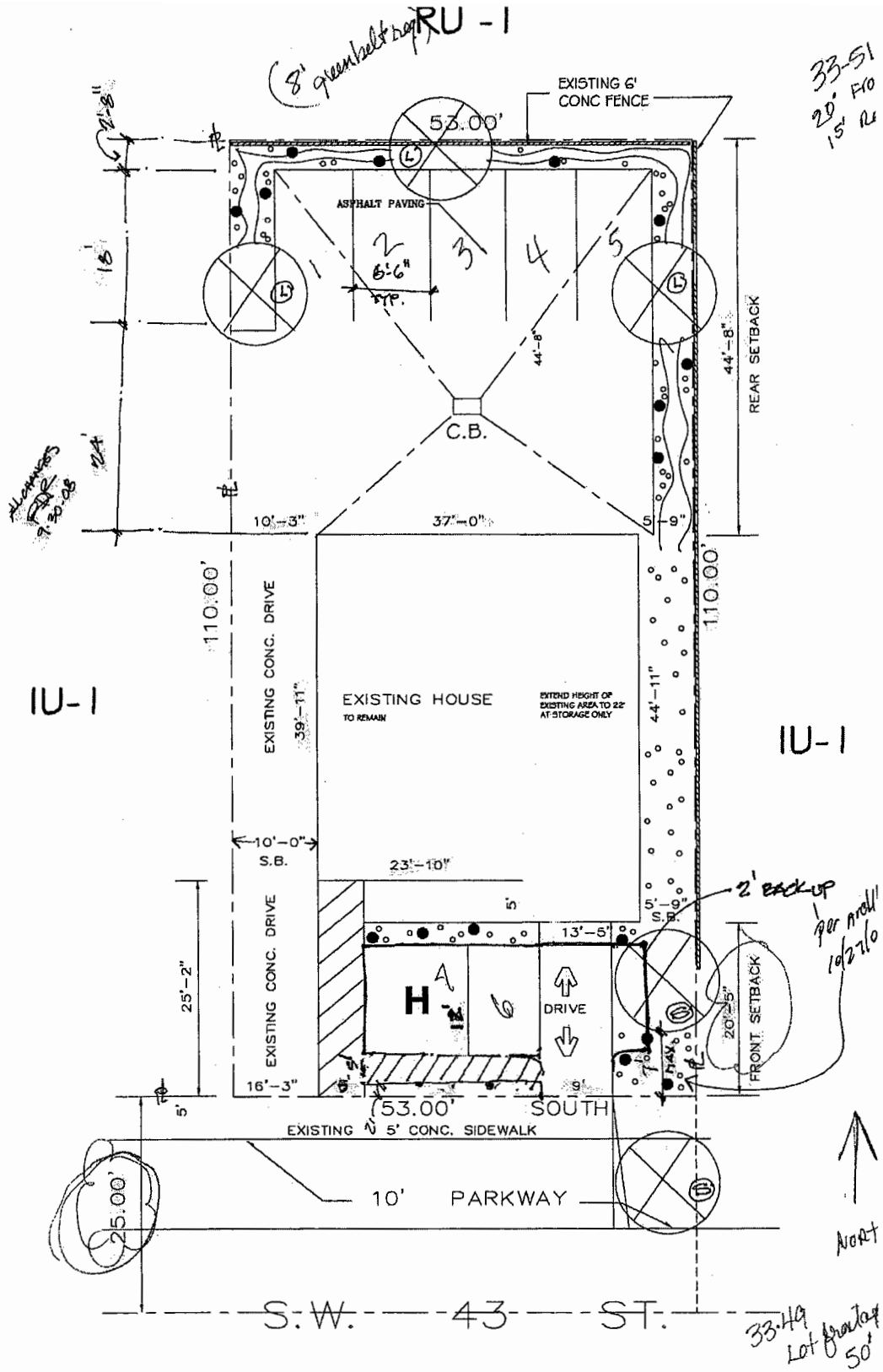
CANSECO
7175 SW 43rd STREET
MIAMI, FLA.
HEARING APPLICATION No.2008000030

HRG DWG
DRAWN BY R.RUIZ
CHECKED BY D.M.
DATE AUG 14,2008

SHEET TITLE
CONCEPTUAL PLAN

JOB NUMBER
142008

SHEET NUMBER
A1



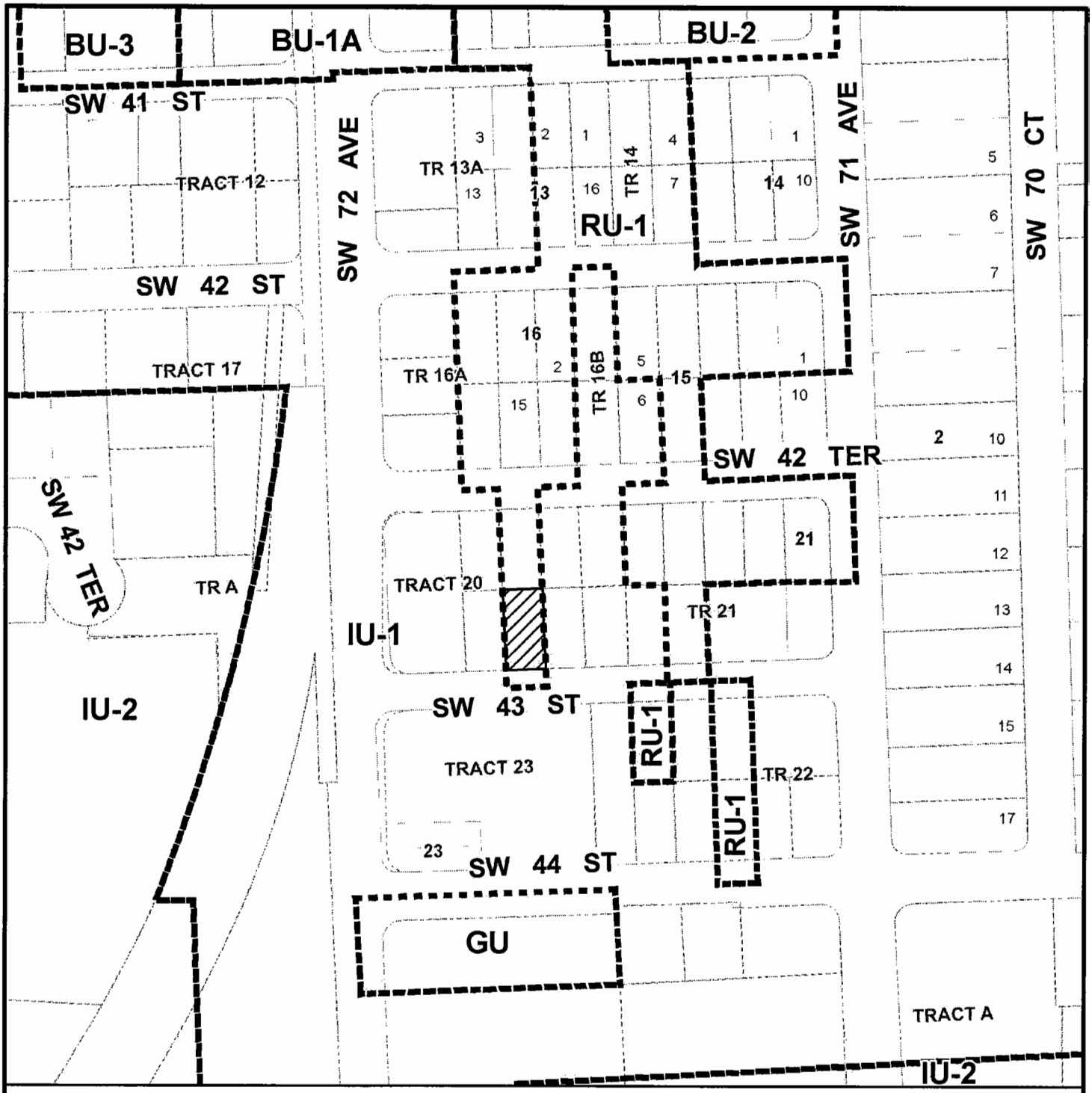
SITE PLAN

SCALE: 1" = ~~20'~~ NTS

LEGAL DESCRIPTION

LOT 14 BLOCK 20, BIRD ROAD ESTATES, SECTION -2
PLAT BOOK 21, PAGE 51, OF THE PUBLIC RECORDS
MIAMI-DADE COUNTY, FLORIDA

ENLARGED SITE PLAN



MIAMI-DADE COUNTY
HEARING MAP

Process Number

08-030

N
W E
S

SUBJECT PROPERTY

Section: 23 Township: 54 Range: 40
Applicant:RAMON&BARBARA CANSECO
Zoning Board: C12
District Number: 7
Drafter ID: JEFFER
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 03/05/08

REVISION	DATE	BY
Name Correction	11/17/08	Jgurd

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

08-030

Section: 23 Township: 54 Range: 40
Applicant:RAMON & BARBARA CANSECO
Zoning Board: C12
District Number: 7
Drafter ID: JEFFER
Scale: NTS

N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

CREATED ON: 03/05/08

REVISION	DATE	BY
Name Correction	11/07/08	Jgurd

3. COLONIAL BANK, N. A.
(Applicant)

08-12-CZ12-3 (08-74)
Area 12/District 7
Hearing Date: 12/2/08

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1977	Clifford Suchman	- Special exception expansion of liquor/wine/beer lounge. - Use variance of a nightclub. - Non-Use variance setbacks.	ZAB	Approved w/conds.
1978	Clifford L. Suchman	- Zone change from BU-1A, GU, and RU-4A to BU-2 and BU-1A. - Zone change from GU to RU-4A.	BCC	Approved w/conds.
1995	Tony Roma's	Non-Use variance sign.	ZAB	Approved w/conds.
1997	Starbucks Corp.	Unusual Use outdoor dining.	CZAB-12	Approved w/conds.
2000	Canton Dadeland North	Unusual Use outdoor dining.	CZAB-12	Approved w/conds.

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL NO. 12

APPLICANT: Colonial Bank, N.A. **PH:** Z08-074 (08-12-CZ12-3)

SECTION: 36-54-40 **DATE:** December 2, 2008

COMMISSION DISTRICT: 7 **ITEM NO.:** 3

==========

A. INTRODUCTION

o REQUESTS:

(1) Applicant is requesting to permit a bank setback 10' (75' required) from the front (north) property line abutting an "E" Street (US Hwy. #1).

(2) Applicant is requesting to waive the zoning regulations requiring a minimum of 75% of the building frontage to be along the "B" Street (SW 67 Avenue); to permit a building frontage of 56'1" (114' required).

(3) Applicant is requesting to permit the sidewalk to be 6' in width (8' required) along the "B" street (west) property line.

(4) Applicant is requesting to permit surface parking setback 7'9" (30' required) along the "B" street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Colonial Bank – Dadeland Branch," as prepared by Glen Hanks Consulting Engineers, Inc., Sheet SP-1, dated stamped received 7/29/08 and Sheets "A-1.1" and "A-3.1", as prepared by Reynolds, Smith and Hills, Inc., dated stamped received 8/28/08 and the remaining 3 sheets entitled "Colonial Bank," as prepared by Landscape Architects Collaborative, dated stamped received 7/29/08, for a total of 6 sheets. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is seeking to allow a bank to setback less than required from the front property line, to permit a smaller building frontage than allowed, to permit a sidewalk with a reduced width and to permit parking spaces setback less than permitted from property lines.

o LOCATION:

6601 South Dixie Highway, Miami-Dade County, Florida.

o SIZE: 0.594 Acre

- **IMPACT:**

  Approval of this application will allow a bank building which will provide additional financial services for the community. However, the companion requests for reduced setbacks, building frontage and sidewalk width could have a negative visual impact on the area.

B. ZONING HEARINGS HISTORY:

The subject property was part of a larger parcel of land, which, in 1961, was granted a zone change from AU, Agricultural District, to BU-1A, Limited Business District, pursuant to Resolution #Z-58-61. In 1995, a request to permit a detached sign was approved, pursuant to Resolution #5-ZAB-3-95. in 1999, the subject property was part of an area wide district boundary change that rezoned multiple zones to the Downtown Kendall Urban Center District (DKUCD), pursuant to Ordinance No. 99-166.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Downtown Kendall Urban Center**.

Urban Centers

Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; **Metropolitan Centers** such as the evolving **Dadeland area**; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike

for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Uses and Activities

Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius

The area developed as an Urban Center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public

hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Intensity

Regional and Metropolitan Urban Centers shall be intensively developed. They should be developed at the highest intensities of development in the urbanized area. Floor area ratios (FARs) in Regional Urban Centers designated on the LUP map should average not less than 4.0 in the core of the center and around mass transit stations, and should taper to an average of not less than 2.0 near the edge of the center. Average FARs for developments in Metropolitan Urban Centers designated on the LUP map should be not less than 3.0 at the core adjacent to transit station sites and should taper to not less than 0.75 at the edge. Community Centers should average an FAR of not less than 1.5 at the core adjacent to transit station sites and should taper to an average of approximately 0.5 at the edge. Height of buildings at the edge of Metropolitan Centers adjoining stable residential neighbourhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Centers. However, where the adjacent area is undergoing transition, heights at the edge of the center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies. As noted previously in this section, Urban Centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
DKUC; Restaurant	Downtown Kendall Urban Center
Surrounding Properties:	
NORTH: GU; South Dixie Highway (US Hwy. #1)	Transportation
SOUTH: DKUC; Shopping center	Downtown Kendall Urban Center
EAST: DKUC; Shopping center	Downtown Kendall Urban Center
WEST: DKUC; Bank	Downtown Kendall Urban Center

The subject property is located at 6601 South Dixie Highway and is part of a shopping center located to the east and south. Another shopping center is west, and the subject property abuts South Dixie Highway (US Hwy. #1) located to the north of the site.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted.)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**

MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comments**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The 0.594-acre subject property is an out parcel that is located at 6601 South Dixie Highway and is currently improved with a restaurant. The applicant is seeking approval to permit a bank setback 10' (75' required) from the front (north) property line abutting an "E" Street (US Hwy. #1) (request #1) and to waive the zoning regulations requiring a minimum 75% of the building frontage along the "B" Street (SW 67 Avenue); to permit a building frontage of 56'1" (114' required) (request #2). Additional requests are being sought to permit the sidewalk to be 6' in width (8' required) along the "B" street (west) property line (request #3) and to permit surface parking setback 7'9" (30' required) along the "B" street (west) property line (request #4). The applicant has submitted plans depicting a proposed bank with access provided through a two-way ingress/egress drive leading onto SW 67 Avenue. The proposed bank building has been designed with a central tower acting as a focal point at the intersection of SW 67 Avenue and South Dixie Highway. The applicant has provided buffering in the form of a landscape strip that features Wild Coffee shrubbery along with Live Oak and Mahogany trees to be planted at a spacing of 35' along the front and side street property lines. The subject property lies within the Downtown Kendall Urban Center (DKUC) zoning district and is surrounded by shopping centers and a bank to the west and abuts South Dixie Highway (US Hwy. #1) located to the north of the site. A multitude of varying intensities of commercial activity and retail establishments also characterizes this section of the corridor along the south side of South Dixie Highway.

The **Department of Environmental Resources Management (DERM)** has **no objections** to this application. Their memorandum indicates that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as stated in their memorandum for this application. The **Public Works Department** also has **no objections** and indicates that this application will not generate any new additional daily peak hour vehicle trips. Additionally, the Miami-Dade Fire Rescue Department **(MDFR)** has **no objections** to this application and their memorandum indicates that the estimated average travel response time is **6:06** minutes.

The subject property lies within the **Downtown Kendall Urban Center** as designated in the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate- to high-intensity, design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. These centers are designed to create an identity and a distinctive sense of place through unity of design and distinctive urban architectural character. Emphasis in design and development of these centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level and connectivity of places through creation of a system of pedestrian

linkages. It should be noted that the subject site is currently improved with a stand-alone restaurant (Tony Roma's) that will be demolished in order to construct the proposed bank, which will serve the surrounding area. In staff's opinion, the days and hours of operation of the proposed bank will be less intensive to the area and will require less parking than the existing restaurant use. Staff notes that, although the existing structure was built in accordance with the prior BU zoning on the property, the 1999 rezoning to Downtown Kendall Urban Center (DKUC) zoning district requires the redevelopment of the subject site to comply with the new requirements as noted herein in requests #1 through #4 for the proposed structure on the property. Staff is of the opinion that the proposal has been designed with sensitivity to the adjacent commercial uses to the east, south and west of the subject property, and notes that required buffering is reflected on the plans to mitigate any negative impact. Additionally, the design of the proposed bank incorporates many aspects of urban design by including an articulated façade that is brought closer to the street and providing the parking area at the rear of the building hidden from view of vehicles traveling on South Dixie Highway. Furthermore, as previously mentioned, the applicant has provided abundant landscaping along the front and side street property lines in the form of Live Oak and Mahogany trees, and Wild Coffee shrubbery, among others, in an effort to mitigate any visual impact resulting from the requested encroachment into the front setback area. As indicated above, the proposed commercial building on the subject site will maintain the basic intent and purpose of the aforementioned current DKUC zoning, and the interpretative text of the CDMP. As such, staff is of the opinion that the proposed bank building is **compatible** with the existing uses in the area and is **consistent** with the LUP map's designation.

When requests #1 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. Request #1, to permit a bank setback 10' (75' required) from the front (north) property line abutting an "E" Street (US Hwy. #1), would allow the applicant to redevelop the site with a new bank building. As previously mentioned, the design of the proposed bank building incorporates many aspects of urban design by including an articulated façade that is brought closer to the street and by providing the parking area at the rear of the building. The proposed bank building has been designed with a central tower acting as a focal point of the intersection at SW 67 Avenue and South Dixie Highway. Approval of request #2, to waive the zoning regulations requiring a minimum of 75% of the building frontage to be along the "B" Street (SW 67 Avenue); to permit a building frontage of 56'1" (114' required), will bring the development of the site closer to the goals of the Downtown Kendall Urban Center (DKUC) zoning regulations. Staff notes that the intent of the DKUC zoning regulations to require a minimum 75% of the building frontage along the "B" Street is that, in the future, other buildings with greater frontage will be constructed along this frontage until the 75% requirement is met. Therefore, in staff's opinion, approval to permit the building frontage of 56'1" where 114' is required will not affect the appearance of this "B" Street and will enhance the subject site by incorporating many aspects of urban design. Request #3, to permit the sidewalk to be 6' in width (8' required) along the "B" street (west) property line, and request #4, to permit surface parking setback 7'9" (30' required) along the "B" street (west) property line, originate at the southwest corner of the subject site where abundant landscaping in the form of Live Oak and Mahogany trees, and Wild Coffee shrubbery, among others, already exist. Staff opines that approval of requests #3 and #4 will keep the basic intent of the existing sidewalk and landscape area which is to enhance the appearance of the site and continue a pedestrian connectivity along the same block face.

As such, staff recommends approval with conditions of requests #1 through #4 under Section 33-311(A)(4)(b) (NUV).

When analyzed under the Alternative Non-Use Variance Standards Section 33-311(A)(4)(c), the applicant would have to prove that the requests are due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, it has not been demonstrated that the denial of requests #1 through #4 would result in unnecessary hardship. As such, this application cannot be approved under the Alternative Non-Use Variance Standard and should be denied without prejudice under same.

Based on all of the aforementioned, staff is of the opinion that the application is **consistent** with the LUP map designation of the CDMP, and that the applicant's proposed utilization of the site as illustrated on the submitted plans is **compatible** with the surrounding area. Accordingly, staff recommends approval of requests #1 through #4 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV). Notwithstanding, in order to facilitate ingress and egress between the subject property and the abutting commercial property, staff conditions the approval of this application on the removal of the 6 parking spaces that are located south of the entrance to the drive-thru banking facility in order to promote connectivity throughout the site.

I. RECOMMENDATION:

Approval with conditions under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit; said plan to include among other things but not be limited to, 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 "Colonial Bank – Dadeland Branch," as prepared by Glen Hanks Consulting Engineers, Inc., Sheet Sp-1, dated stamped received 7/29/08 and Sheets "A-1.1" and "A-3.1", as prepared by Reynolds, Smith and Hills, Inc., dated stamped received 8/28/08 and the remaining 3 sheets entitled "Colonial Bank," as prepared by Landscape Architects Collaborative, dated stamped received 7/29/08, for a total of 6 sheets, except as modified to show the removal of the 6 parking spaces that are located south of the entrance to the drive-thru banking facility in order to promote connectivity throughout the site.

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

4. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

5. That the applicant apply for and obtain a Certificate of Use from the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That a Cross-Access agreement or a Declaration of Restrictions in lieu of a Unity of Title, in recordable form, encumbering the subject property and the property abutting the subject property to the south and east, be submitted to and meet with the approval of the Director of the Department of Planning and Zoning prior to any type of platting or the issuance of a building permit, whichever comes first.

7. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

DATE INSPECTED: 09/26/08
DATE TYPED: 10/29/08
DATE REVISED: 10/30/08; 11/03/08; 11/17/08; 11/18/08
DATE FINALIZED: 11/18/08
MCL:MTF:LVT:JV

for Maria I. Nardi
Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: May 27, 2008

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

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

Subject: C-12 #Z2008000074
Colonial Bank, N.A.
6601 S. Dixie Highway
Request to Permit a Bank with Less Lot Frontage and Less Building and Parking Setbacks than Required
(DKUC) (0.59 Acres)
36-54-40

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.

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
All 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 comply with the requirements of Chapter 11C of the Code.

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

Hazardous Materials Management
Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

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

Fuel Storage Facilities
Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

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

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

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

Tree Preservation
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The landscape plan submitted with this application depicts specimen-size trees to remain; however, non-

specimen trees will be removed. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History
DERM has found the following enforcement record:

Romacorp, Inc. (GTO 116)
On September 26, 1996, a Uniform Civil Violation Notice (UCVN) #000673 was mailed to this facility for operating without the required permit, a violation of former Section 24-35.1 of the Code (now Section 24-18 of the Code). The case was subsequently closed on October 31, 1996 due to compliance, as the required permit was obtained.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 1
PH# Z2008000074
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:COLONIAL BANK NA

This Department has no objections to this application.

Since this development abuts a State maintained road (US-1), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 67 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9243	SW 67 Ave. n/o SW 72 St.	E	E
F-127	US-1 s/o SW 57 Ave.	E	E
F-164	US-1 s/o SW 80 St.	E	E

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

Raul A Pino, P.L.S.
15-JUL-08

Memorandum

Date: 12-MAY-08

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000074

Fire Prevention Unit:

APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped April 23, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2008000074
located at 6601 SOUTH DIXIE HIGHWAY, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1798 is proposed as the following:

N/A dwelling units (residential)		N/A square feet (industrial)	
N/A square feet (Office)		N/A square feet (institutional)	
4,440 square feet (Retail)		N/A square feet (nursing home/hospitals)	

Based on this development information, estimated service impact is: 1.32 alarms-annually.
The estimated average travel time is: 6:06 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 14 - South Miami - 5860 SW 70 Street
Rescue, ALS Engine, Battalion

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 plans date stamped April 23, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 11/04/08

TEAM METRO

ENFORCEMENT HISTORY

COLONIAL BANK, N. A.

APPLICANT

6601 SOUTH DIXIE HIGHWAY,
MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000074

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No open cases. No prior or current violations.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Colonial Bank, N.A.

NAME AND ADDRESS	Percentage of Stock
Publicly traded on NYSE under the symbol CNB*	

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

TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percent of Ownership

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2080074
APR 23 2008
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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: _____

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

NOTICE: For 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 his application to the best of my knowledge and belief.

Signature: _____
(Applicant) –

Sworn to and subscribed before me this 22ND day of APRIL 2008 Affiant is personally known to me or has produced _____ as identification.

Cristina D Gonzalez
(Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA
Cristina D. Gonzalez
Commission # DD514108
Expires: MAR. 23, 2010
Bonded Thru Atlantic Bonding Co., Inc.

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 a other 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 percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership corporation or trust.

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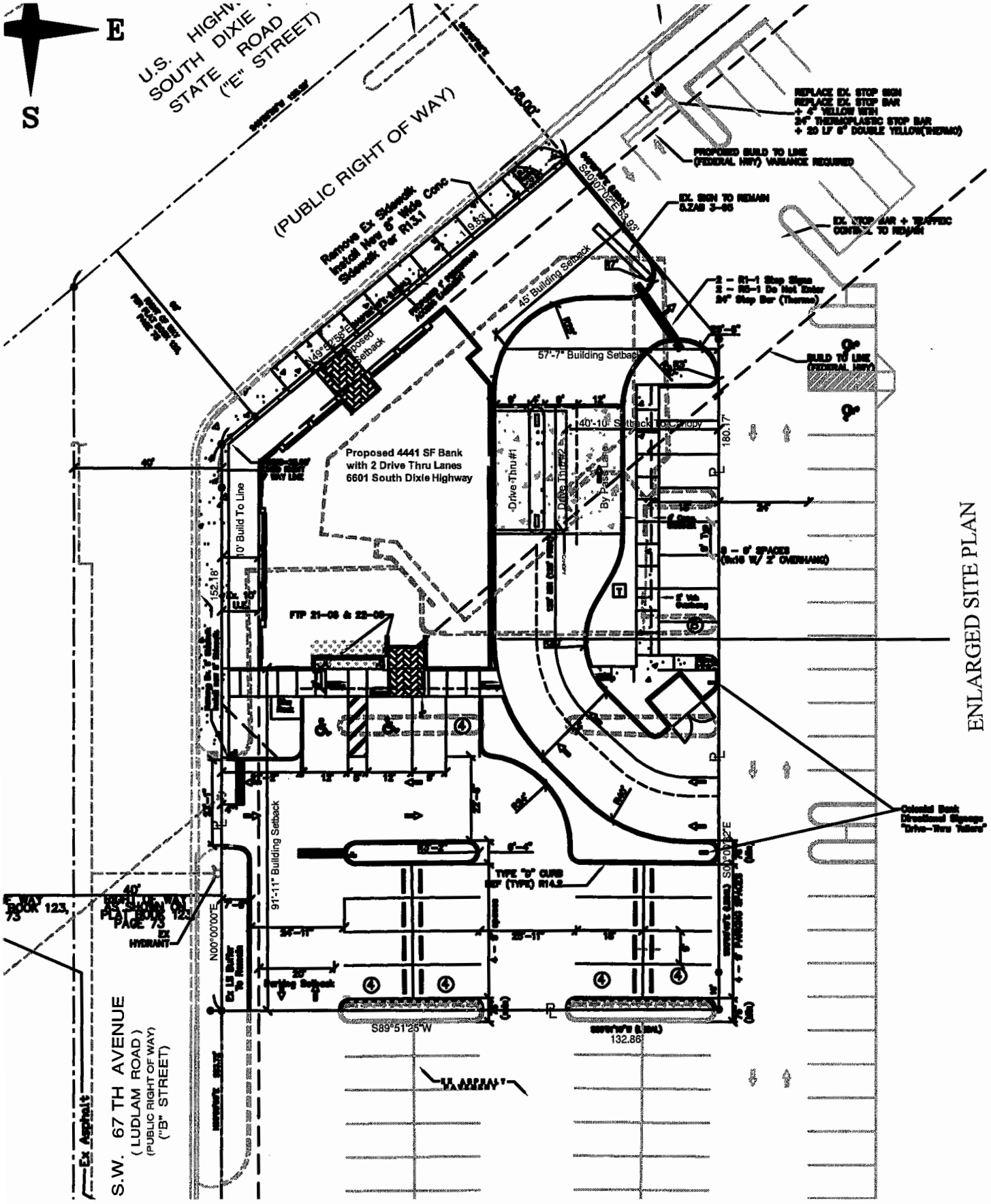
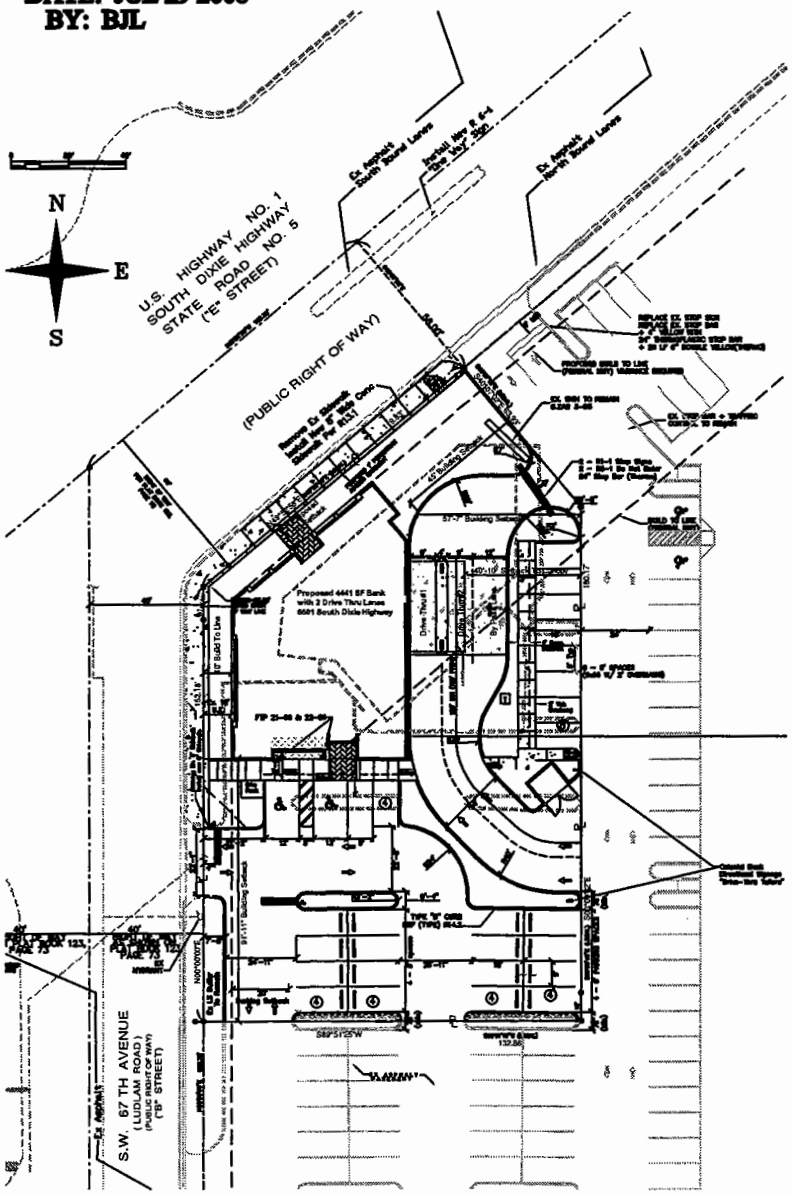
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING & ZONING DEPT.
BY _____


E
S
U.S. HIGHWAY
SOUTH DIXIE
STATE ROAD
("E" STREET)
(PUBLIC RIGHT OF WAY)
Remove Ex Sidewalk
Install New 8' Wide Conc
Sidewalk Per R13.1
REPLACE EX. STOP SIGN
REPLACE EX. STOP BAR
+ 4" YELLOW WITH
24" THERMOPLASTIC STOP BAR
+ 20 LF 6" DOUBLE YELLOW(THERMO)
PROPOSED BUILD TO LINE
(FEDERAL HWY) VARIANCE REQUIRED
EX. SIGN TO REMAIN
EX. STOP BAR + TRAFFIC
CONTROL TO REMAIN
2 - R1-1 Stop Signs
2 - R5-1 Do Not Enter
24" Stop Bar (Thermo)
45' Building Setback
57'-7" Building Setback
BUILD TO LINE
(FEDERAL HWY)
40'-10" Setback To Canopy
Proposed 4441 SF Bank
with 2 Drive Thru Lanes
6601 South Dixie Highway
Drive Thru #1
Drive Thru #2
By Pass Lane
10' Build To Line
FTP 21-06 & 22-06
ENLARGED SITE PLAN
Colonial Bank
Directional Signage
"Drive-Thru Tellers"
91'-11" Building Setback
TYPE "D" CURB
REF (TYPE) R14.2
N00°00'00"E
S89°51'25"W
132.86'
S.W. 67 TH AVENUE
(LUDLAM ROAD)
(PUBLIC RIGHT OF WAY)
("B" STREET)
Ex Asphalt

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-074
DATE: JUL 29 2008
BY: BJL



Site Plan Data

Legal Description

A portion of the Southwest ¼ of Section 36, Township 54 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 36 and run North 89°31'30" East along the South line of the said Northwest ¼ of the Southwest ¼ of Section 36, for 40.00 feet; thence North along a line parallel with and 40.00 feet East of the West line of the Northwest ¼ of the Southwest ¼ of said Section 36 for 583.72 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North along the last described course for 152.16 feet to a point on the Southeasterly Right-of-Way line of U.S. Highway No. 1; (State Road No. 5), thence North 48°52'45" East along said Southeasterly Right-of-Way line of U.S. Highway No. 1 for 119.83 feet; thence South 40°07'15" East at right angles to the last described course for 83.83 feet; thence South 0°00'45" East along a line parallel with and 158.50 feet West of the East line of the West ½ of the West ½ of the Northwest ¼ of the Southwest ¼ of said Section 36, for 180.17 feet; thence South 89°51'10" West for 132.67 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

Zoning - DXUC (Downtown Kendall Urban Center Edge Sub-district

Total net land -	25,897 SF	0.594 acres
Gross Building lot Coverage		
(Bank w/ 2 Drive Thru Lanes) -	4,878 SF	18.1% ⚠
Parking Area	4,758 SF	
Walks	1,167 SF	
Drives	9,840 SF	
Total Impervious	20,604 SF	79.6%
Total Landscaped Area	5,293 SF	20.4%

District Regulations

Parking	Required	Provided
4,441 SF Bank @ 1/250 SF	18 sp	28 sp
Disabled spaces	1 space	2 sp

S Street Regulations

Setback (Build to)	10 ft	10 ft
Building Height	2 story (min)	2 story* (14'6" ft)
Interior Side Setback	6'-6" min	91'11"
Min. Bldg. Frontage	75%	35% (variance requested)
Parking Setback	20'	7'1" (variance requested)

E Street Regulations

Setback (Build to)	75 ft	10 ft (variance requested)
Building Height	Per S street requirements above	
Side/ rear Setback	20' min	40' 10" to canopy 61' to building
Min. Bldg. Frontage	50%	57%
Parking Setback	5' per 33-127	60'

* District regulations classify single story buildings with greater than 14 ft height as 2 story.

Proposed Address: 6801 South Dixie Highway Miami-Dade County

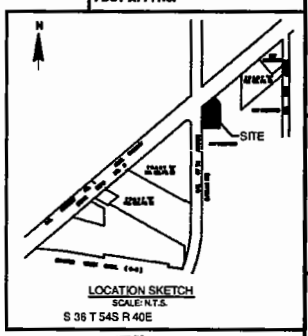
NOTICE:
In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County. Section 553.79(10), Florida Statutes, effective 7/10/87.

Parking: Open parking lots, parking for non-enclosed areas under or within building, will be lighted as required by Chapter "8-C" of Miami-Dade County Code.

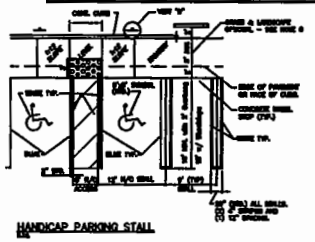
Landscaping: All landscaping areas will have a sprinkler system.

ACCESS VIA ADJACENT PARCEL IS GRANTED BY EASEMENT ORB 12010 PG. 2053
EXISTING 4641 SF RESTAURANT TO BE DEMOLISHED.

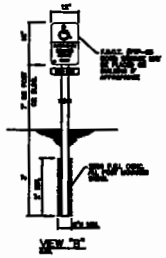
FDOT APP. No.



LOCATION SKETCH
SCALE: N.T.S.
S 36 T 54S R 40E



HANDICAP PARKING STALL



HANDICAP PARKING, STALLS AND DETAILS

GLEN HANKS consulting engineers, inc.
7522 wiles rd., ste 203-B
coral springs, fl 33067
phone:954-752-8860
fax:954-752-8869
EB#26034

4/22/08 County Review
7/28/08 County Resubmittal
RELEASE INFO

REVISIONS

Colonial Bank - Dadeland Branch
6801 South Dixie Highway
Site Plan

SCALE: 1" = 30'

Sheet No:
SP-1

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22

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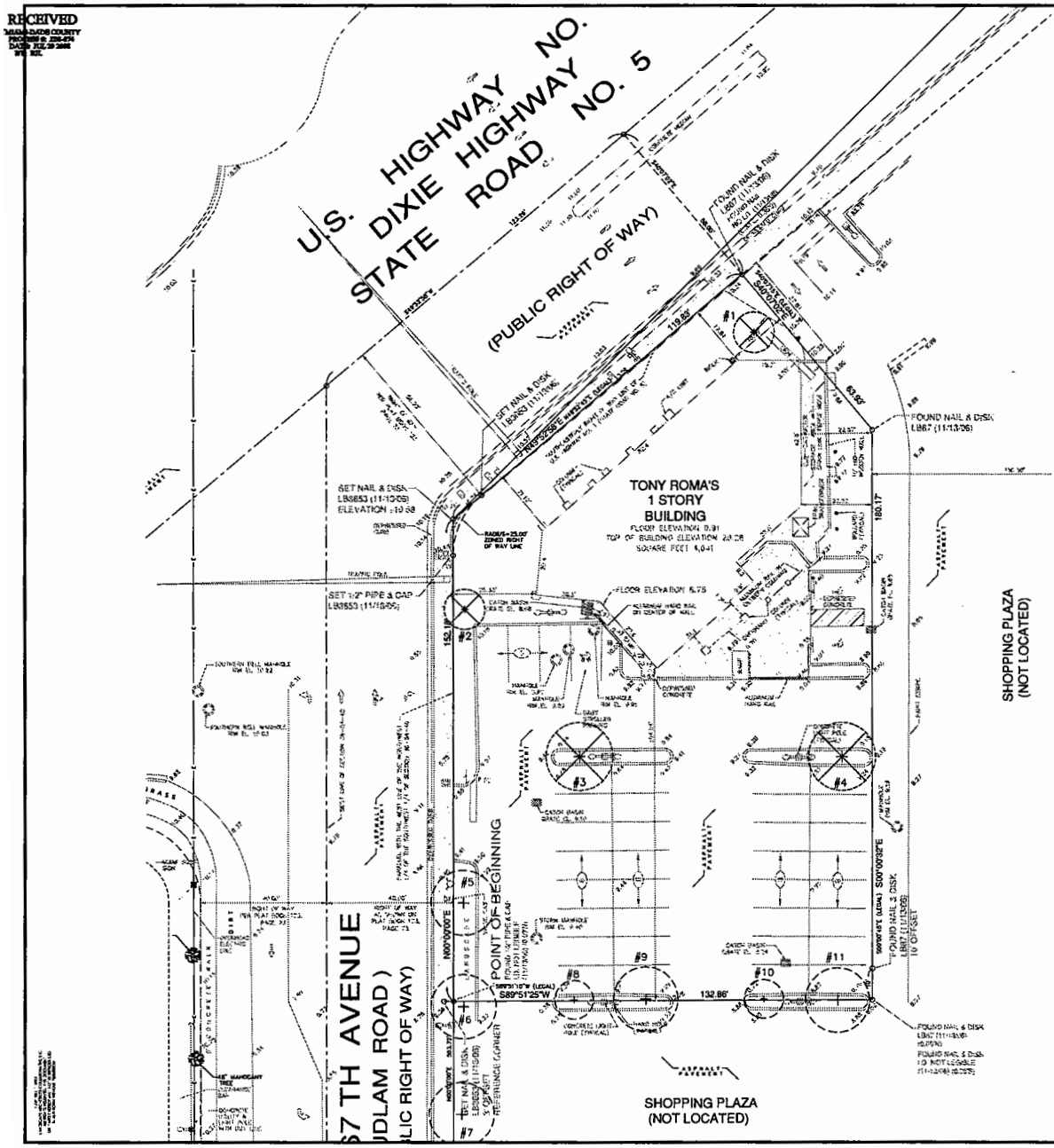
MIAMI-DADE COUNTY
PROCESS # 226-074
DATE: JUL 29 2008
BY: MJL



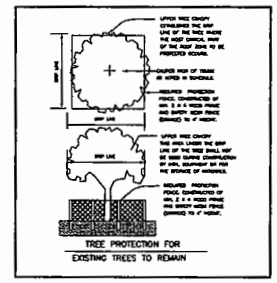
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

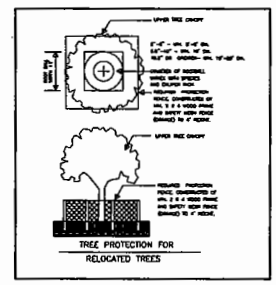
BY_____

EXISTING TREE INVENTORY LIST

NUMBER	CALIPER D.B.H. IN INCHES	BOTANICAL NAME	COMMON NAME	APPROXIMATE HEIGHT IN FEET	APPROXIMATE CANOPY DIAMETER IN FEET	CONDITION (Good 100%, Fair 75%, Poor 50%)	PLAN ACTION
1	9	Tabebuia heterophylla	YELLOW TABEBUIA	20	12	50%	REMOVE
2	8	Tabebuia heterophylla	YELLOW TABEBUIA	20	12	50%	REMOVE
3	11	Bucida buceras	BLACK OLIVE	20	20	50%	REMOVE
4	13	Bucida buceras	BLACK OLIVE	20	20	50%	REMOVE
5	22	Swietenia mahagoni	MAHOGANY	30	25	75%	REMAIN
6	18	Swietenia mahagoni	MAHOGANY	25	22	75%	REMAIN
7	20	Swietenia mahagoni	MAHOGANY	30	25	75%	REMAIN
8	9	Bucida buceras	BLACK OLIVE	18	12	75%	REMAIN
9	10	Bucida buceras	BLACK OLIVE	20	14	75%	REMAIN
10	5+6	Bucida buceras	BLACK OLIVE	16	12	50%	REMAIN
11	13	Bucida buceras	BLACK OLIVE	20	20	75%	REMAIN

*SEE SEPARATE 8 1/2"x 11" ATTACHMENT FOR EXISTING TREE VALUES.


TREE PROTECTION FOR
EXISTING TREES TO REMAIN


TREE PROTECTION FOR
RELOCATED TREES

TREE RELOCATION NOTES:

GRAPHIC KEY

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE TO REMAIN

NORTH

LANDSCAPE ARCHITECT'S COLLABORATIVE
4310 W. Broward Boulevard, Plantation, Florida 33317
P (954) 327-1955 F (954) 327-1971
Mike West Zimmerman, Landscape Architect
Stephen J. Lindenthal, Landscape Architect

SCALE: 1" =16'
DRAWN BY: T.J.L.
DATE: 04-15-08
CHECKED BY: T.J.L.

SEAL:

DATE: THOMAS J. LAUBENTHAL, PLANTERED ALLIANCE

NO	DATE:	DESCRIPTION:
1.	7-10-08	REVISED TO P&Z COMMENTS OF 5-12-08
2.	7-25-08	REVISED PER CITY COMMENTS OF 6-30-08
3.		
4.		
5.		
6.		

REVISIONS:

TREE INVENTORY PLAN:

PROJECT: COLONIAL BANK

ADDRESS: 6601 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA

PROJECT NO. 28-008

SHEET: TS-1 of 1

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BY

23

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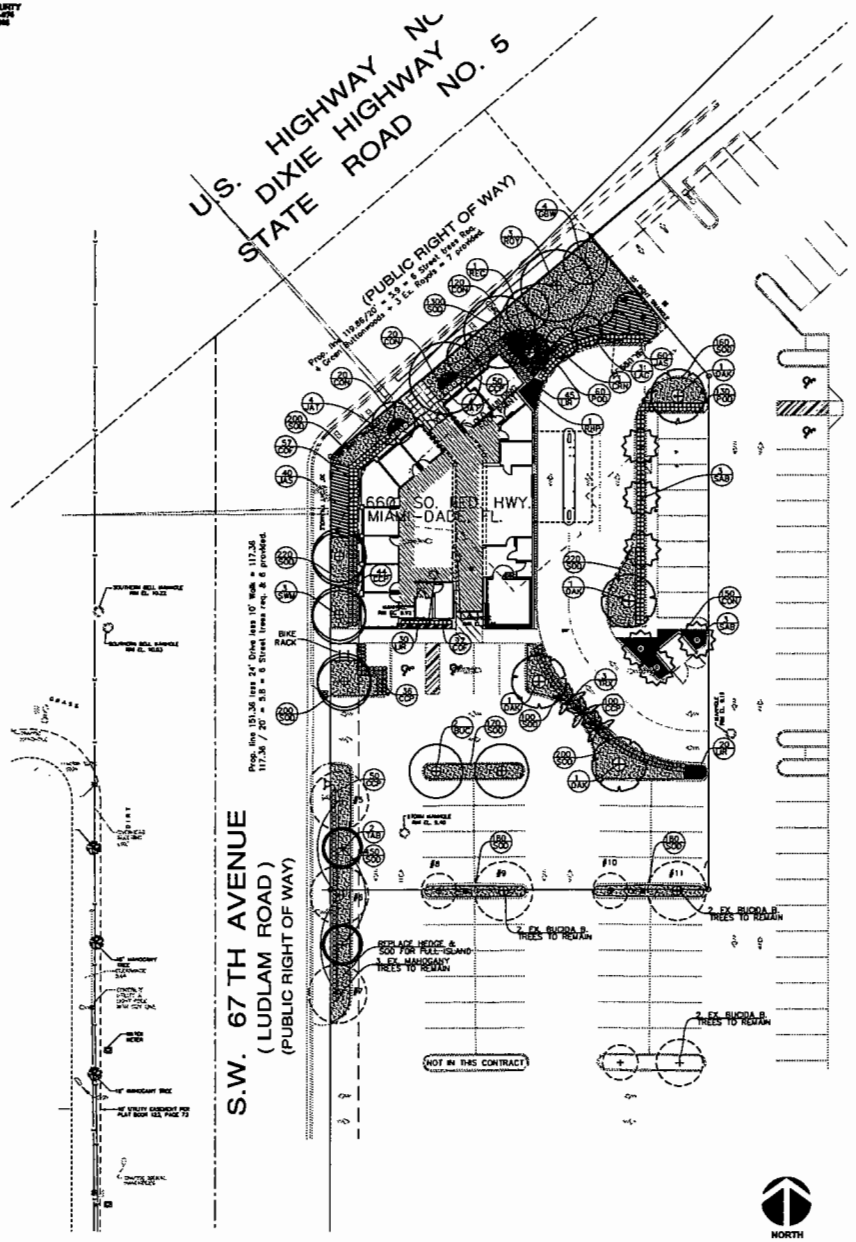
MIAMI-DADE COUNTY
JUL 29 2008
ZONING



PROJECT:

Miami, Dade County, Florida.

ZONING: B-1 U.C. (Downtown Kendall Urban Center NET LOT AREA= 0.594 Acres 25,887 s.f.

	REQUIRED	PROVIDED
OPEN SPACE:		
A. Sq Ft open space required by Chapter 33, as indicated on Site Plan / Net lot area = 25,887 s.f. x 18 % = 4,659 s.f.	4,659 s.f.	5,092 s.f.
B. Square feet of parking lot open space required by Chapter 18A, as per Site Plan / Number of parking spaces 19 x 16 s.f./per parking space = 304 s.f.	190 s.f.	530 s.f.
C. Total s.f. open space required by Chapter 33 A + B = (or) 4,659 s.f. + 190 s.f. =	4,849 s.f.	5,622 s.f.
LAWN AREA CALCULATION (B-1 Commercial Property)		
A. Total s.f. open space required by Chapter 33 A + B =	4,849 s.f.	5,092 s.f.
B. Maximum lawn area (sod) permitted as percentage for new projects in B-1 Zoning, mixed use, and open space = 35% / 35% =	1,617 s.f.	2,680 s.f.
TREES:		
A. Number of Trees required per Net Lot Area by Chapter 18A / Net lot acres = 25,887 s.f. = 0.594 acres x 20 trees per acre = 12 Trees	12 Trees	25 Trees + 13 Palms
B. Percentage of Palms allowed = Number of Trees/2 x 30% / Number of Trees 25 /2 = 12.5 x 30% = 4 Palms(s)	4 Palms	13 Palms
C. Percentage of Natives Required = Number of Trees x 30% / Number of Trees 25 x 30% = 7 Natives	7 Natives	7 Native Trees + 13 Native Palms
Percentage of Flowering Required = Number of Trees x 20% / Number of Trees 25 x 20% = 5 Flowering	5 Flowering	5 Flowering
D. Street Trees: Maximum spacing of 25' o.c. / Total linear feet along ROW = 181'	7 Str. Trees	7 Str. Trees
E. For Street Trees located Beneath power lines: Maximum spacing of 25' o.c.) / Total linear feet along ROW = 30 LF/25	N/A	N/A
TOTAL TREES REQUIRED: 29 Trees		
TOTAL TREES PROVIDED: 25 Trees + 13 Palms (Includes existing trees to remain)		
SHRUBS:	REQUIRED	PROVIDED
A. Number of Trees required X 10 = Required Min. Number of Shrubs / Number of Trees 12 x 10 = 120	120 Shrubs	311 Shrubs
B. Number of Shrubs required X 30% = Required Min. Number of Native Shrubs / Number of Shrubs 120 x 30% = 36	39 Natives	261 Natives

PLANT MATERIAL LIST

	BUC — Bucida buceras, Black Olive	18' ht.x 10' Spr., 8" CT, 8" cal DBH	2	Rev.#1 7-10-08 Increases Size
native	CCP — Chrysobalanus icaco "Red Tip", Red Tip Cocoplum	30" Ht X 24" Spr. 24" O.C. sp.	250	
native	COF — Psychotria nervosa, Wild Coffee	24" Ht X 18" Spr. 20" O.C. sp.	60	
native	CON — Zamia floridana, Coontie	12" ht x 12" spr 1 gal., @ 12" OC Spacing	310	
native	CRN — Crinum americanum, String Lily	36" ht x 36" spr 10 gal., Mature Single	3	
native	GBW — Conocarpus erectus, Green Buttonwood	18' ht.x 10' Spr., 8" CT, 8" cal DBH	4	Rev.#1 7-10-08 Increases Size
	JAS — Jasminum volubile, Wavy Jasmine	18" Ht X 18" Spr. 24" O.C. spacing	100	
	JAT — Jatropha integerrima 'Compacta', Jatropha	48" Ht X 36" Spr. 10 Gal., Well branched, full	8	
	LAG — Lagerstroemia indica "Potomic Pink", Pink Crape Myrtle	10' OA ht x 8' spr, matching, B&B, multi-stem	3	Rev.#1 7-10-08 Flowering tree
	LIR — Liriope muscari 'Evergreen Giant', Giant Liriope	1 Gal., full to pot 12" OC spacing	95	
native	OAK — Quercus virginiana, Live Oak	18' ht.x 10' Spr., 8" CT, 8" cal DBH	4	Rev.#1 7-10-08 Increases Size
	POD — Podocarpus macrophyllus 'Maki', Maki Podocarpus	36" ht. x 20" Spr. @ 20"OC Full, Well formed shape	190	
	REC — Phoenix reclinata, Senegal Date Palm	22' OA ht. specimen Min. 6 trunk, symetrical	1	
	RHA — Rhaphis excelsa, Lady Palm	5' OA ht x 4' spr min 20' stems, Fla. Fancy	1	
native	ROY — Roystonea elata, Florida Royal Palm	min. 12' GW, full heads 25' OA ht., matching	3	
native	SAB — Sabal palmetto, Cabbage Palm	28' OA ht., 18"CT, Booted, Matched Palms	8	
native	SWM — Swietenia mahagoni, Mahogany	15' ht.x 10' Spr., 6" CT, 6" cal DBH	3	Rev.#1 7-10-08 Increases Size
	TAB — Tabebuia caraiba, Silver Trumpet	15' ht.x 10' Spr., 8" CT, 8" cal DBH	2	Rev.#1 7-10-08 Flowering tree
native	THX — Thrinax radiata, Florida Thatch Palm	8' O.A. ht., matched palms Full head	3	
	SOD — Stenotaphrum secundatum "Floritam", St. Augustine Grass	Solid sod tight joints, weed free	As needed	
	SOIL — Planting Soil as required per Details and Specifications	70 / 30 Mix of Pulverized Muck and Sand	per details	
	MULCH — All areas not covered by Sod shall be mulched in 3" continuous layer.	Eco-Cypress Mulch / available source 561-499-8148 www.mulchingsolutions.com	per details	

*PLANS TAKE PRECEDENCE OVER PLANT LIST

Site Plan Data

Legal Description

A portion of the Southwest ¼ of Section 36, Township 54 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 36 and run North 89°31'29" East along the South line of the said Northwest ¼ of the Southwest ¼ of Section 36, For 4680 Feet; thence North along a line parallel with and 4680 Feet East of the West line of the Northwest ¼ of the Southwest ¼ of said Section 36 for 563.72 Feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North along the last described course for 150.38 Feet to a point on the Southeasterly Right-of-Way line of U.S. Highway No. 1; State Road No. 5), thence North 41°32'40" East along said Southeasterly Right-of-Way line of U.S. Highway No. 1 For 115.83 Feet; thence South 48°27'13" East at right angles to the last described course For 43.93 Feet; thence South 0°00'45" East along a line parallel with and 256.50 Feet West of the East line of the West ¼ of the West ¼ of the Northwest ¼ of the Southwest ¼ of said Section 36, For 180.17 Feet; thence South 89°31'29" West for 132.87 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

Zoning - B-1UC (Downtown Kendall Urban Center Edge Sub-district)

Total net land -	25,887 SF	0.594 acres	
Gross Building lot Coverage -	4,400 SF	17%	
Parking Area	4,736 SF		
Walks	1,797 SF		
Streets	9,860 SF		
Total Impervious	20,795 SF	80%	
Total Landscaped Area	5,092 SF	20%	

District Regulations

Parking	Required	Provided
4,400 SF Bank @ 1/250 SF	18 sp	28 sp
Resident spaces	1 space	2 sp

B Street Regulations

Setback (Build to)	10 Ft	10 Ft
Building Height	2 story Gnd+2 stories* (35 Ft)	
Interior Side Setback	8'-6" min	62 Ft
Min. Bldg. Frontage	75%	35% (variance requested)
Parking Setback from build to line	29'	0 (variance requested)
		7 Ft to right of way line

E Street Regulations

Setback (Build to)	75 Ft	10 Ft (variance requested)
Building Height	Per B street requirements above	
Side/ rear Setback	20' min	40 Ft. to canopy 60 Ft. to building
Min. Bldg. Frontage	50%	36% (along E street)
Parking Setback	5' per 33-127	60 Ft.

* District regulations classify single story buildings with greater than 14 Ft height as 2 story.

Proposed Address: 6681 South Federal Highway
Miami-Dade County

- Site to be filled to County flood criteria elevation N.G.V.D. or an elevation no less than the highest approved crown elevation of the road abutting the property.
- Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.
- Lot will be graded so as to prevent direct overland discharge or stormwater onto adjacent property. Applicant will provide certification prior to final inspection.
- ANY APPLICABLE RESOLUTIONS:

NOTICE:
In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County. Section 253.77(1)(2), Florida Statutes, effective 7/10/87.

Applicant:
Must comply with Section 13-1(L) of the Miami-Dade County Code, requiring notice of rock mining operations where blasting is permitted, prior to starting construction.

Parking:
Open parking lots, parking for non-enclosed areas under or within building, will be lighted as required by Chapter "B-C" of Miami-Dade County Code.

Landscaping:
All landscaping areas will have a sprinkler system.

Note:
All signs deleted from this plan and require separate plans, applications and permits.

LANDSCAPE ARCHITECT'S COLLABORATIVE
810 N. Brevard Boulevard, Tampa, Florida 33606
P (813) 251-1985 F (813) 251-1171
Jim Ford, Christopher Vallee/Architecture

SCALE: 1" = 20'-0"
DATE: 06-16-08
DRAWN BY: T.A.
CHECKED BY: T.A.

SEAL:

NO.	DATE:	DESCRIPTION:
1.	7-10-08	REVISED TO ZAC COMMENTS
2.	7-25-08	REVISED PER CITY COMMENTS OF 6-30-08
3.		
4.		
5.		
6.		

REVISIONS:

LANDSCAPE PLAN:
PROJECT: COLONIAL BANK
ADDRESS: 6681 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA

PROJECT NO. 28-008

SHEET: LP-1 of 2

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

24

PLANTING NOTES:

1. All sizes [illegible] to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for final acceptance.

2. All plant material furnished by the Landscape Contractor shall be Florida No.1 or better, unless otherwise specified, and shall be installed as specified in the most current edition of Grades and Standards for Nursery Plants, Part I by the Florida Department of Agriculture, Consumer Services Division, State Plant Board of Florida.

3. Landscape Design and installation shall conform to xeriscape landscape principles as included in the South Florida Water Management District's xeriscape Principle Guide II, updated version. Xeriscape requirements apply to all materials required by code. Additional plantings over and above code are provided to develop a higher aesthetic than code requires, and are not bound by these minimum standards.

4. In addition to these requirements all local landscape codes and requirements shall be met as a part of this base bid and contract in order to satisfy the review and approval of the governing municipality.

5. Quantities for landscape materials as noted on plans supersede any quantities as listed in summary tables or lists.

6. All landscaping scheduled to occur in vehicular use areas shall be protected from vehicular encroachment by curbing or other durable barriers.

7. All planting holes shall be a minimum of 2½ times greater then the diameter of the plant ball or a minimum of 12" of soil on all sides of the plant ball, whichever is greater. All planting holes shall be excavated to remove all objectionable materials, such as asphalt, sub-base, concrete, rock, caustic materials with an excessive soil Ph, or similar materials not suited for landscape planting. Planting hole(s) shall be dug to a depth that is 10% the height of the root ball, with the installed root ball resting on undisturbed soil. Top of root ball to be 10% above final grade. For small caliper trees of 4" or less, plant the root ball above grade 1" for every 1" caliper. (i.e. If you have a 3" caliper tree plant the rootball 3" above grade. For all shrubs and ground cover plant the rootball minimum 2" above grade.

8. All plant material shall be planted in planting soil that is delivered to the site in a clean, loose and friable condition. All soil shall have well drained characteristics. Soil must be free of all rocks, sticks, objectionable debris including weeds and weed seed. Minimum soil depth requirements may vary with each municipality. See details and local codes for clarification.

9. All plant materials shall be thoroughly watered in at the time of planting. No dry planting shall be permitted.

10. Local codes require specific formulas for the use of native plants, as well as calculations for required number of code size trees by type and caliper inch. See code calculation tables provided with plan drawings.

11. Plans and new plantings shall be required to provide for safe sight lines at all access and egress points from the site, as well as intersections. All emergency equipment such as fire hydrants shall be maintained as visible and accessible, free of obstruction by new plantings. Trees require setbacks from lighting poles and fixtures. The contractor is required to field adjust the location of plant materials to meet these standards as work in contract.

12. Fertilizer shall be applied directly to the surface of the plant bed immediately after installation and prior to mulching.
Turf Areas - Sunniland Fertilizer 16-4-8, applied per mfg. recommendation noted on the bag.
Shrub Areas - Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag.
Canopy Trees- Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag.
Palm Trees - Atlantic Fertilizer Palm Mix 8-4-12 plus Minors, applied per mfg. recommendation noted on the bag.

13. All landscape areas not covered by shrubs or ground cover shall be planted with sod, and conversely all areas not covered by sod shall be covered with mulch to a minimum depth of (3) three inches of cover when settled. Mulch shall be kept 3" away from the face of the trunk (tree or palm). Eco-Cypress mulch or Eco-Melaleuca mulch shall be used; see natural mulch products at www.mulchingsolutions.com for product information or call 561-499-8148.

14. Sod shall be (as noted) solid sod, and shall be laid on a smooth planting base which has been graded to meet the drainage characteristics of the site. All sod shall be laid with closely fitted joints, and shall be in a green and healthy growing condition at planting. Sod shall be free of disease, debris, sticks, rocks and weeds. Variety as specified in plans. Where sod is abutting shrub and/or ground cover beds, the sod line shall be cut in a clean smooth line (radial or straight) free of any jagged or crooked edges.

15. All landscape areas shall be finished graded such that they are flush and level with the surrounding paved surfaces as not to impede the flow of drainage into landscape areas and to prevent the back wash of mulch and debris onto paved areas.

16. All new landscaped areas shall be excavated of all road rock, existing site fill down to a depth of 12" minimum from top of curb. SEE DETAIL THIS SHEET FOR SPECIFICS.

17. All landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to minimum 100% overlap.

18. The irrigation system shall be equipped with a rain sensor shutoff device, hard wired to over ride the time clock, controller or pump station in the event of rain or equally wet conditions. This requirement conforms to the County and SFWMD ordinance.

19. Any existing trees on site shall be protected from damage including the root zones during construction. Any and all trees/palms to be removed or relocated shall require proper permitting and documentation of size, species, condition and proposed action as well as established values for mitigation in the case of removals. Trees to be relocated shall be free of any hazardous defects and/or characteristics including but not limited to: Girdling roots, codominant leaders with bark inclusions, active trunk decay, stub cuts, open trunk wounds and broken leader(s). All permitting and review processes must be complete prior to work being done. Any relocation's shall be root pruned in advance except for palm species.

20. All selective trimming of existing or relocated trees on site, shall be done applying the standards of the American National Standards Institute, ANSI 300, 2001.

21. All new trees and relocated trees shall be guyed and braced applying the Standards of the National Arborist Association Guide Lines 1988 edition or most current.

22. All trees and palms shall be setback from roadways, walks and utility clear zones as required to conform to safety standards of the local municipality, FDOT and/or the utility companies, whether the plans show dimensions or not. These standards shall supersede all plan documents and are included in the work required by the contractor to complete the project.

23. Any substitutions to plant materials for areas and items addressed on the plans shall be approved by the governing municipality prior to work performed.

24. Landscape materials shall be maintained during construction as part of this base contract and any materials that die or decline below grades and standards shall be replaced immediately and prior to final acceptance.

25. All landscape materials are guaranteed for full replacement including the material and labor for a period of one year from the time of final acceptance. This applies to any materials which are dead or declined beyond grades and standards. The guarantee is void only in cases of 75 mph hurricane force winds at the site and/or freeze below 35 degrees when established by the weather bureau as effecting the project location.

26. Medium and large maturing palms shall be planted at least 3' (feet) from all hardscapes and at least their typical frond length from a building or light pole.

27. Medium and large maturing trees shall be planted at least 5' (feet) from all hardscapes (e.g. sidewalks, driveways, pavers, curbs, etc.) They shall be planted a minimum of 10' (feet) from a building or light pole.

NO.	DATE:	DESCRIPTION:
1.	7-10-08	REVISED TO P&Z COMMENTS OF 5-12-08
2.	7-25-08	REVISED PER CITY COMMENTS OF 6-30-08
3.		
4.		
5.		
6.		

REVISIONS:

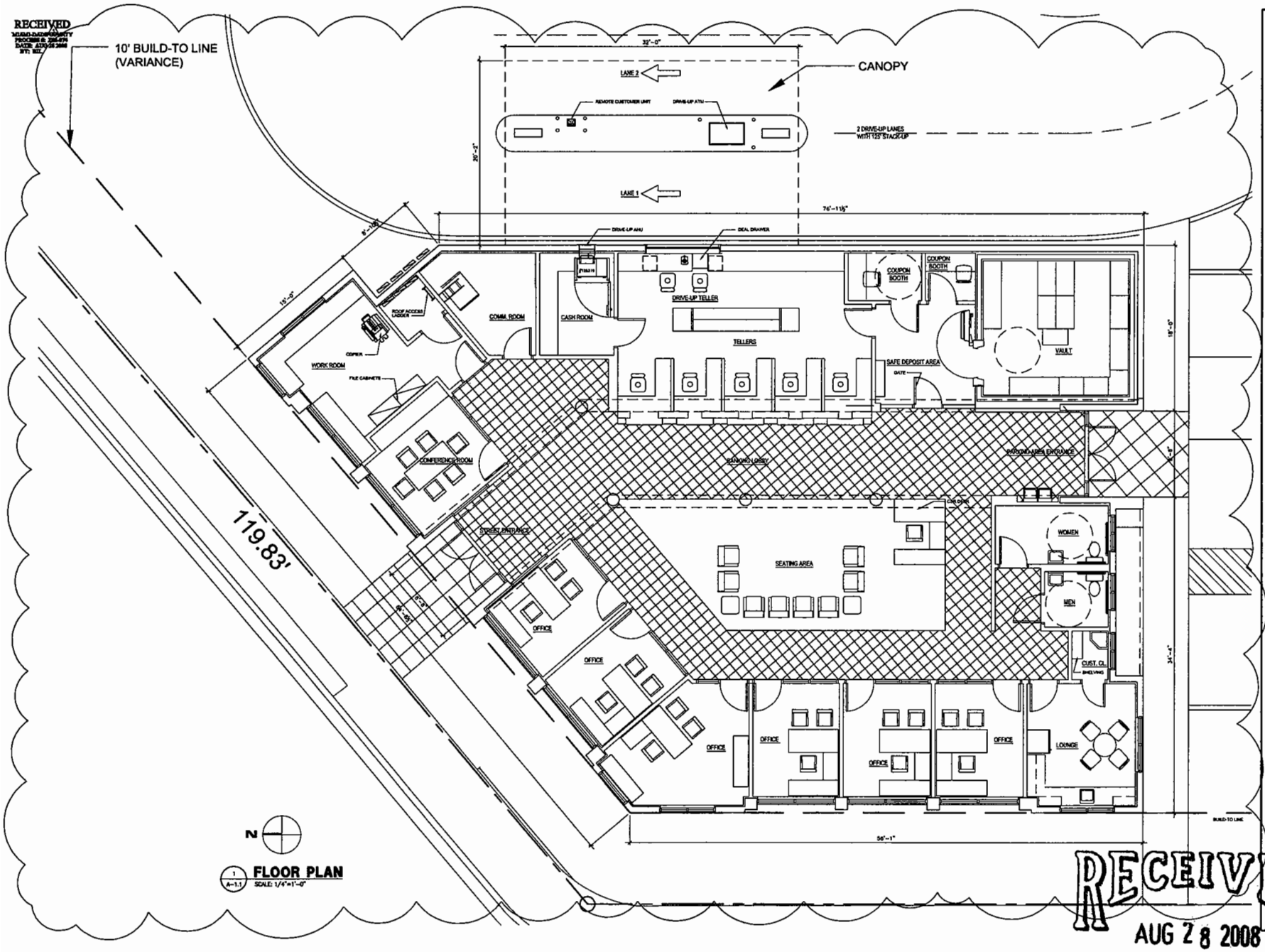
LANDSCAPE ARCHITECTS COLLABORATIVE
4310 W. Broward Boulevard, Plantation, Florida 33317
P (954) 327-1955 F (954) 327-1171

DRAWN BY: TJL
SCALE: N.T.S.
DESIGNED BY: TJL
DATE: 04-16-08
CHECKED BY:
SEAL:

LANDSCAPE NOTES & DETAILS:
PROJECT: COLONIAL BANK
ADDRESS: 6601 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA

PROJECT NO. 28-008
SHEET: LP-2 of 2

25



1 A-1.1 FLOOR PLAN
SCALE: 1/4"=1'-0"

RS&H
Architectural, Engineering, Planning and Environmental Services

Reynolds, Smith and Hills, Inc.
3125 W. COMMERCIAL BLVD.
Fort Lauderdale, Florida 33309
954-474-3005 FAX 954-474-3006
www.rsandh.com
FL.Cert.Nos. AAC001886 · EB0005820 · LCC000210

COLONIAL BANK
1580 Sawgrass Corporate Pkwy
Sunrise, FL 33323

DADELAND BRANCH
6601 SOUTH DIXIE HIGHWAY
MIAMI, FL 33143

REVISIONS

NO.	DESCRIPTION	DATE
1	P&Z Comment Response	8/14/08

DATE ISSUED: 4-22-08
REVIEWED BY: RES
DRAWN BY: DIG
DESIGNED BY: DIG
AEP PROJECT NUMBER

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SHEET TITLE
FLOOR PLAN

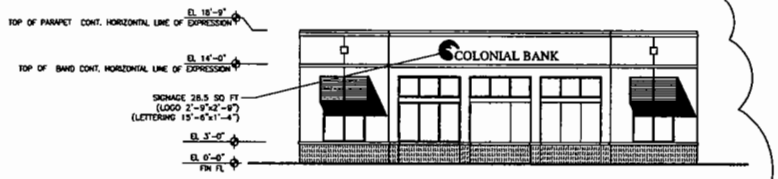
A-1.1
OF

RECEIVED
AUG 28 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 2008-424
DATE: AUG 28 2008
BY: KH

North Face Alone

NORTH FRONTAGE GLASS AREA: 397 SF
NORTH FRONTAGE BLDG AREA: 1262 SF = 31.45% GLASS



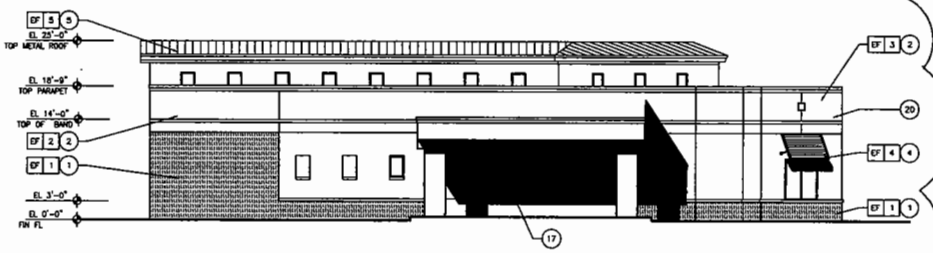
West Face Alone

WEST FRONTAGE GLASS AREA: 348 SF
WEST FRONTAGE BLDG AREA: 1052 SF = 33% GLASS

1 A-3.1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

2 A-3.1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

3 A-3.1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



4 A-3.1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

CODE TAG	MATERIAL	MANUFACTURER	DESCRIPTION SERIES	COLOR	LOCATION	ADDITIONAL INFORMATION
EF-1	SPLITFACE CMU	OLDCASTLER COASTAL		CAMEL		REFER TO SPECIFICATIONS
EF-2	EXTERIOR PAINT	SHERWIN WILLIAMS		P1	FIELD, TOWER AND TRIMS	REFER TO SPECIFICATIONS
EF-3	EXTERIOR PAINT	SHERWIN WILLIAMS		P2	FASCIA	REFER TO SPECIFICATIONS
EF-4	ALUMINUM	TBD		WHITE	SUNSCREEN	REFER TO SPECIFICATIONS
EF-5	ROOF SYSTEM	TBD	METAL		ROOF	REFER TO SPECIFICATIONS
EF-6	FLASHING	ALUMINUM		WHITE		
EF-7	NOT USED					
EF-8	ALUM STOREFRONTS	YKK AP AMERICA	YHS-50	WHITE		
EF-9	EXTERIOR GLAZING	VIRACON	LAMINATED - TINTED GLASS	ATLANTICA		REFER TO SPECIFICATIONS
EF-10	NOT USED					

1	SPLITFACE BLOCK	9	NOT USED	17	SECURITY WINDOW - BY OTHERS
2	STUCCO - TROWELED FINISH	10	NOT USED	18	NOT USED
3	SMOOTH SAND FINISH	11	NOT USED	19	NOT USED
4	ALUMINUM SUNSCREEN	12	NOT USED	20	BUILDING SIGNAGE BY OTHERS. G.C. SHALL PROVIDE POWER AS REQUIRED PER SIGNAGE MANUFACTURERS SPECIFICATIONS.
5	METAL ROOFING SYSTEM	13	NOT USED	21	NOT USED
6	FASCIA	14	ALUM STOREFRONT W/ TINTED GLAZING	22	NOT USED
7	NOT USED	15	NOT USED	23	NOT USED
8	SPANDREL GLASS	16	NOT USED	24	NOT USED

- - **EXTERIOR FINISHES & KEYED NOTES**
SCALE: NTS

RECEIVED
AUG 28 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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DADELAND BRANCH
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MIAMI, FL 33143

REVISIONS

NO.	DESCRIPTION	DATE
1	PAZ Comment Response	8/14/08

DATE ISSUED: 4-22-08
REVIEWED BY: RES
DRAWN BY: TAC
DESIGNED BY: DIG
AEP PROJECT NUMBER

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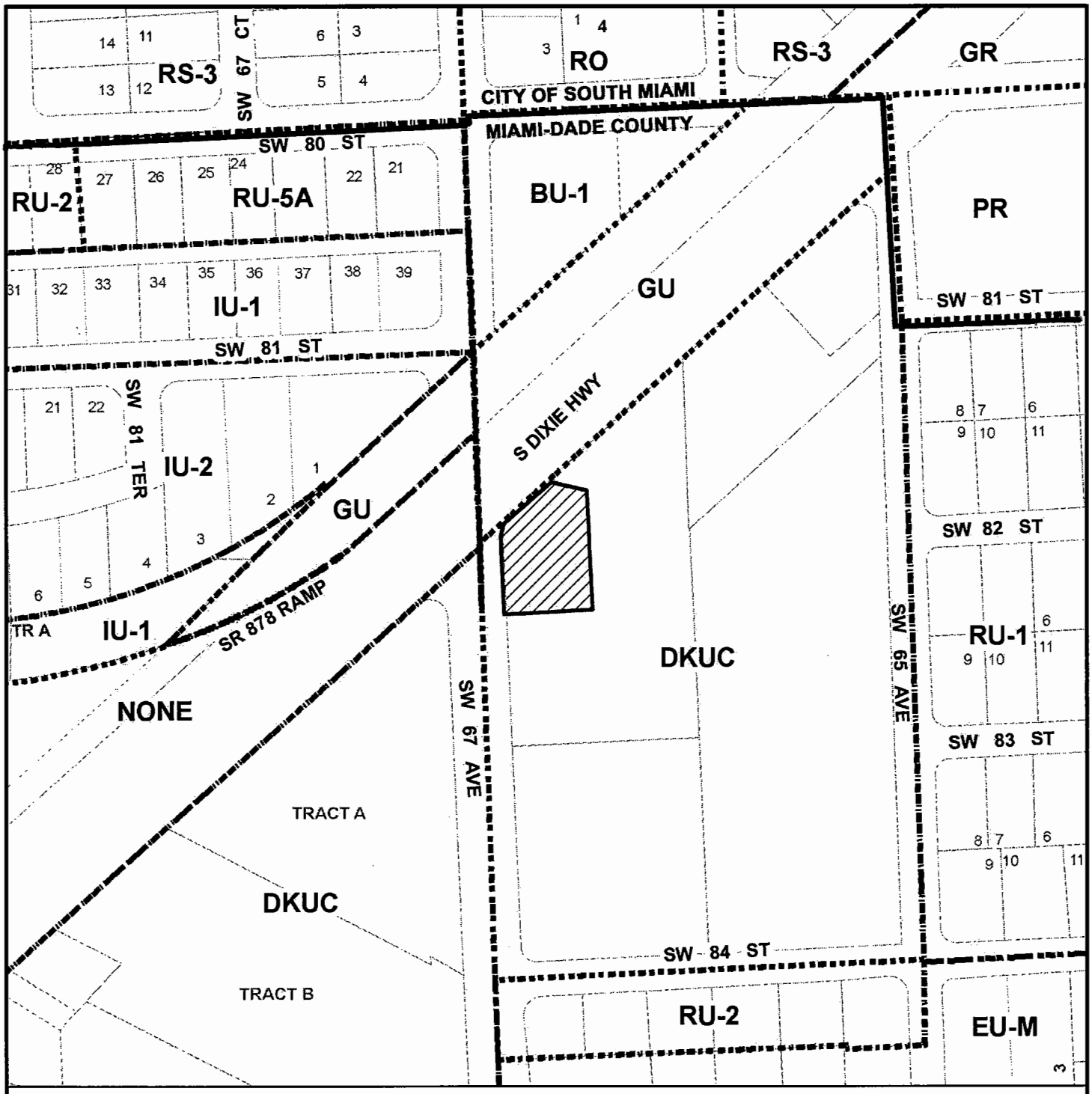
SHEET TITLE
EXTERIOR ELEVATIONS

A-3.1
OF



MIAMI-DADE COUNTY

HEARING MAP

Section: 36 Township: 54 Range: 40
Applicant: COLONIAL BANK NA
Zoning Board: C12
District Number: 07
Drafter ID: JOAQUIN
Scale: NTS

Process Number

08-074

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

CREATED ON: 05/01/08

REVISION	DATE	BY
		27

MIAMI-DADE COUNTY

AERIAL

Section: 36 Township: 54 Range: 40
Applicant: COLONIAL BANK NA
Zoning Board: C12
District Number: 07
Drafter ID: JOAQUIN
Scale: NTS

Process Number

08-074

N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

CREATED ON: 05/01/08

REVISION	DATE	BY

4. JCMM HOLDINGS, LLC
(Applicant)

08-12-CZ12-4 (08-82)
Area 12/District 7
Hearing Date: 12/2/08

Property Owner (if different from applicant) **Marcel Monar & Juan Chavez, Jr.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1979	George W. Kost	Unusual Use & variances day care center.	BCC	Approved w/conds.
1979	George W. Kost	Unusual Use & variances day care center.	ZAB	Denied
1982	George W. & Ruby E. Kost	Modification of conditions of previous resolution.	BCC	Approved in part
1982	George W. & Ruby Kost	Modification of conditions of previous resolution.	ZAB	Approved in part
1983	N. & M. Limited, Inc.	Modification of one condition of previous resolution.	BCC	Denied
1983	N. & M. Limited, Inc.	Modification of one condition of previous resolution.	ZAB	Approved in part
1993	Alberto Blanco	- Unusual Use for an expansion of a day nursery. - Modification of previous resolution. - Non-Use variance setbacks.	ZAB	Approved w/conds.
1998	Alberto Blanco	- Modification previous resolution. - Non-Use variance.	CZAB-12	Approved w/conds.

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: JCMM Holdings L.L.C. **PH:** Z08-082 (08-12-CZ12-4)

SECTION: 35-54-40 **DATE:** December 2, 2008

COMMISSION DISTRICT: 7 **ITEM NO.:** 4

==========

A. INTRODUCTION

o REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. Z-302-79, passed and adopted by the Board of County Commissioners and last modified by Resolution CZAB12-11-98 passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Academy Pre-School Center,' as prepared by A. Aznarez & Assoc., dated 11-8-97 and consisting of three sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sunset Academy,' as prepared by Richard Cortes, dated stamped received 9/4/08 and consisting of 7 sheets."

The purpose of this request is to allow the applicant to submit a new site plan showing additional classroom buildings for a previously approved day care center building and a parking reconfiguration.

(2) Applicant is requesting to permit a building of public assemblage setback a minimum of 17'10" (75' required) from the interior side (east) property line and spaced less than 75' from a residence under different ownership to the east.

(3) Applicant is requesting to permit a second building of public assemblage setback 10' (75' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants after Public Hearing) and approval of requests #2 and #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

- **SUMMARY OF REQUESTS:**

  The applicant seeks to modify the previously approved plan in order to show additional classroom buildings for a previously approved day care center and a new parking reconfiguration for the site. Additional requests sought will permit said proposed daycare facility buildings to setback less than required from property lines and be spaced less than required from residences under different ownership.

- **LOCATION:**

  7530 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

- **SIZE:** 1.54 Acres

- **IMPACT:**

  Approval of this application will allow additional classroom buildings and a new parking reconfiguration which will offer additional services to the parents in the community. The modification of this daycare center together with requests for setbacks and spacing could bring more traffic into the area, could visually impact the surrounding area and could aurally impact the abutting properties to the south and east.

B. ZONING HEARINGS HISTORY:

In 1979, the Board of County Commissioners (BCC) granted, pursuant to Resolution #Z-302-79, an Unusual Use to permit a day nursery on the subject property along with another request to permit said daycare center setback 13.8' (75' required) from the interior side (east) property line. The daycare was approved with conditions including, among other conditions, that the use be conducted only on Mondays through Fridays from 7:00 a.m. to 6:00 p.m. In 1993, the Zoning Appeals Board (ZAB) granted, pursuant to Resolution #5-ZAB-20-93, an Unusual Use to permit the expansion of a day nursery on the subject property along with several requests to permit 91 children, to permit the existing building and proposed addition setback varying from 17.78' to 23.75' (75' required) from the interior side (east) property line and setback 49.67' (75' required) from the rear (south) property line, and to permit parking within 25' of the right-of-way. In 1998, the Community Zoning Appeals Board (CZAB) granted, pursuant to Resolution #CZAB12-11-98, a modification request for a new building located on the Southwest corner of the site in connection with the existing day nursery along with another request for reduced setbacks varying 10' to 13.67' from the interior side (west) property line.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Residential Communities.** The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, **daycare centers**, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.

4. "Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. The intensity of use that may be approved for "daytime service uses" such as **daycare centers** shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code.

5. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.

6. **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
EU-1; daycare center	Estate Density Residential, 1 to 2.5 dua

Surrounding Properties

NORTH:	EU-1; single-family residence	Estate Density Residential, 1 to 2.5 dua
SOUTH:	EU-1; single-family residence	Estate Density Residential, 1 to 2.5 dua
EAST:	EU-1; single-family residences	Estate Density Residential, 1 to 2.5 dua
WEST:	EU-1; Palmetto Expressway (SR 826)	Transportation

The subject parcel is located at 7530 S.W. 72 Street (Sunset Drive). Single-family residences characterize the area where the subject property lies. The Palmetto Expressway (SR 826) abuts the subject site to the west.

E. SITE AND BUILDINGS:

Site Plan Review:	(site plan submitted)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**N/A**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**N/A**
Urban Design:	**N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

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

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning

action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs of this section have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is located at 7530 S.W. 72 Street (Sunset Drive) in an area developed with single-family residences under the EU-1 zoning regulations. The Palmetto Expressway (SR 826) lies immediately to the west of the subject site. In 1993, the Zoning Appeals Board (ZAB) granted, pursuant to Resolution #5-ZAB-20-93, an Unusual Use to permit the expansion of a day nursery on the subject property along with other requests. One of the approved requests was to permit a proposed addition to the existing daycare center building to setback varying 17.78' to 23.75' (75' required) from the interior side (east) property line. In 1998, a site plan was approved and modified on the subject property in connection with the daycare center showing a proposed building located on the southwest corner of the site setback varying from 10' to 13.67' (75' required) from the interior side (west) property line and spaced less then 75' from residences to the south (not permitted), pursuant to Resolution #CZAB12-11-98. The applicant is requesting to modify said previously approved plans last modified by the 1998 Resolution in order to allow the submittal of revised plans showing a relocation and modification of proposed classroom buildings that were approved but never built and a new parking reconfiguration (request #1). Additional requests seek to permit a building of public assemblage setback a minimum of 17'10" from the interior side (east) property line and spaced less than 75' from a residence under different ownership to the east (request #2) and to permit a second building of public assemblage setback 10' (75' required) from the interior side (west) property line (request #3). Staff notes that the approval of this application will not increase the number of children from the previously approved 91 children. The applicant has submitted plans depicting a 1,399 sq. ft. classroom addition to the existing daycare building located toward the southeast portion of the site and a proposed 3,428 sq. ft. classroom building located on the center part of the property 10' from the west property line.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that gates must remain open during the hours of operation and that since this property abuts a State maintained road (SW 72 Street), the applicant must contact FDOT's district office as certain restrictions may apply. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application and has indicated that the average travel response time for this site is **6:30** minutes.

Approval of this application will allow additional classroom buildings to be added to a previously approved daycare facility, which will serve the needs of the working parents in the community. The subject property is designated for **Estate Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The Master Plan indicates that neighborhood and community services including schools, parks, houses of worship, **day care centers**, group housing facilities, and utility facilities, are permitted in Residential Communities only when consistent with the goals, objectives and policies of the Master Plan and compatible with the neighborhood. Policy LU-4A indicates that when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale or architectural elements, landscaping, hours of operation,

buffering, and safety, as applicable. Additionally, Policy LU-4C indicates that residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. The subject property is located in the southeast corner of Sunset Drive (SW 72 Street) and the Palmetto Expressway, in a location of high activity and accessibility. Staff notes that the site fronts on and has access only through SW 72 Street, which is a section line road, and is of the opinion that any traffic generated by this application will not intrude onto the residential community located to the east and south. Additionally, according to the submitted plans, a 1,399 sq. ft. addition to the existing daycare building will be located on the south portion of the site where a similar addition was previously approved to setback varying 17.78' to 23.75' (75' required) from the interior side (east) property line, but was never constructed, pursuant to Resolution #5-ZAB-20-93. Additionally, the proposed addition to setback 17'10" from the interior side (east) property line will be buffered by a Ficus hedge located along the east and south property lines adjacent to a 6' high chain link fence. Similarly, a proposed 3,428 sq. ft. classroom building will be located on the center part of the property along the west property line where a similar building was previously approved to setback varying 10' to 13.67' from the interior side (west) property line, but was never constructed as well, pursuant to Resolution #CZAB12-11-98. Staff is of the opinion that the proposed modification to permit the submittal of revised plans for the existing legally established daycare center and companion requests for setbacks and spacing is consistent with the CDMP. As such, staff opines that the additional classroom buildings proposed for this existing daycare facility are **compatible** with the surrounding area and are **consistent** with the Master Plan.

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application under said section. Due to the lack of information, staff is unable to analyze request #1 under said standards, and as such, staff recommends that this request be denied without prejudice under same.

When analyzing request #1 under Section 33-311(A)(7) (Generalized Modification Standards), the proposed modification of Condition #2 of Resolution #Z-302-79 as last modified by Resolution #CZAB12-11-98, to allow the approval of the revised plans, will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. The proposed modification would allow the applicant to provide additional daycare services to the community by adding a 1,399 sq. ft. classroom addition to the existing daycare building located toward the southeast portion of the site and a proposed 3,428 sq. ft. classroom building located on the center part of the property near the west property line. The previously approved plans depicted the existing daycare building along with a 6,184.72 sq. ft. building which was to be located on the southwest corner of the site, which was never constructed. Staff notes that said previously approved structure is no longer indicated on the current site plan. Staff notes that no increase in the student population is proposed and that any such increase in the population or any further changes to the approved site plan

would necessitate further public hearing approval. Additionally, staff notes that the proposal will not generate any additional daily peak hour vehicle trips as indicated by the Public Works Department's memorandum. In staff's opinion, the approval of this request to allow additional classroom buildings and a new parking reconfiguration will not detrimentally impact the neighboring properties because a Ficus hedge is being provided along the east and south property lines and because the daycare facility will maintain the same overall number of children as previously approved. Furthermore, the setback distances that were previously approved on this site are substantially similar to the current proposals, therefore, no increased impact is anticipated. As previously mentioned, the site fronts on and has access only through SW 72 Street, which is a section line road, and any traffic generated by this application will not intrude onto the residential community located to the east and south. As such, 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 this request will not have an unfavorable effect on same, will be in keeping with the intent of the zoning regulations and will not be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that approval of request #1 would be **compatible** with the surrounding area. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #2 and #3 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the appearance of the community. The approval of request #2, to permit a building of public assemblage setback a minimum of 17'10" from the interior side (east) property line and spaced less than 75' from a residence under different ownership to the east, is not intensive and said setback encroachment will be buffered from adjacent properties by a Ficus hedge adjacent to a 6' high chain link fence located along the east property line, which will buffer any visual impact generated by said encroachment. Additionally, as previously mentioned, the 1,399 sq. ft. addition to the existing daycare building will be located on the south portion of the site where a similar addition was previously approved to setback varying from 17.78' to 23.75' (75' required) from the interior side (east) property line, (but was never constructed), pursuant to Resolution #5-ZAB-20-93. Request #3, to permit a second building of public assemblage setback 10' (75' required) from the interior side (west) property line, is also not intensive. Staff notes that the Palmetto Expressway abuts the subject property to the west and, in staff's opinion, any visual impact generated by same will be minimal. Additionally, as previously mentioned, the proposed 3,428 sq. ft. classroom building will be located on the center part of the property along the west property line where a similar building was previously approved to setback varying 10' to 13.67' from the interior side (west) property line, but was never constructed, pursuant to Resolution #CZAB12-11-98. Furthermore, staff notes that the applicant's submitted landscape plans show trees such as Gumbo Limbo and Royal Ponciana planted along said property line, which will further buffer any visual impact generated by said setback encroachment. As such, staff recommends approval with conditions of requests #2 and #3 under the NUV Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 and #3 are due to unnecessary hardship and that, should the requests not be granted, such denial would not

permit the reasonable use of the premises. However, the subject property can be utilized in accordance with prior zoning approvals; therefore, the requests cannot be approved under Section 33-311(A)(4)(c) the Alternative Non-Use Variance (ANUV) Standards, and should be denied without prejudice under same.

Accordingly, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing Standards); approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (Non-Use Variance Standards) and denial without prejudice of same under 33-311(A)(4)(c) (Alternative Non-Use Variance Standards).

I. RECOMMENDATION:

Approval with conditions of request #1 under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17); approval with conditions of requests #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That all the conditions of Resolutions #Z-302-79, #5-ZAB-20-93 and #CZAB12-11-98 remain in full force and effect except as herein modified.

2. That the applicant obtain a new or revised Certificate of Use for the daycare center from, and promptly renew the same annually with, the Department of Planning and Zoning upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

DATE INSPECTED: 10/16/08
DATE TYPED: 10/24/08
DATE REVISED: 10/27/08; 10/28/08; 11/04/08; 11/17/08
DATE FINALIZED: 11/17/08
MCL:MTF:LVT:AA:JV

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: June 26, 2008

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

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

Subject: C-12 #Z2008000082
JCMM Holdings
7530 Sunset Drive
Modification of Previous Resolution 5ZAB2093 and Request to Permit Setback Requirements
(EU-1) (1.54 Acres)
35-54-40

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 Basic Wellfield Protection Area for the Alexander Orr Wellfield. The site is situated within the 210 days travel time contour of the said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code. Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by 24-43(5)(a) of the Code. The covenant provide that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

DERM would not object to the interim use of a septic tank and drainfield system provided that the site is connected to the public water supply system and the proposed development meets the sewage loading requirements of Section 24-43.1(4) of the Code. Based upon the available information the proposal meets said requirements. Furthermore, since the request is for a non-residential land use, the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Notwithstanding the foregoing, the applicant is advised that certain land uses such as medical offices utilizing x-ray equipment and others that generate liquid waste other than domestic sewage, cannot be permitted by DERM since it would violate the aforesaid Code Section and would also violate the covenant. Approval of land uses that are not compatible with the usage of a septic tank and drainfield system as a means for the disposal of the domestic liquid waste would require a variance from the Environmental Quality Control Board (EQCB) from the aforesaid Code Section.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Stormwater Management
All 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 comply with the requirements of Chapter 11C of the Code.

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

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

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

Tree Preservation
The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The landscape plan submitted with this application depicts non specimen trees to be removed. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is

subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History
DERM has the following closed enforcement case for the subject property:

Kiddies Day Care:
On March 15, 1990 DERM issued a Notice of Required Connection for the subject site to connect to the available public water main system. The required connection was implemented and the case was subsequently closed.

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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 1
PH# Z2008000082
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:JCMM HOLDINGS, LLC

This Department has no objections to this application.

Gates must remain open during hours of operation.

Since this development abuts a State maintained road (SW 72 Street), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

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

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A Pino, P.L.S.
09-SEP-08

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

School Name: Sunset Academy

School Address: 7530 Sunset Drive Tax Folio # 30 - 4035000700 70

1. Is this an expansion to an existing school? ☑ Yes ☐ No If yes, indicate the number of students: 91 and age and grade ranges originally approved: 0-5

2. Total size of site ± 457.95 x ± 164.11 = 67,263 ÷ 43,560 sq. ft. = 1.54 acres

3. Number of children or students requested: 91 Ages: 0-5

4. Number of teachers: 9 number of administrative & clerical personnel 2

5. Number of classrooms: 8 Total square footage of classroom area: 3186

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 2106

7. Amount of exterior recreation /play area in square footage: 17,204

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: N/A

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 21 parking spaces provided 16 parking spaces required by Section 33-124 (L)

10. Indicate the number of auto stacking spaces: 15 provided 5 required

11. Proposed height for the structure(s): 22'-4" See Section 33-151.18(g)

12. Size of identification sign: 1.5' x 4' = 6' sq. ft. See Section 33-151.18 (c). Signage will require a separate permit. Contact the Permit Section at 786-315-2100.

13. Days and hours of operation: M-Su 6:30A - 6:00 PM

14. Does the subject facility share the site with other facilities? __ Yes ✓ No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16.)

15. If the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? ☐ Yes ☑ No (If yes, describe the residential uses and indicate same on the plans.)

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

15

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

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

CLASSROOM SPACE: Calculated by grade levels.

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

35 sq. ft. x 91 (number of children) = 3185 sq. ft. of classroom area required.

b. Elementary Grades 1 - 6 N/A

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

c. Junior High and Senior High School (Grades 7-12) N/A

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

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3185
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 3186

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 91/2 (1/2 of children) = 2048

b. Grades 1 - 6
500 sq. ft. x _____ (first 30 children) = N/A
300 sq. ft. x _____ (remaining children) = _____

c. Grades 7 - 12
800 sq. ft. x _____ (first 30 children) = N/A
300 sq. ft. x _____ (next 300 children) = _____
150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 2048
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 2304

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor).

a. 28 trees are required per net acre. Trees required: 43 Trees provided: 43

b. Ten shrubs are required for each tree required. Shrubs required: 430 Shrubs provided: 472

c. Grass area for organized sports/ play area in square feet: 17,204

d. Lawn area in square feet (exclusive of organized sports/ play area): 22,630

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MIAMI-DADE PLANNING AND ZONING DEPT.

School Address: 7530 Sunset Drive Zip Code: 33143

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

Signed, sealed, executed and acknowledged on this 11th day of July at Miami-Dade County, Florida.

Marcel Monnar

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 11th day of July, 2008, before me personally appeared Marcel Monnar, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

MABEL ORAMA
Comm# DD0686911
Expires 7/5/2011
Florida Notary Assn., Inc

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISION 2

Memorandum

Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000082

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated August 15, 2008.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped September 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2008000082
located at 7530 SUNSET DRIVE (S.W. 72 STREET), MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1756 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	4,827 nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 3.23 alarms-annually.
The estimated average travel time is: 6:30 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 13 - East Kendall - 6000 SW 87 Avenue.
BLS 75' Ladder, Squad.

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 plans date stamped September 4, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 11/04/08

TEAM METRO

ENFORCEMENT HISTORY

JCMM HOLDINGS, LLC	7530 SW 72 STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000082

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No open cases. No prior or current violations.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: JCMM Holdings LLC

NAME AND ADDRESS	Percentage of Stock
Sunset Academy	
7530 Sunset Academy	
Miami FL 33143	
Marcel Monnar	25%
Michelle Monnar	25%
Juan Chavez JR	25%
Christine L Chavez	25%

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percent of Ownership

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MIAMI-DADE PLANNING AND ZONING DEPT
BY

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

NOTICE: For 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 18 day of July, 2008. Affiant is personally known to me or has produced Drivers License / C120-420-63-470 as identification.

_____
(Notary Public)

My commission expires June 14, 2012.

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JUL 21 2008
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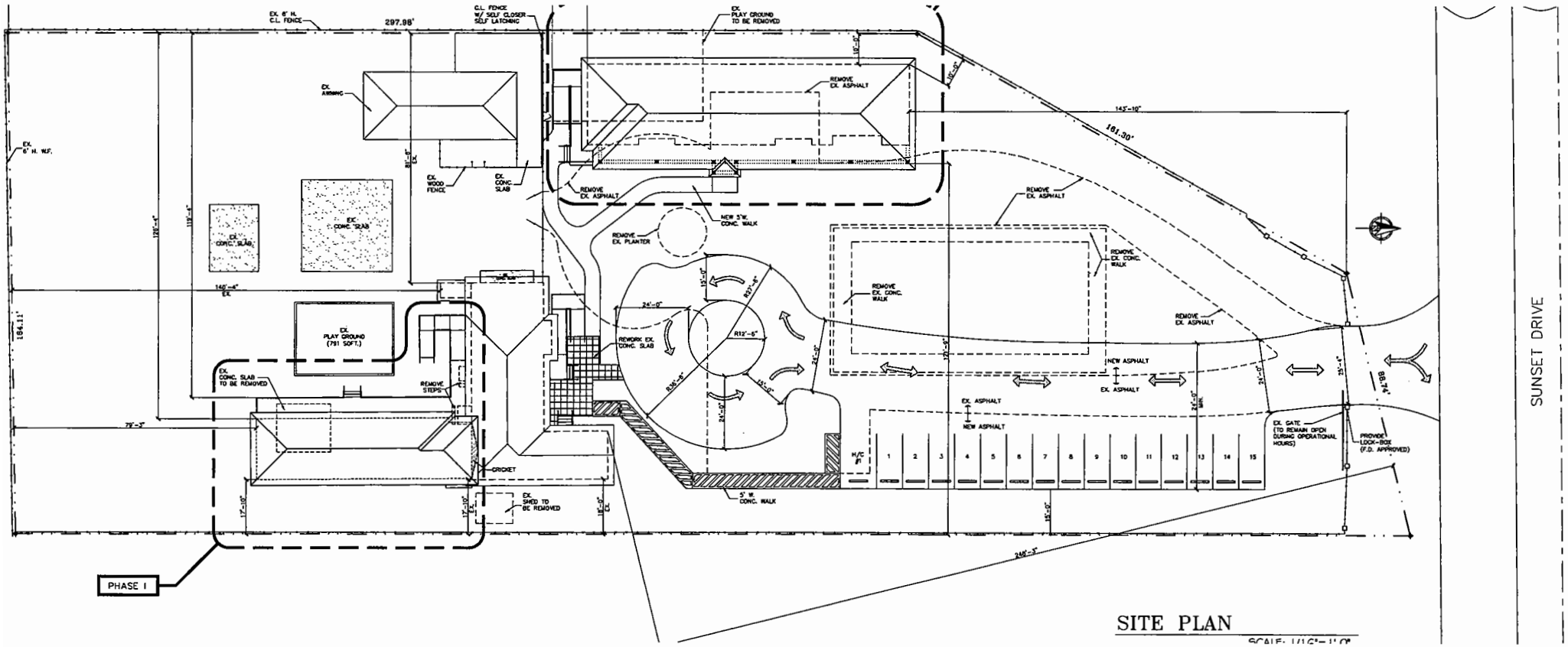
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

*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.



SITE PLAN

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

ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-083
DATE: SEP 04 2008
BY: BJL

LEGAL DESCRIPTION:
COMMENCE AT A POINT OF INTERSECTION OF THE NW 1/4, NW 1/4, NW 1/4, SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, THENCE RUN EAST ALONG THE NORTH LINE OF THE W 1/2, NW 1/4, NW 1/4, NW 1/4, SECTION 35, TOWNSHIP 54 SOUTH, RANGE 40 EAST, THENCE RUN S. 01 DEGREES 24 MINUTES 46 SECONDS W. ALONG THE EAST LINE N. 04 DEGREES 47 MINUTES 55 SECONDS E. 88.74 FEET, THENCE RUN S. 04 DEGREES 47 MINUTES 55 SECONDS W. 457.95 FEET, THENCE RUN S. 89 DEGREES 09 MINUTES 46 SECONDS E. 150.44 FEET, TO THE POINT OF BEGINNING. LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SQUARE FOOT CALCULATION:	
EXISTING A/C:	1911 SQ.FT.
NEW A/C PHASE I:	1351 SQ.FT.
NEW STORAGE PHASE I:	48 SQ.FT.
NEW A/C PHASE II:	2690 SQ.FT.
NEW COVERED PORCH PHASE II:	738 SQ.FT.
TOTAL A/C:	5952 SQ.FT.
TOTAL STORAGE:	48 SQ.FT.
TOTAL COVERED PORCH:	738 SQ.FT.
GRAND TOTAL:	6738 SQ.FT.

CLASSROOM SPACE SQ.FT. CALCULATION:	
EXISTING CLASSROOM SPACE:	954 SQ.FT.
NEW CLASSROOM SPACE PHASE I:	1152 SQ.FT.
NEW CLASSROOM SPACE PHASE II:	1079 SQ.FT.
TOTAL CLASSROOM SPACE:	3185 SQ.FT.

PARKING NOTE:

EX. BLDG. PERSONEL:	6
• 4 TEACHERS	
• 1 RECEPTIONIST	
• 1 AID	
PHASE I PERSONEL:	3
• 3 TEACHERS	
PHASE II PERSONEL:	6
• 2 TEACHERS	
• 1 RECEPTIONIST	
• 2 STAFF	
• 1 AID	
TRANSPORTATION VEHICLE:	1
REQUIRED PARKING:	16
PROVIDED PARKING:	16

ZONING LEGEND

EU-1

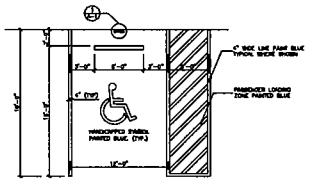
ZONING:

HEIGHT (TO ROOF OF ROOF)		25'-4"
NET LAND AREA		67,267 SQ.FT.
LOT COVERAGE (EVERYTHING UNDER ROOF)		6,736 SQ.FT.
LOT COVERAGE ALLOWED .15 X 67,267 =		10,090 SQ.FT.
GREEN SPACE PROVIDED:		40,255 SQ.FT.

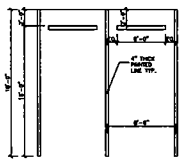
SETBACKS:	REQUIRED:	PROVIDED:
PRINCIPLE BLDG. (PHASE II)		
FRONT	50'-0"	143'-10"
SIDE	75'-0"	131'-9"
SIDE STREET	75'-0"	10'-0"(VARIENCE REQ'D.)
REAR	75'-0"	189'-4"
ACCESSORY BLDG. #1 (PHASE I EXISTING BLDG./ADDITION)		
FRONT	75'-0"	248'-3"
SIDE	75'-0"	17'-10" (VARIENCE REQ'D.)
SIDE STREET	75'-0"	81'-6"
REAR	75'-0"	79'-3"

REAR YARD:

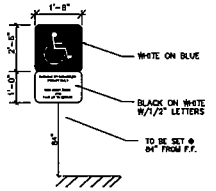
PHASE II REAR YARD (PRINCIPLE BLDG.):	31,071 SQ.FT.
ALLOWED REAR YARD LOT COVERAGE: 31,071 X 5% =	1,554 SQ.FT.
PROPOSED REAR YARD LOT COVERAGE: (10.8% VARIANCE REQ'D.)	3,310 SQ.FT.
• EXISTING BLDG. :	1,911 SQ.FT.
• PHASE I (ADDITION) :	1,399 SQ.FT.



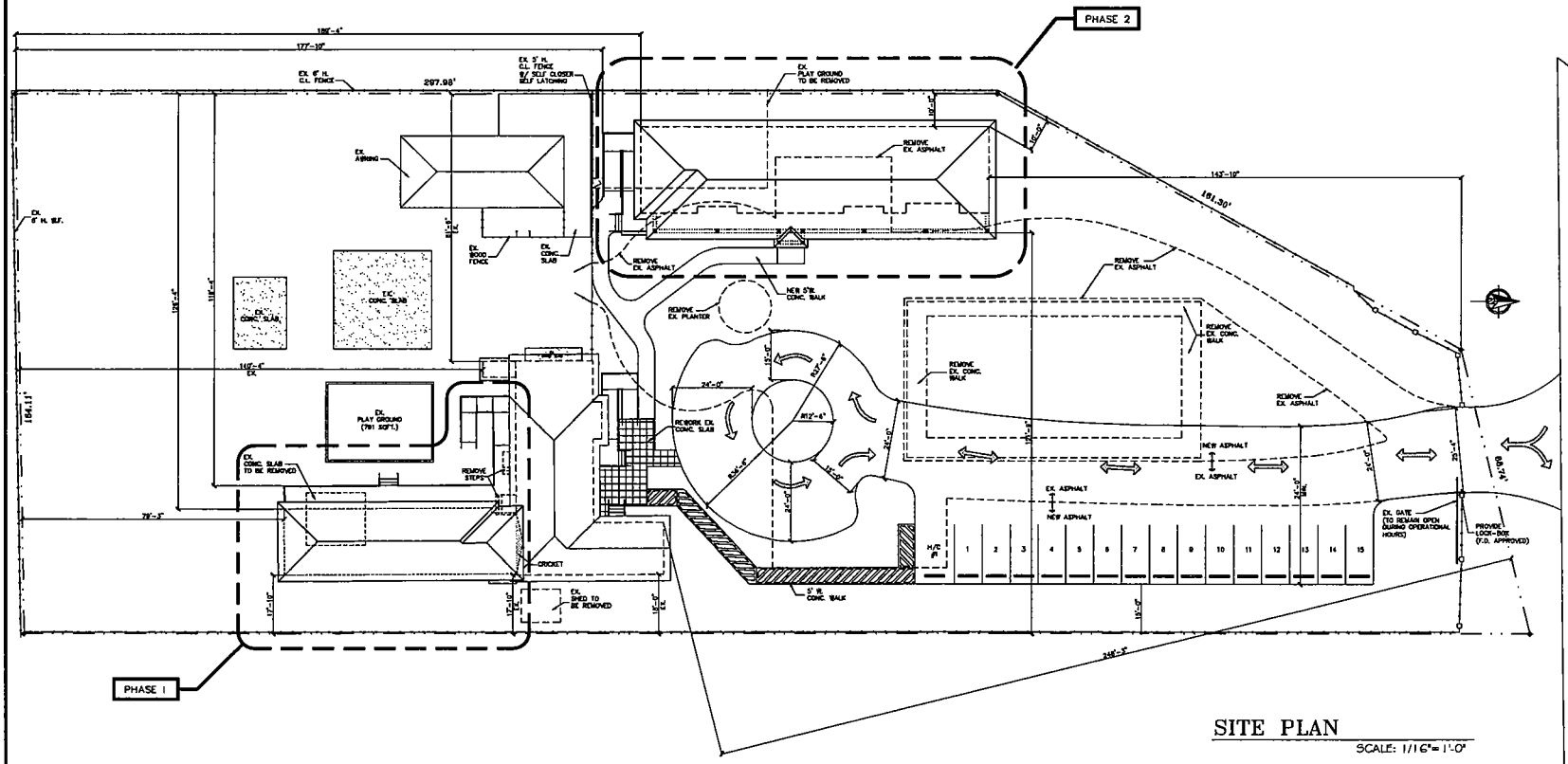
TYPICAL HANDICAPPED STALL



TYPICAL PARKING



1 HANDICAPPED PARKING SIGN



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

RICHARD CORTES
ARCHITECT
AR# 0014236
8127 SW 120 ST
PINECREST, FLORIDA 33156
PH:305 233-0656 FAX:305 233-4656

SEAL

ADDITION FOR:
SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

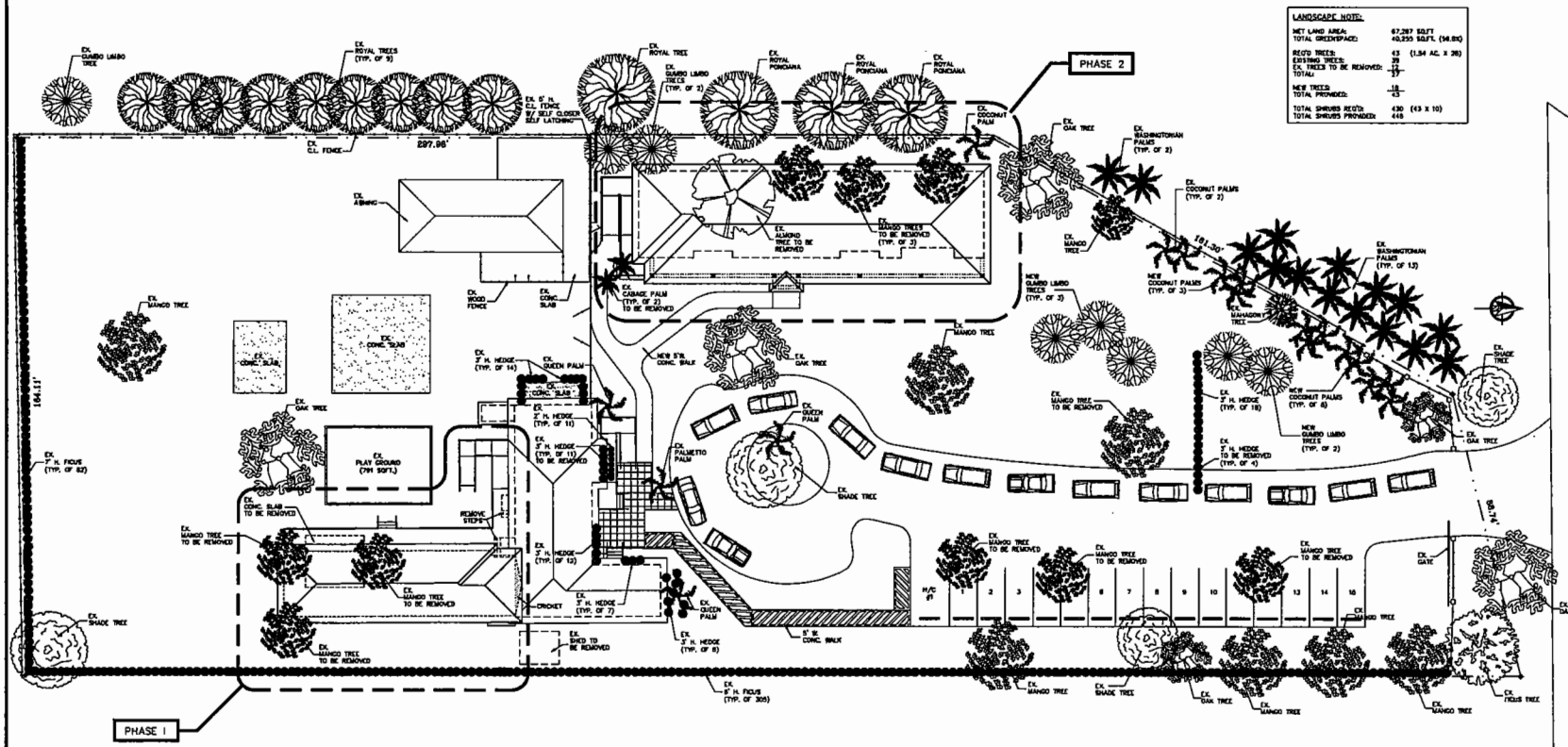
SHEET NAME:
SITE PLAN

RVW	REVISION-RECORD
△	

DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/16"=1'-0"
PROJECT #:

NORTH
A-1
SHEET No.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-062
DATE: SEP 04 2008
BY: BJL



LANDSCAPING PLAN
SCALE: 1/16"= 1'-0"

RICHARD CORTES
ARCHITECT
AR# 0014238
8127 SW 120 ST
PINECREST, FLORIDA
33156
PH:305 235-0858 FAX:305 233-4658

SEAL

ADDITION FOR:
SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

SHEET NAME:
LANDSCAPE PLAN

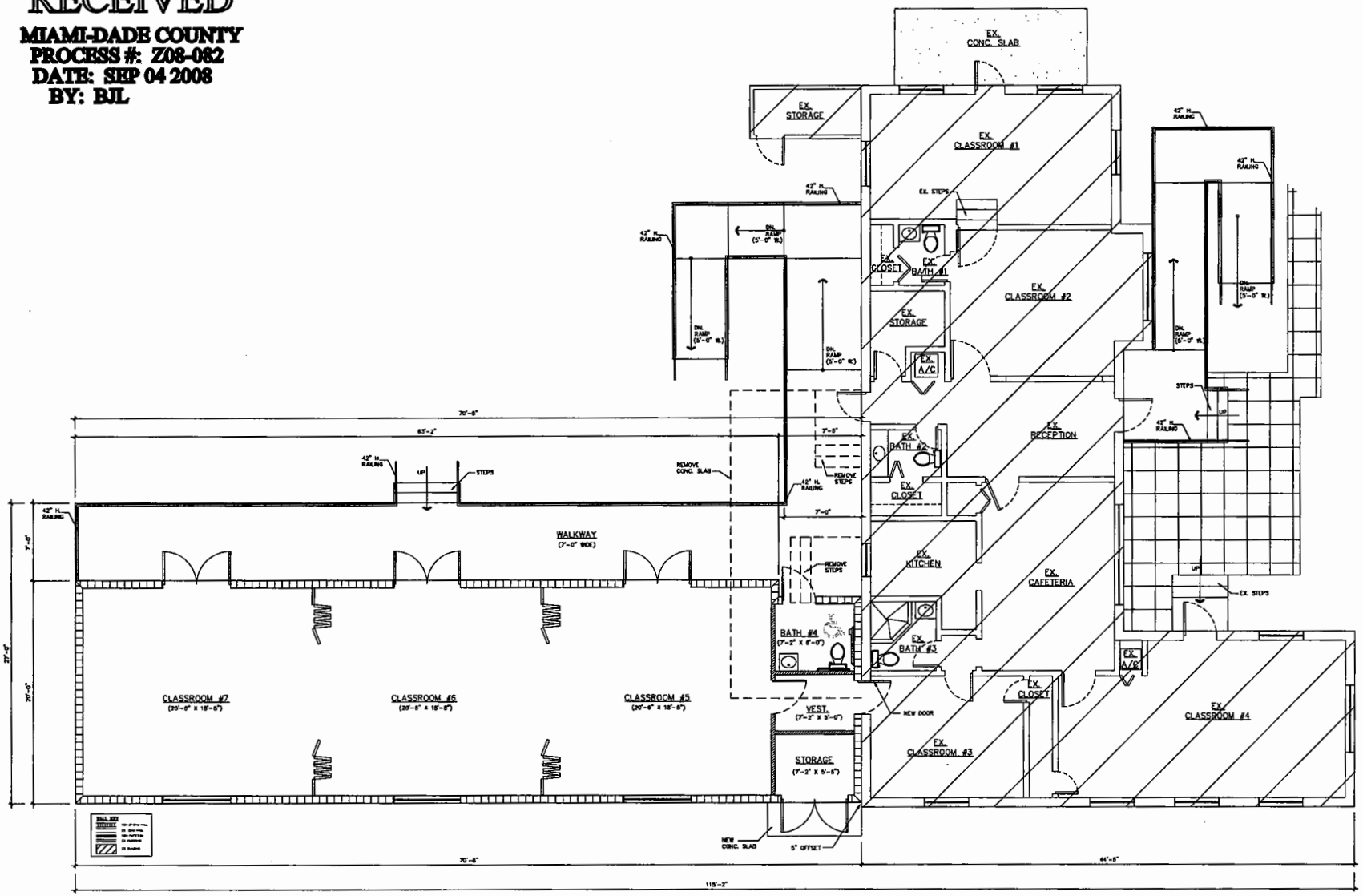
SYM	REVISION-RECORD
△	

DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/16"=1'-0"
PROJECT #:

NORTH

A-2
SHEET No.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-082
DATE: SEP 04 2008
BY: BJL



FLOOR PLAN (PHASE I)

RICHARD CORTES
ARCHITECT
AR# 0014236
8127 SW 120 ST
PINECREST, FLORIDA
33156
PH:305 233-0656 FAX:305 233-4656

SEAL

ADDITION FOR:
SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

SHEET NAME:
PHASE I
FLOOR PLAN

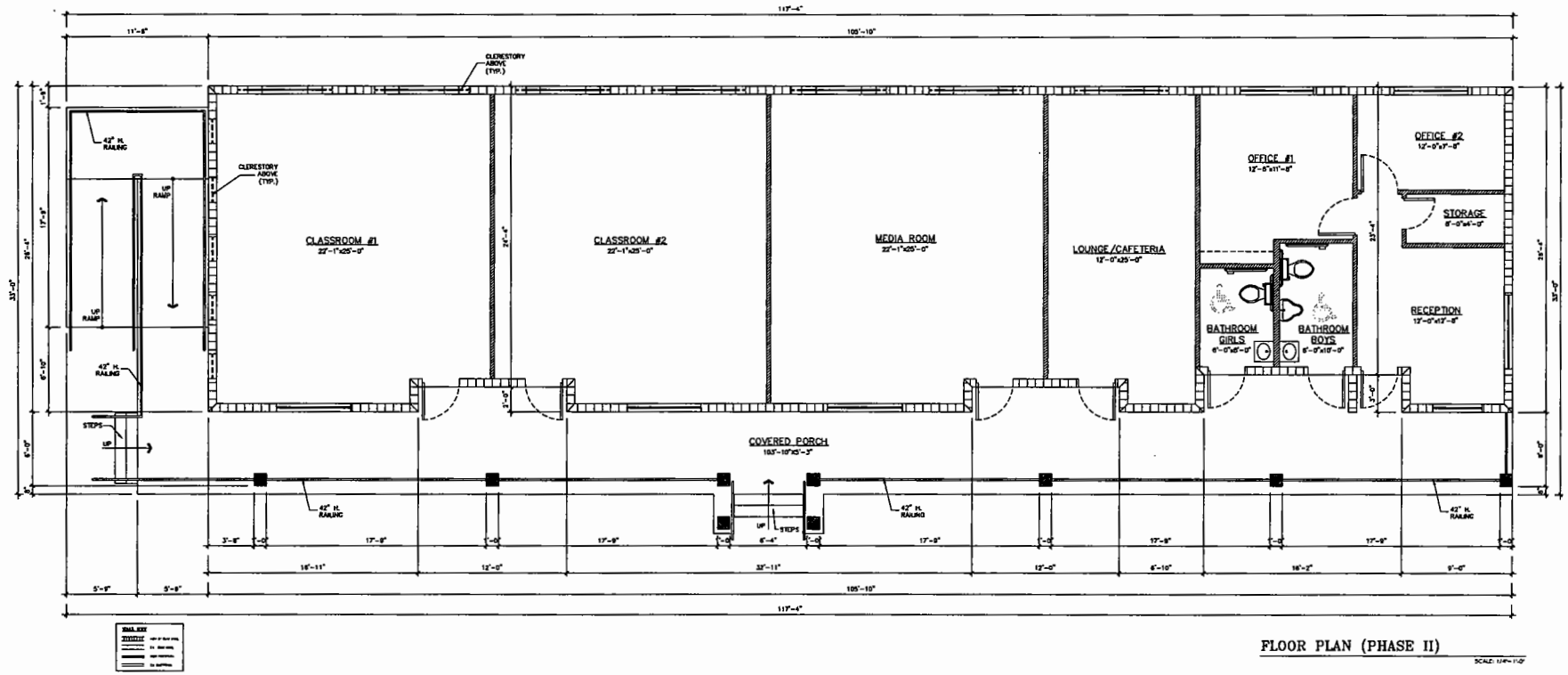
SYM	REVISION-RECORD
1	

DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/4"=1'-0"
PROJECT #:

NORTH

SHEET No. A-4

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-082
DATE: SEP 04 2008
BY: BJL



FLOOR PLAN (PHASE II)

RICHARD CORTES
ARCHITECT
AR# 0014238
8127 SW 120 ST
PINECREST, FLORIDA
33156
PH:305 233-0636 FAX:305 233-4454

SEAL

ADDITION FOR:
SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

SHEET NAME:
PHASE II
FLOOR PLAN

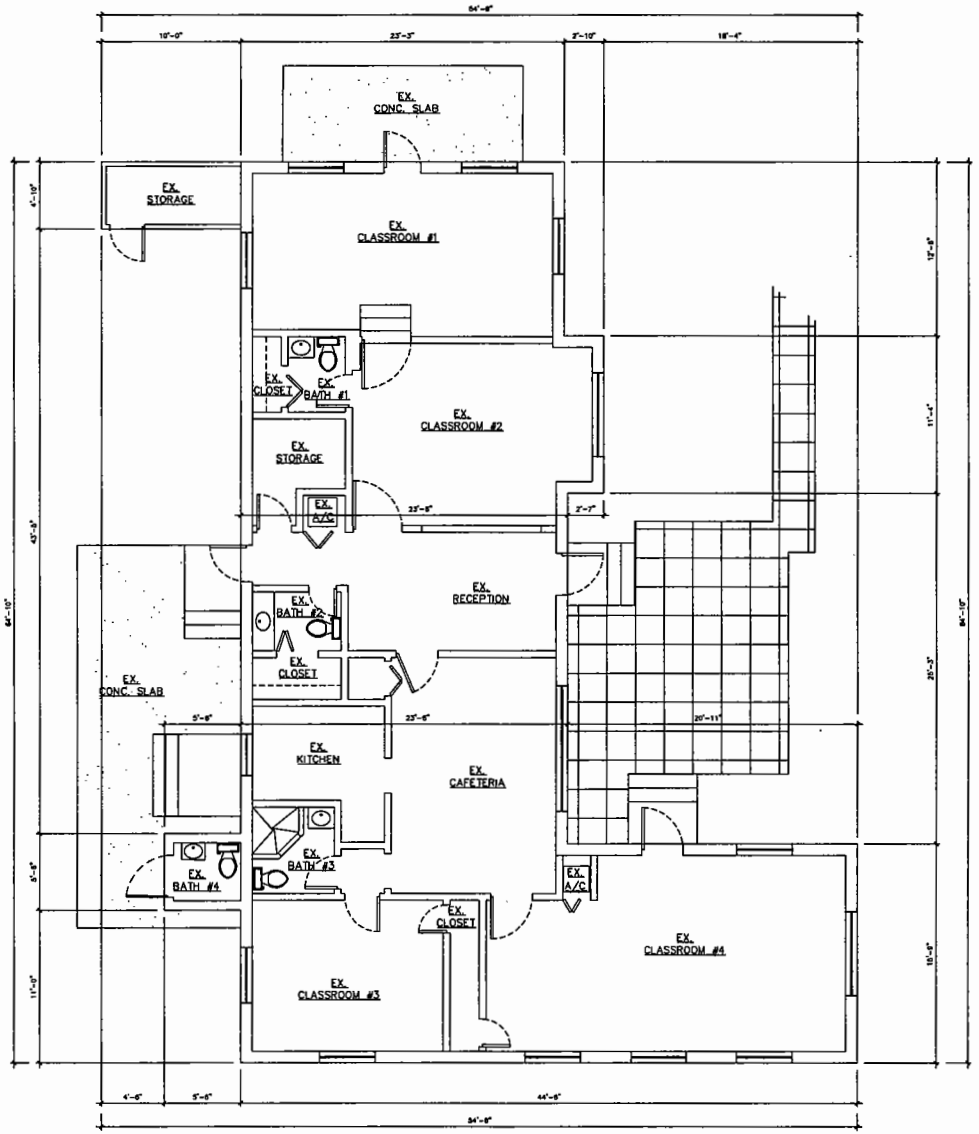
SYM	REVISION-RECORD

DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/4"=1'-0"
PROJECT #:

NORTH

A-6
SHEET No.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-082
DATE: SEP 04 2008
BY: BJL



EXISTING PLAN

RICHARD CORTES
ARCHITECT
AR# 0014236
8127 SW 120 ST
PINECREST, FLORIDA
33156
PH:305 233-9656 FAX:305 233-4656

SEAL

ADDITION FOR:
SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

SHEET NAME:
EXISTING PLAN

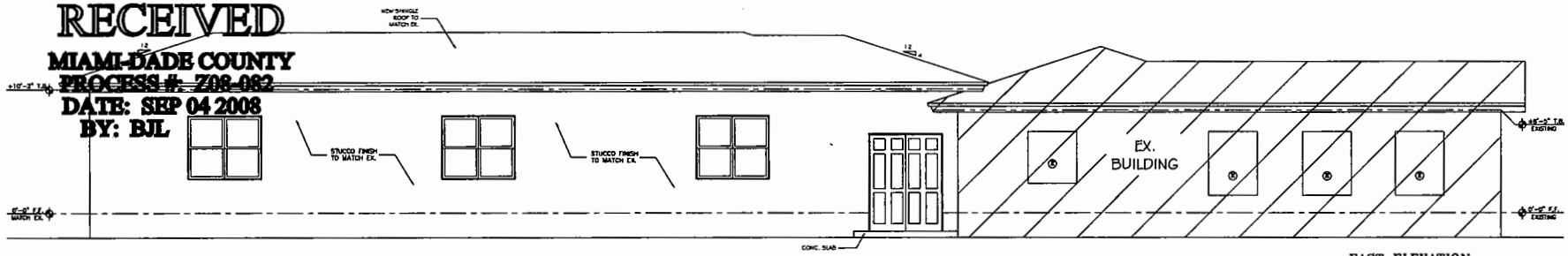
SYM	REVISION-RECORD
A	

DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/4"=1'-0"
PROJECT N°:

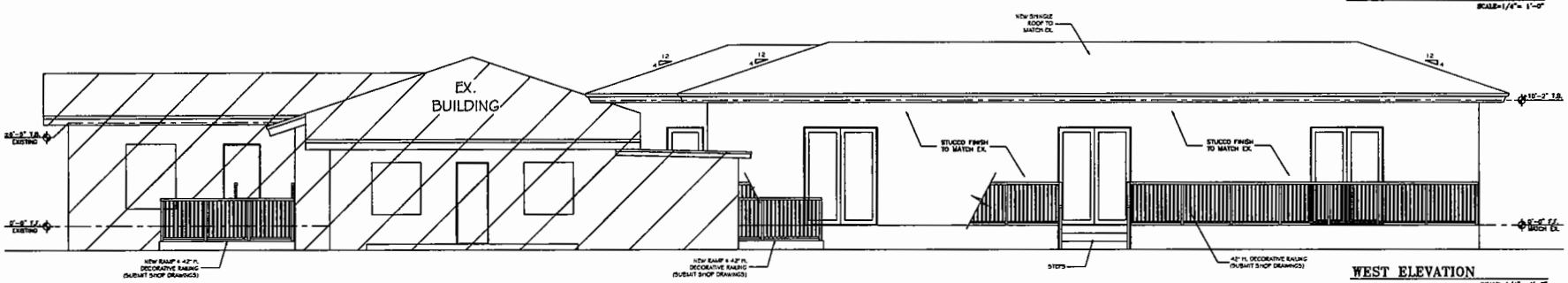
NORTH

SHEET No. A-3

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-092
DATE: SEP 04 2008
BY: BJL



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



WEST ELEVATION
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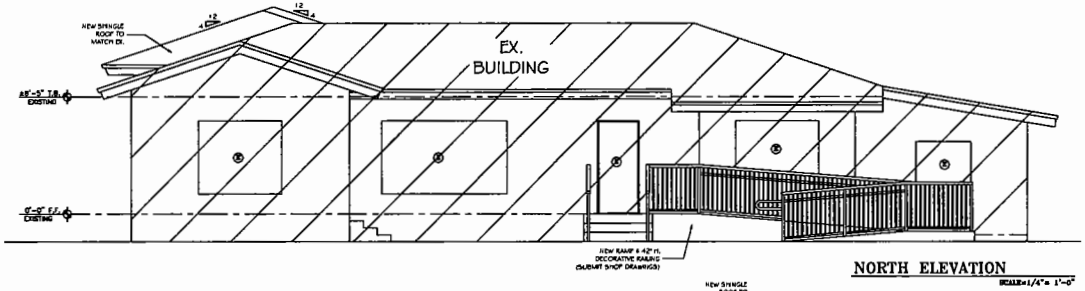
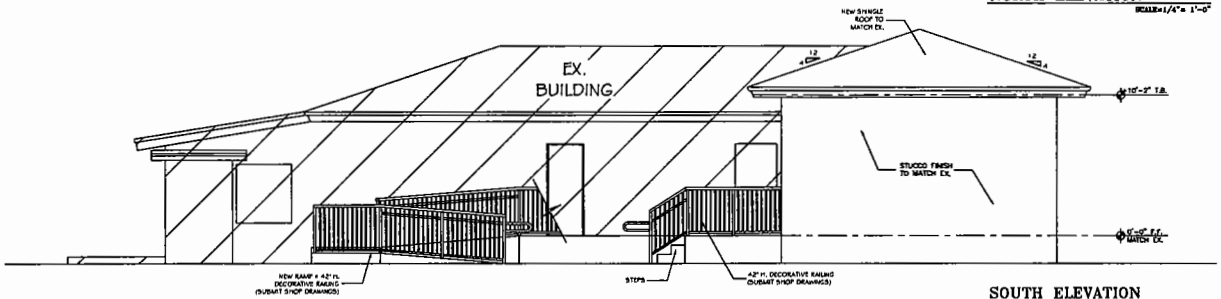


NORTH ELEVATION
SCALE=1/4"= 1'-0"



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

RICHARD CORTES
ARCHITECT
AR# 0014236
8127 SW 120 ST
PINECREST, FLORIDA
33156
PH(305 253-8858 FAX(305 233-4858

SEAL

ADDITION FOR: SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

SHEET NAME: PHASE I ELEVATIONS

SYM	REVISION-RECORD

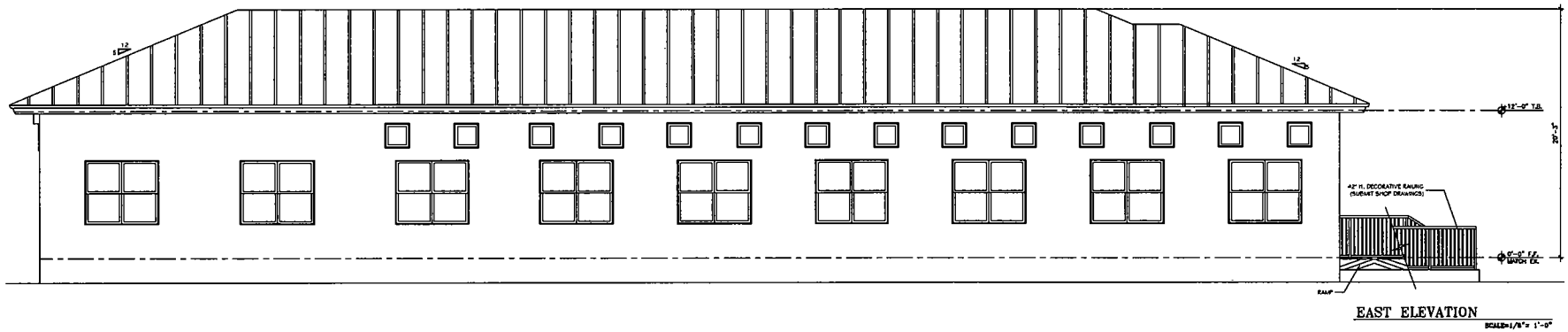
DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/4"=1'-0"
PROJECT N°:

NORTH

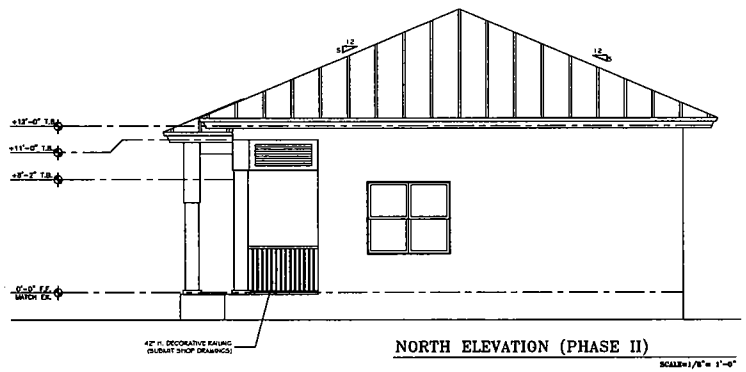
A-5
SHEET No.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-082
DATE: SEP 04 2008
BY: BJL

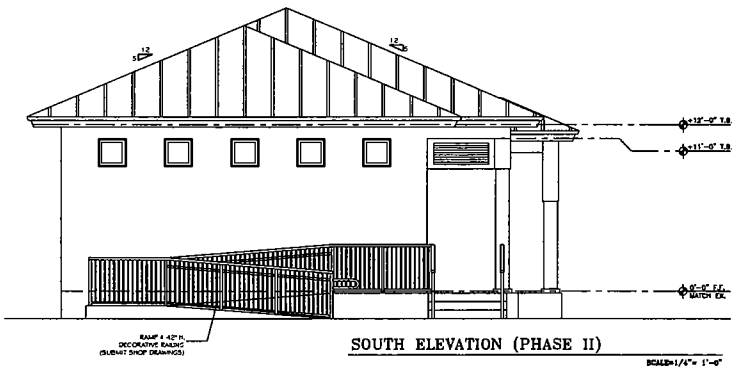
PHASE II FRONT ELEVATION
SCALE=1/8"= 1'-0"



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



NORTH ELEVATION (PHASE II)
SCALE=1/8"= 1'-0"



SOUTH ELEVATION (PHASE II)
SCALE=1/4"= 1'-0"

RICHARD CORTES
ARCHITECT
AR# 0014238
8127 SW 120 ST
PINECREST, FLORIDA 33156
PH:305 233-0656 FAX:305 233-4656

SEAL

ADDITION FOR:
SUNSET ACADEMY
7530 SW SUNSET DR.
MIAMI, FL 33143

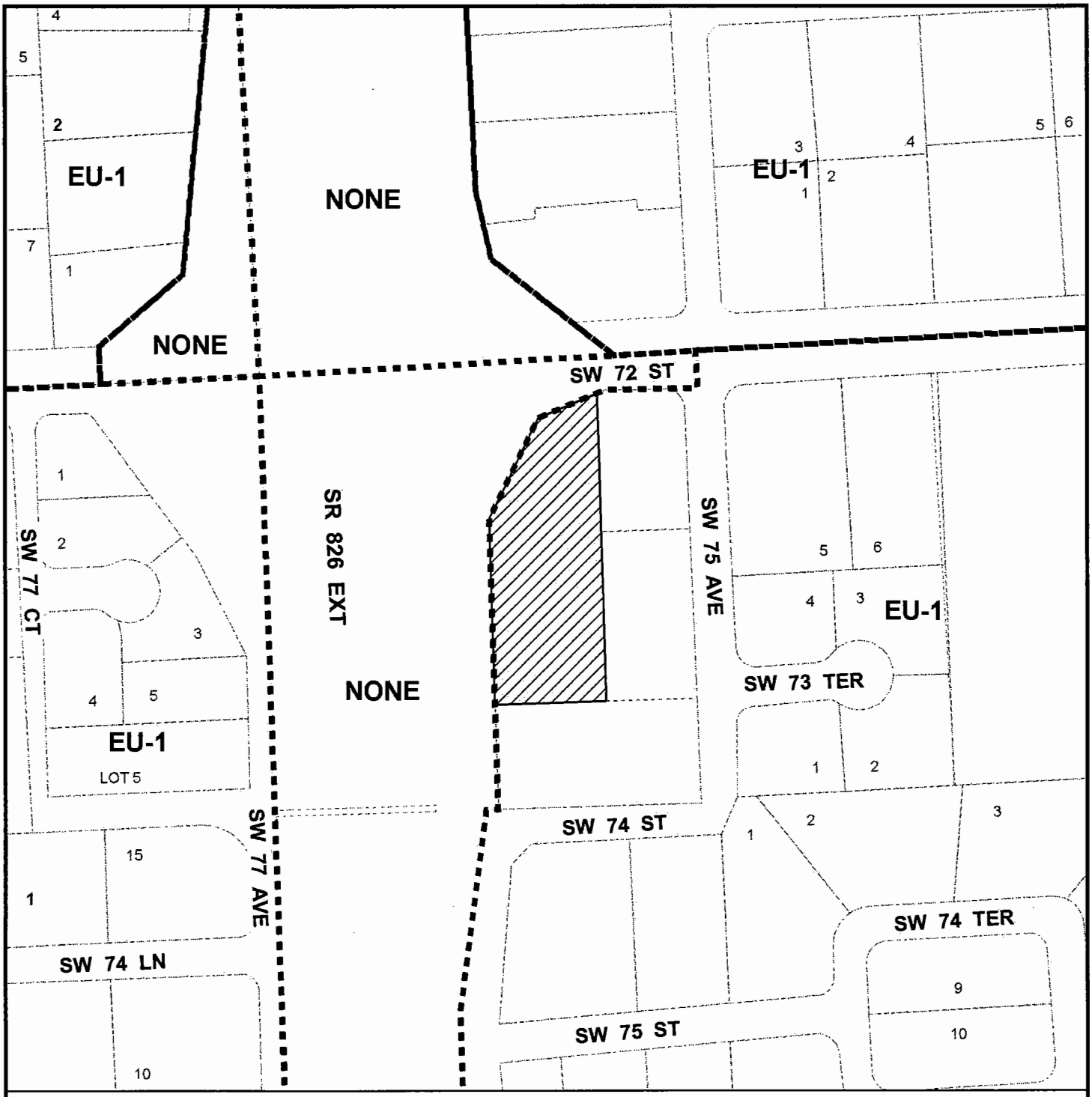
SHEET NAME:
PHASE II ELEVATIONS

SYM	REVISION-RECORD
A	

DATE: 09-04-08
DRAWN BY: PMP
SCALE: 1/4"=1'-0"
PROJECT #:

NORTH

A-7
SHEET No.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-082

N
W E
S

SUBJECT PROPERTY

Section: 35 Township: 54 Range: 40
Applicant: JCMM HOLDINGS
Zoning Board: C12
District Number: 07
Drafter ID: ERIC
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 05/15/2008

REVISION	DATE	BY
		30

MIAMI-DADE COUNTY

AERIAL

Section: 35 Township: 54 Range: 40
Applicant: JCMM HOLDINGS
Zoning Board: C12
District Number: 07
Drafter ID: ERIC
Scale: NTS

Process Number

08-082

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

CREATED ON: 05/15/2008

REVISION	DATE	BY

5. DONALD & HAYDEH BRACKIN
(Applicant)

08-12-CZ12-5 (08-115)
Area 12/District 7
Hearing Date: 12/2/08

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANTS: Donald and Haydeh Brackin **PH:** Z08-115 (08-12-CZ12-5)

SECTION: 36-54-40 **DATE:** December 2, 2008

COMMISSION DISTRICT: 7 **ITEM NO.:** 5

==========

A. INTRODUCTION:

- **REQUEST:**

  Applicants are requesting to permit a single-family residence setback 0' (25' required) from the rear (south) property line.

  Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "New 'Spec House' for: Wayne & Shaida Brackin," as prepared by David Wearne Johnson, AIA, Architect, dated stamped received 7/31/08 and consisting of 4 sheets, and a Boundary Survey as prepared by James Beadman, dated stamped received 10/31/08. Plans may be modified at public hearing.

- **SUMMARY OF REQUEST:** The applicants are requesting to permit an existing single-family residence setback closer to the rear property line than permitted.

- **LOCATION:** 6500 S.W. 85 Street, Miami-Dade County, Florida.

- **SIZE:** 0.46 Acre

- **IMPACT:** The approval of the request would allow the applicants the maintenance and continued use of the existing single-family residence. However, the lack of setback along the rear (south) property line could have a negative visual impact on the surrounding area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the western **0.29 acre (gross)** (12,980 sq. ft.) of the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This 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.

2. The Adopted 2015 and 2025 Land Use Plan designates the eastern **0.17 acre (gross)** (7,470 sq. ft.) of the subject property subject property as being within the Urban Development Boundary for **Estate Density Residential**. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
EU-M; Single-family residence	Estate Density Residential, 1 to 2.5 dua Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: EU-M; Single-family residences	Estate Density Residential, 1 to 2.5 dua Low Density Residential, 2.5 to 6 dua
SOUTH: GU; Canal	Water
EAST: EU-M; Single-family residence	Estate Density Residential, 1 to 2.5 dua
WEST: EU-M; Single-family residence	Low Density Residential, 2.5 to 6 dua

The subject property is located at 6500 S.W. 85 Street in an area characterized by single-family residences developed under the EU-M zoning district regulations. The Snapper Creek Canal is located immediately to the south of the subject site and delineates the northern boundary of the City of Pinecrest.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted.)
Scale/Utilization of Site:	**Unacceptable**
Location of Buildings:	**Unacceptable**
Compatibility:	**Unacceptable**
Landscape Treatment:	**N/A**
Open Space:	**Unacceptable**
Buffering:	**Unacceptable**
Access:	**Unacceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**Unacceptable**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings. The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) **Setbacks** for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the

trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

    D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

    E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe

automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

This subject property is an interior lot located at 6500 S.W. 85 Street and is improved with a single-family residence in an established area zoned EU-M, Single-Family Modified Estate District. The Snapper Creek Canal is located immediately to the south of the subject site and delineates the northern boundary of the City of Pinecrest. The applicants are requesting to permit an existing single-family residence setback 0' from the rear (south) property line. The EU-M zoning district requires a minimum rear setback of 25' for the principal residence and any additions. The applicants have submitted plans depicting the aforementioned request.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** and the **Miami-Dade Fire Rescue Department (MDFR)** also have **no objections** to this application and MDFR indicates in their memorandum that the estimated average travel response time is **6:06** minutes.

Approval of the request would allow the applicants the maintenance and continued use of the existing single-family residence setback 0' from the rear (south) property line. The western 0.29 acre (gross) (12,980 sq. ft.) of the subject property is designated for **Low**

Density Residential use and the eastern 0.17 acre (gross) (7,470 sq. ft.) of the subject property is designated for **Estate Density Residential** on the LUP map of the CDMP. Because the approval of this application will not add additional dwelling units to the property, the EU-M zoned subject property is **consistent** with the LUP Map designation of the CDMP.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of the request would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. The approval of this application will allow the applicants the maintenance and continued use of the existing single-family residence setback 0' (25' required) from the rear (south) property line. It should be noted that a portion of the existing single-family residence, the master bedroom, is built up to the rear (south) property line resulting in a 25' encroachment into the rear setback area. Staff acknowledges that the subject site abuts the Snapper Creek Canal to the south that features 150' of right-of-way. However, staff opines that approval of the request will have a negative visual impact on the properties located to the south of the subject site, across the Snapper Creek Canal. Further, staff notes that no approvals for similar requests for relief of rear setback requirements as intense as the one sought in this application have been granted in the surrounding area. As such, staff opines that the approval of the request would be out of character with the surrounding area and would set a precedent for requests of similar intensity. Therefore, staff recommends denial without prejudice of the request under Section 33-311(A)(4)(b) (NUV).

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicants have not provided staff with the documentation required for analysis under the ASDO standards. As such, the application cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standard, Section 33-311(A)(4)(c), the applicants would have to prove that the request is due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with the EU-M zoning regulations, this application cannot be approved under the ANUV Standard and should be denied without prejudice under §33-311(A)(4)(c) (ANUV).

Based on all of the foregoing, staff opines that the approval of the request would be out of character with the area, is excessive and is **incompatible** with the neighborhood. Accordingly, staff recommends denial without prejudice of the request under Section 33-311(A)(4)(b) (NUV), Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

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

J. **CONDITIONS:** None.

DATE INSPECTED: 11/04/08
DATE TYPED: 10/10/08
DATE REVISED: 10/15/08; 10/31/08; 11/04/08; 11/05/08
DATE FINALIZED: 11/05/08
MCL:MTF:LVT:JV:NC

for Maria I. Nogo

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: July 16, 2008

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

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

Subject: C-12 #Z2008000115
Donald and Haydeh Brackin
6500 S.W. 85th Street
Request to Permit a Single-Family Residence that Would Exceed Setback Requirements
(EU-M) (0.46 Acres)
36-54-40

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.

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

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

Wastewater Disposal
The closest public sanitary sewer is an abutting 24-inch force main along S.W. 85th Street; consequently, the proposed single-family residence would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

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

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

Tree Preservation
The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record 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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

Date: March 8, 2006

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that the Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Ovidio Rodriguez, P.E. Assistant Director
Public Works Department

Raul A. Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 09-JUL-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000115

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand:

Development for the above Z2008000115
located at 6500 S.W. 85 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1798 is proposed as the following:

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

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

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 14 - South Miami - 5860 SW 70 Street
Rescue, ALS Engine, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Not applicable to service impact analysis.

DATE: 11/04/08

TEAM METRO

ENFORCEMENT HISTORY

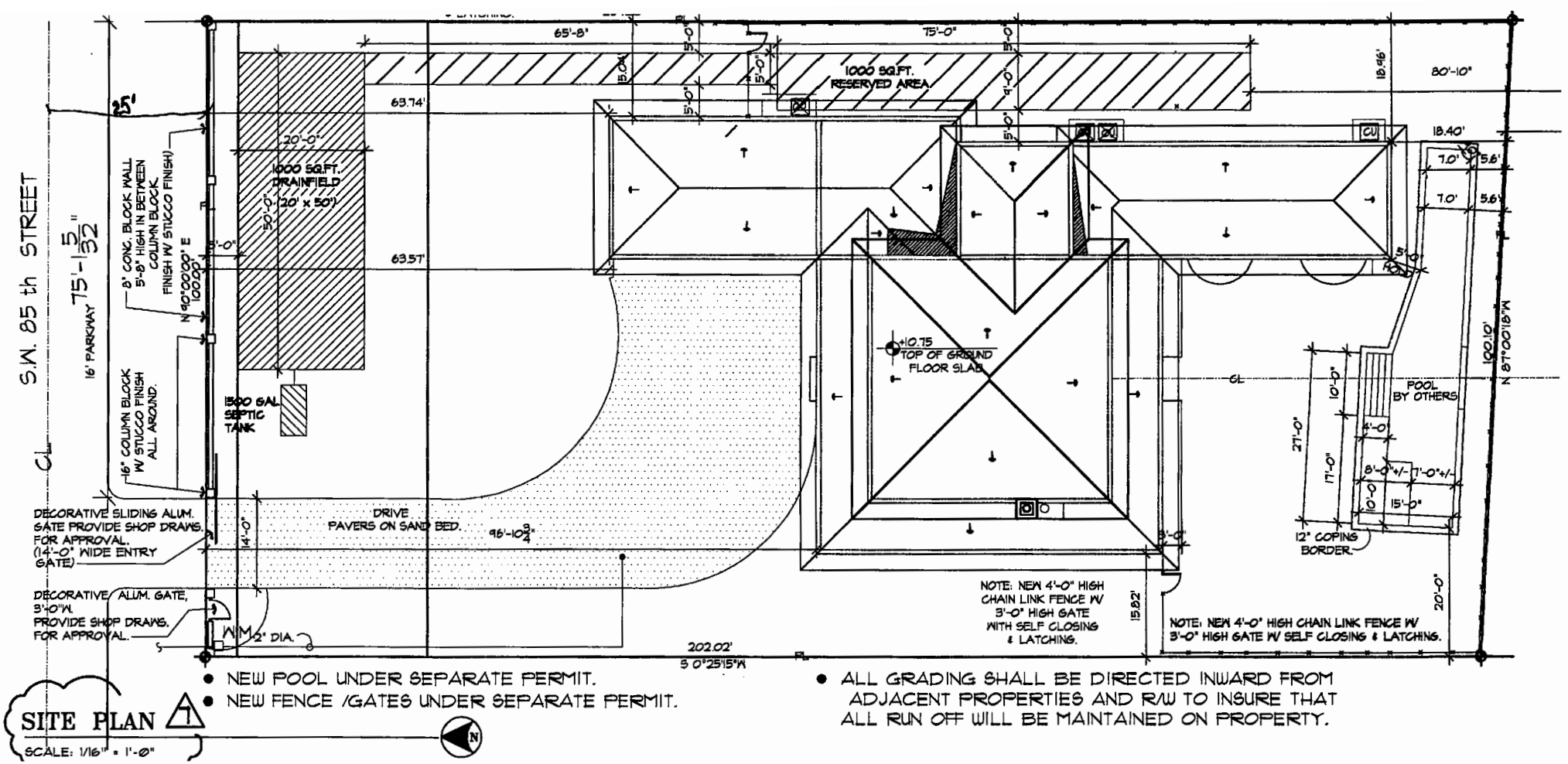
DONALD & HAYDEH BRACKIN	6500 SW 85 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000115

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No open cases. No prior or current violations.



- NEW POOL UNDER SEPARATE PERMIT.
- NEW FENCE /GATES UNDER SEPARATE PERMIT.
- ALL GRADING SHALL BE DIRECTED INWARD FROM ADJACENT PROPERTIES AND R/W TO INSURE THAT ALL RUN OFF WILL BE MAINTAINED ON PROPERTY.

SITE PLAN 1

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

ENLARGED SITE PLAN

91

SHEET NO.	A-1
DATE	9/05/04 (PERMIT)

REVISION

CONSULTANT

DRAWING TITLE
SITE PLAN, LEGAL DESCRIPTION, ZONING INFORMATION, GENERAL NOTES.

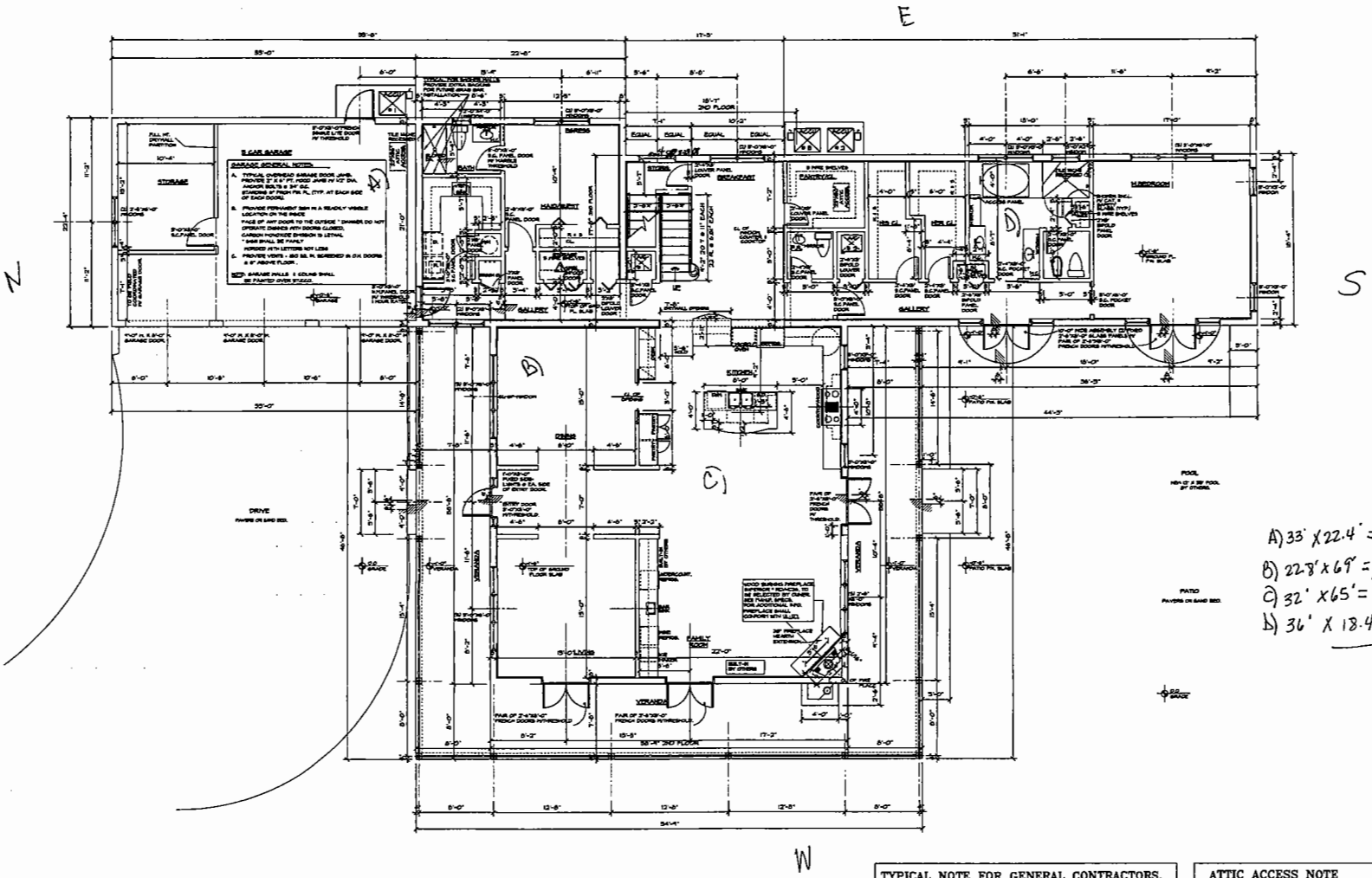
PROJECT TITLE:
New "Spec House" for :
Wayne & Shaida Brackin
6500 S.W. 85 th Street, Miami , Florida
(305) 661-8367

DAVID WEARNE JOHNSON AIA ARCHITECT
7740 SW 104th Street, Suite 101 Miami, FL 33156
PH. (305)661-8367 FAX. (305)661-7821
AR 0008624

SEAL

17

8



A) 33' X 22.4' = 739.2
B) 22.8' X 69' = 1,573.2
C) 32' X 65' = 2,080
D) 36' X 18.4' = 662.4

5,054.8 (1st Flr)

GROUND FLOOR PLAN.

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

GRADE — TOP OF FINISH SLAB @ GROUND FLOOR

TYPICAL NOTE FOR GENERAL CONTRACTORS, SHELL CONTRACTOR AND A/C CONTRACTOR.

GENERAL/SHELL CONTRACTOR AND A/C CONTRACTOR SHALL COORDINATE LOCATIONS, SIZES AND POSSIBLE SLEEVES THROUGH NEW CONCRETE BEAMS TO ACCOMMODATE NEW DUCT SYSTEM. GENERAL CONTRACTOR AND A/C CONTRACTOR SHALL COORDINATE AND VERIFY ALL FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

ATTIC ACCESS NOTE

AS PER F.B.C., 2004 EDITION: R807.1

IN BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQ.FT. & HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" & SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED @ SOME POINT ABOVE THE ACCESS OPENING.

RECEIVED
JUL 31 2005
ZONING
BY

SEAL:

DAVID WEARNE JOHNSON AIA ARCHITECT
7740 SW 104th Street, Suite 101 Miami, FL 33156
PH. (305)661-8387 FAX. (305)661-7621
AR 0008624

PROJECT TITLE:
New "Spec House" for :
Wayne & Shaida Brackin
6500 S.W. 85 th Street, Miami , Florida
(305) 661-8387

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CONSULTANT

DRAWING TITLE

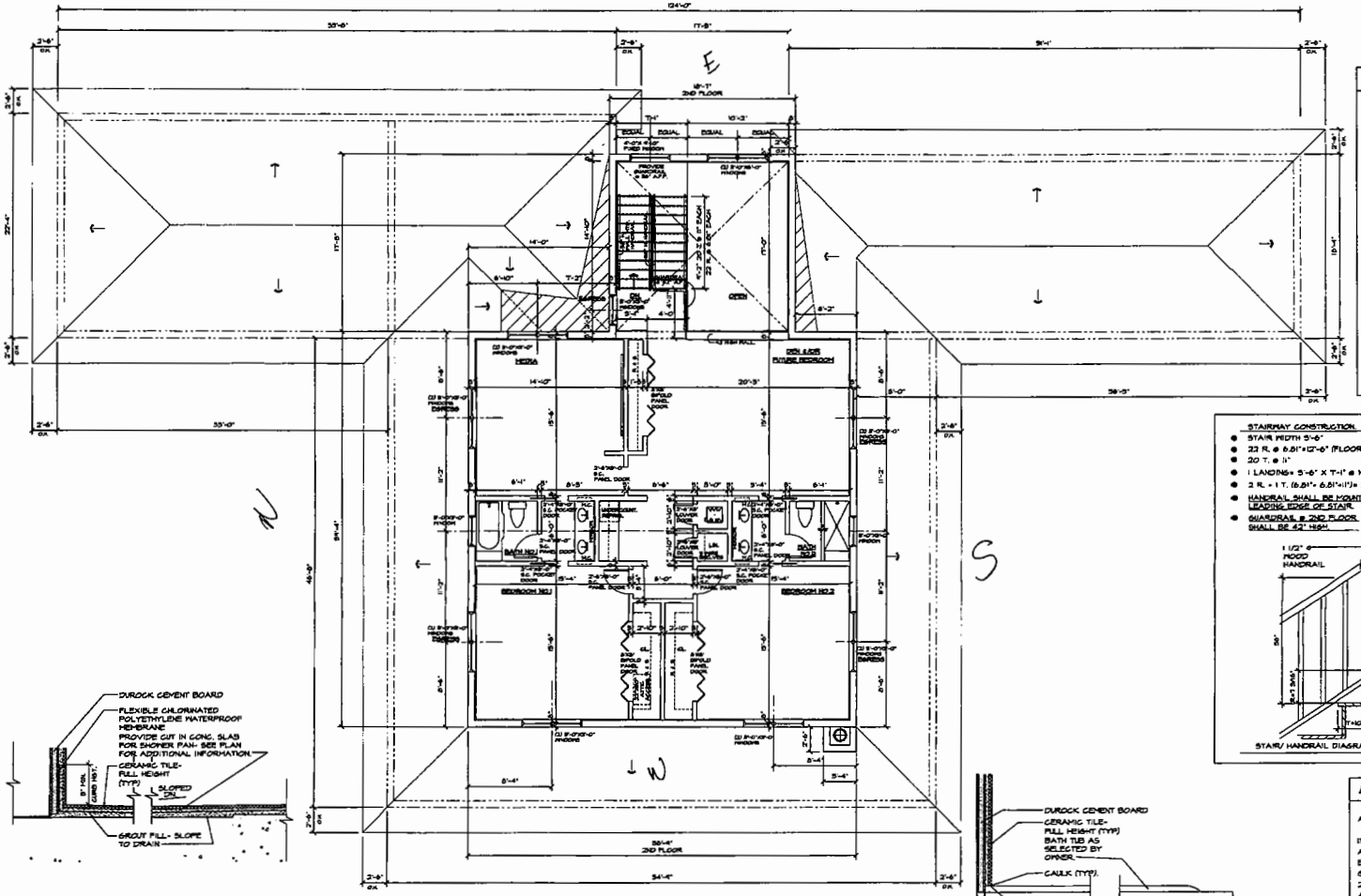
REVISION

1	[illegible]
2	[illegible]
3	[illegible]
4	[illegible] 7-23-07
5	[illegible] 10-15-07
6	[illegible] 11-15-07
7	[illegible] 3-26-08

DATE
9/08/04 (PERMIT)

SHEET NO.
A-2

19



2ND FLOOR PLAN & LOWER ROOF PLAN.
SCALE: 3/16" = 1'-0"

STAIR NOTES

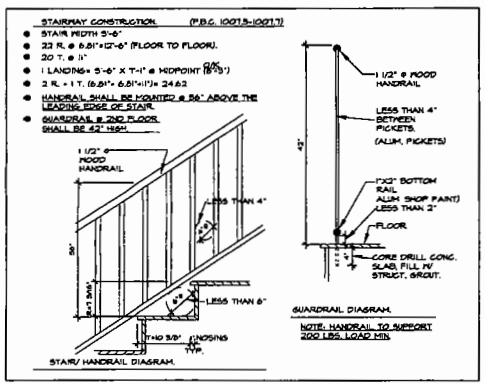
CHAPTER 10 FLORIDA BUILDING CODE: SECTION 1007.3.1
IN RESIDENTIAL TREADS AND RISERS OF STAIRS SHALL BE PERMITTED TO BE SO PROPORTIONED THAT THE SUM OF TWO RISERS + ONE TREADS (EXCLUSIVE OF PROJECTION OF NOSING) IS NOT LESS THAN 25 INCHES.
EVERY TREAD LESS THAN 10 INCHES SHALL HAVE A NOSING, APPROXIMATELY 1 INCH.
CHAPTER 10, FLORIDA BUILDING CODE: SECTION 1007.3
HANDRAILS
HANDRAILS SHALL COMPLY WITH SECTION 1007.3.1, 1007.3.2, 1007.3.3, 1007.3.4, 1007.3.5, 1007.3.6 STAIRWAYS SHALL BE EQUIPPED WITH HANDRAILS MIN. 34 INCHES AND MAX. 38 INCHES ABOVE THE LEADING EDGE OF A TREAD. HANDRAILS SHALL BE PROVIDED ON EACH SIDE.
GUARDRAILS SHALL BE 42 INCHES ABOVE FINISH FLOOR.

STAIR NOTES: (TYPICAL FOR ALL INTERIOR STAIRS)

1. STAIR GUARDRAIL TO BE 42" A.F.F.& TO HAVE A 34" A.F.F. HANDRAIL, SEE SECTION ABOVE.
2. WALL MOUNTED HANDRAIL TO BE @ 34" A.F.F.
3. STAIR HANDRAILS TO BE SELECTED BY DEVELOPER, S.C. TO PROVIDE SHOP DRAWINGS, DETAILS, SAMPLES & METHODS OF INSTALLATION FOR APPROVAL PRIOR FABRICATION.
4. S.C. TO SUBMIT HANDRAIL SHOP DRAWINGS FOR ALL STAIRS FOR APPROVAL PRIOR FABRICATION AND INSTALATION.

STAIRWAY CONSTRUCTION (F.B.C. 1007.3-1007.7)

- STAIR WIDTH 3'-6"
- 22 R. @ 6.81"±12"-0" (FLOOR TO FLOOR).
- 20 T. @ 11"
- 1 LANDING= 3'-6" X 7'-1" @ MIDPOINT (3'-3")
- 2 R. = 1 T. (6.81"+ 6.81"+11")= 24.62
- HANDRAIL SHALL BE MOUNTED @ 36" ABOVE THE LEADING EDGE OF STAIR.
- GUARDRAIL @ 2ND FLOOR SHALL BE 42" HIGH.



STAIR/ HANDRAIL DIAGRAM.

GUARDRAIL DIAGRAM.

NOTE: HANDRAIL TO SUPPORT 200 LBS. LOAD MIN.

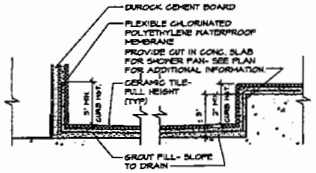
ATTIC ACCESS NOTE

AS PER F.B.C., 2004 EDITION: R807.1

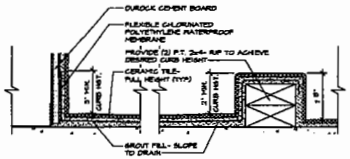
IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQ.FT. & HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER, THE ROUGH- FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" & SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED @ SOME POINT ABOVE THE ACCESS OPENING.

17.3' x 17.8' = 307.94
86.4' x 38.9' = 1,532.66
1,840.6 2nd FLR

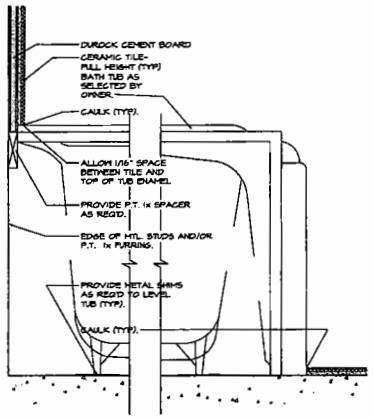
SHOWER SECTION/DETAIL AT MAID/GUEST BATHROOM (GRD. FL.)
SCALE: 3" = 1'-0"



SHOWER SECTION/DETAIL AT MASTER BATH.
SCALE: 3" = 1'-0"



SHOWER SECTION/DETAIL AT 2ND FLOOR.
SCALE: 3" = 1'-0"



TYPICAL BATH TUB SECTION/DETAIL.
SCALE: 3" = 1'-0"

PRESENTED TO ZBA JUL 11 '05

SEAL:

DAVID WEARNE JOHNSON AIA ARCHITECT
7740 SW 104th Street, Suite 101 Miami, FL 33156
PH. (305)661-8367 FAX. (305)661-7621
AR 0008824

PROJECT TITLE: New "Spec House" for : Wayne & Shaida Brackin
6500 S.W. 65 th Street, Miami , Florida
(305) 661-8387

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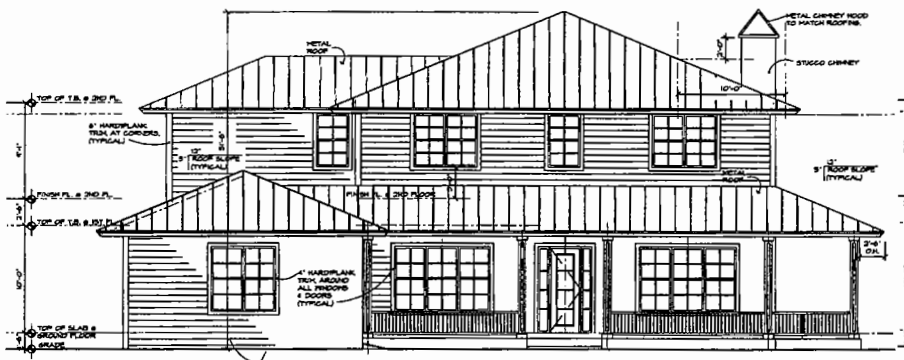
CONSULTANT

DRAWING TITLE: SECOND FLOOR PLAN, LOWER ROOF PLAN, AND STAIR DETAILS & NOTES.

REVISION
1. ADDENDUM #1 - 7-25-05
2. ADDENDUM #2 - 8-9-05
3. ADDENDUM #3 - 8-26-05

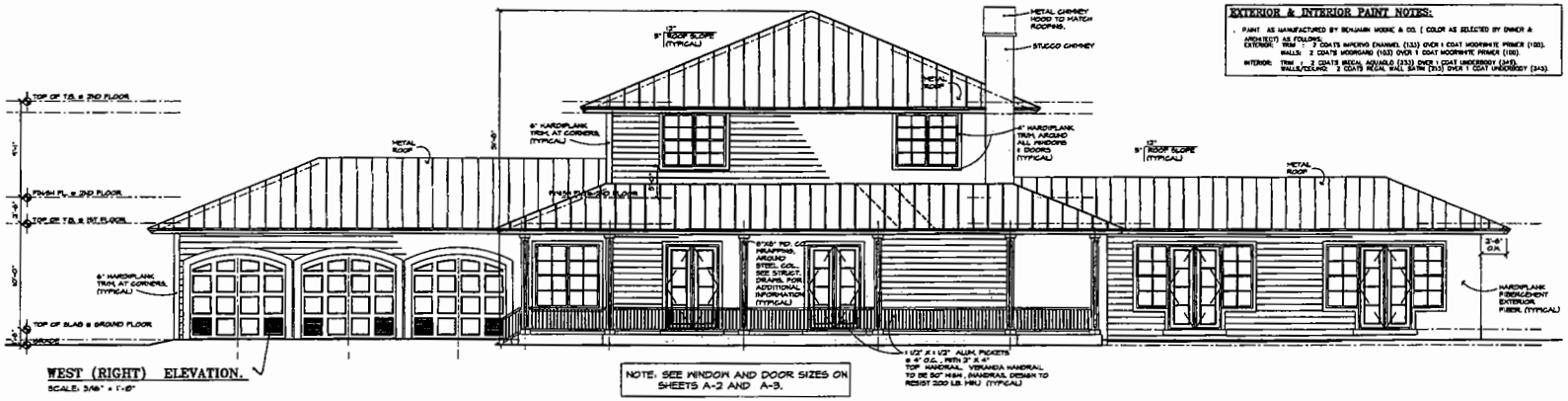
DATE 9/08/04 (PERMIT)
SHEET NO. A-3

20



NORTH (FRONT) ELEVATION.
SCALE: 3/16" = 1'-0"

SOUTH (REAR) ELEVATION.
SCALE: 3/16" = 1'-0"

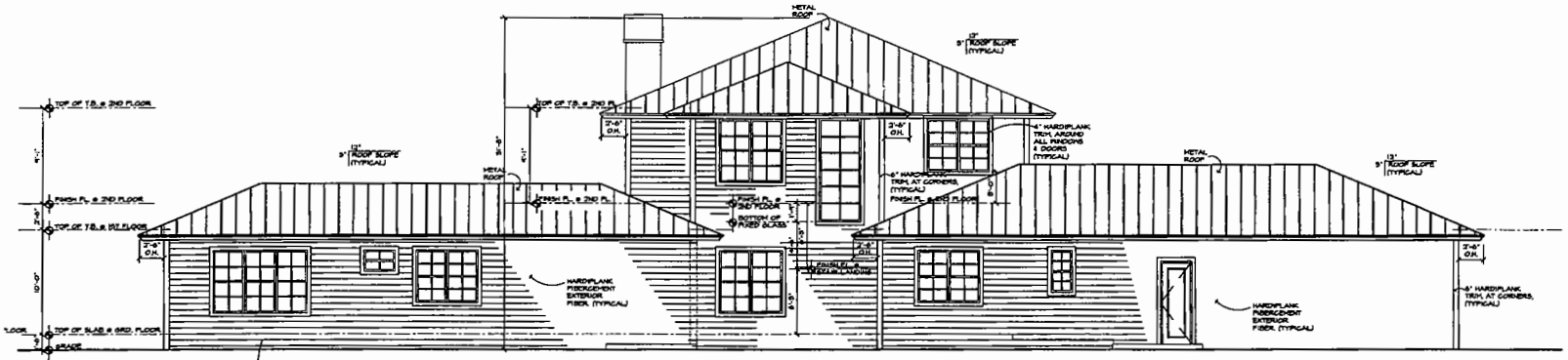


WEST (RIGHT) ELEVATION.
SCALE: 3/16" = 1'-0"

NOTE: SEE WINDOW AND DOOR SIZES ON SHEETS A-2 AND A-3.

EXTERIOR & INTERIOR PAINT NOTES:

PAINT AS MANUFACTURED BY BENJAMIN MOORE & CO. (COLOR AS SELECTED BY OWNER & ARCHITECT) AS FOLLOWS:
EXTERIOR: TRIM : 2 COATS IMPERVIO ENAMEL (133) OVER 1 COAT MOORWHITE PRIMER (100).
WALLS: 2 COATS MOORGARD (103) OVER 1 COAT MOORWHITE PRIMER (100).
INTERIOR: TRIM : 2 COATS REGAL AQUAGLO (233) OVER 1 COAT UNDERBODY (345).
WALLS/CEILING: 2 COATS REGAL WALL SATIN (215) OVER 1 COAT UNDERBODY (345).



EAST (LEFT) ELEVATION.
SCALE: 3/16" = 1'-0"

RECEIVED
JUL 31 2015

SEAL:

DAVID WEARNE JOHNSON AIA ARCHITECT
7740 SW 104th Street, Suite 101 Miami, FL 33156
PH. (305)661-6387 FAX. (305)661-7621
AR 0006824

PROJECT TITLE: New "Spec House" for : Wayne & Shaida Brackin
6500 S.W. 85 th Street, Miami , Florida
(305) 661-6387

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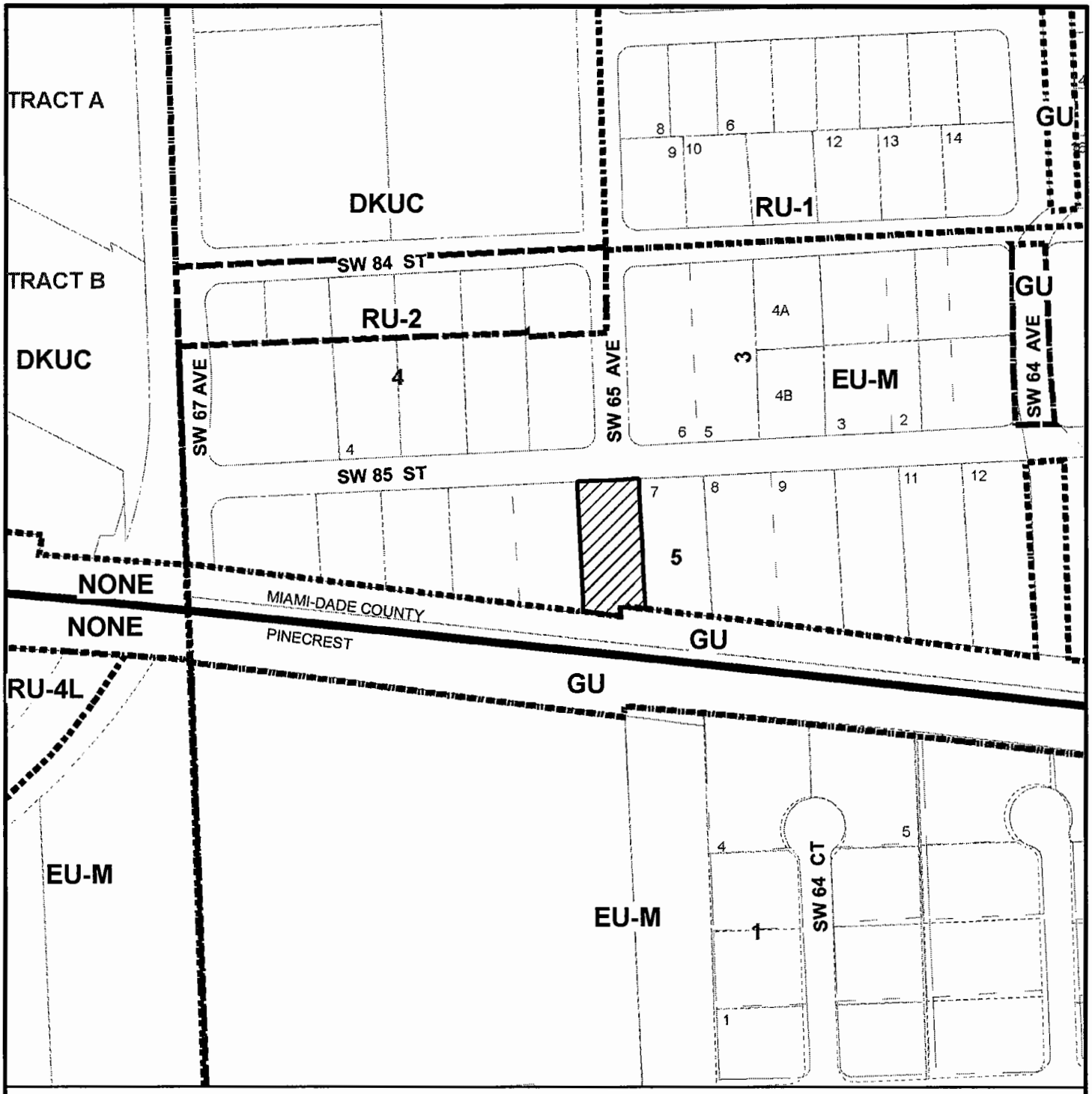
CONSULTANT

DRAWING TITLE: EXTERIOR ELEVATIONS

REVISION

DATE 2/28/04 (PERMIT)

SHEET NO. A-5



MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-115

SUBJECT PROPERTY

N
W E
S

Section: 36 Township: 54 Range: 40
Applicant: DONALD & HAYDEH BRACKIN
Zoning Board: C12
District Number: 07
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 06/30/08

REVISION	DATE	BY
Adjust Property Bounaries	11/19/08 21	AFT

MIAMI-DADE COUNTY
AERIAL

Process Number
08-115

N
W E
S

SUBJECT PROPERTY

Section: 36 Township: 54 Range: 40
Applicant: DONALD & HAYDEH BRACKIN
Zoning Board: C12
District Number: 07
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 06/30/08

REVISION	DATE	BY
Adjust Property Boundaries	11/19/08	AFT

6. WRC PROPERTIES, INC.
(Applicant)

08-12-CZ12-6 (08-116)
Area 12/District 10
Hearing Date: 12/2/08

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

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

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1984	Hooligan's, Inc.	- Special exception nightclub & spacing. - Unusual Use outdoor seating. - Non-Use variances uses inside building. - Use variance proposed barbeque pit.	ZAB	Approved w/conds.
1984	Kathryn Mills	- Zone change from EU-M to BU-2 and RU-5A. - Special exception site plan. - Unusual Use lake, outdoor dining, entrance feature. - Non-Use variance.	BCC	Approved w/conds.
1985	Kendall Town & Country Assoc. Ltd.	Special exception spacing & hours for alcohol.	ZAB	Approved w/conds.
1985	Kendall Town & Country Assoc. Ltd.	- Special exception spacing alcohol. - Unusual Use outdoor dining.	ZAB	Approved w/conds.
1985	Michael Neiman	Special exception alcohol spacing.	ZAB	Approved w/conds.
1985	Kendall Town & Country Assoc. Ltd.	- Special exception alcohol spacing. - Non-Use variances hours.	ZAB	Approved w/conds.
1985	Kendall Town & Country Assoc. Ltd.	Non-Use variance signs.	ZAB	Approved w/conds.
1985	Kendall Town & Country Assoc. Ltd.	- Special exception 3 nightclubs, spacing. - Non-Use variance dance floor, 2 floors for nightclub, size of dance floor.	ZAB	Approved w/conds.
1986	MIPA, Inc.	Special exception alcohol spacing.	ZAB	Approved
1986	Kendall Town & Country Assoc. Ltd.	Modification of condition.	BCC	Approved w/conds.
1987	Kendall Town & Country Assoc. Ltd.	Modification of condition.	BCC	Approved
1989	WRC Properties, Inc.	Special exception nightclub spacing.	ZAB	Approved
1990	WRC Properties	- Modification of conditions. - Unusual Use outdoor patio. - Non-Use variance sign. - Special exception alcohol spacing.	ZAB	Approved
1990	MIPA, Inc.	Special exception alcohol spacing.	ZAB	Approved
1992	Car Care Express	Use variance hand carwash.	ZAB	Approved
1993	Charcoals Restaurant	Special exception nightclub spacing.	ZAB	Approved
1993	Toys R'Us, Inc.	Non-Use variance sign.	ZAB	Approved on a modified basis
1994	WRC Properties, Inc.	Special exception nightclub spacing.	ZAB	Approved w/conds.
1996	Shop, Wash, & Detailing	Modification of conditions.	ZAB	Approved
2001	Gus Exposito	Use variance carwash.	CZAB-12	Approved w/conds.
2006	WRC Properties, Inc.	A substantial deviation determination to DRI.	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.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANT: WRC Properties, Inc. **PH:** Z08-116 (08-12-CZ12-6)

SECTION: 36-54-39 **DATE:** December 2, 2008

COMMISSION DISTRICT: 10 **ITEM NO.:** 6

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A. INTRODUCTION

- **REQUESTS:**

(1) Applicant is requesting to permit 5 additional detached signs of 99.43 sq. ft. each for a total of 497.15 sq. ft. (2 detached 200 sq. ft. signs permitted/3- 820 sq. ft. detached signs previously approved) for a total of 10 detached signs.

(2) Applicant is requesting to permit detached sign #3 with an overall height of 30'3" (30' maximum permitted).

(3) Applicant is requesting to permit 10 directional signs with a minimum of 2'1½" clearance from grade (4' required) and to allow tenants with less than 75,000 sq. ft. gross leasable floor area to be identified on said signs.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Town & Country Village," as prepared by Tom Graboski Assoc., Inc., and "Specific Purpose Sketch," as prepared by Schwebke, Shiskin & Assoc., Inc., dated stamped received 6/18/08 and consisting of 15 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

Approval of this application will allow 10 signs with greater sign display area than permitted, 1 sign with a height higher than allowed and 10 directional signs with less than required clearance from grade.

- **LOCATION:** Lying north of S.W. 88 Street, between the Homestead Extension of Florida's Turnpike and S.W. 117 Avenue, Miami-Dade County, Florida.

- **SIZE:** 87 Acres

- **IMPACT:**

Approval of the 21 signs could lead to a proliferation of signs in the area.

B. ZONING HEARINGS HISTORY:

In 1984, pursuant to Resolution #Z-70-84, the Board of County Commissioners (BCC) approved with conditions a Development of Regional Impact (DRI) consisting of office space, specialty center uses, retail uses, a movie theatre, a hotel and the reconfiguration of an existing 8-acre lake. There were several subsequent hearings on the subject property which modified the plans and conditions of the Development Order of the DRI. In 2001, pursuant to Resolution #CZAB12-34-01, the Community Zoning Appeals Board #12 (CZAB #12) approved a request to permit a hand car wash. In 2006, the BCC approved a substantial deviation determination pursuant to a certain modification to the approved Development Order (D.O.) in order to amend the requirement to preserve the 40' buffer of existing pines and associated under story along 535' of the easterly northern boundary of the subject property and provide a 25' buffer in lieu. A modification request of a proffered covenant was also approved in order to submit revised plans indicating two new office buildings, a 4-level parking garage, and new surface parking along the north property line for Phase I and an additional 3-level parking garage for Phase II of the development. An additional request was approved for a district boundary change from RU-5A, Semi-Professional Office District, to BU-2, Special Business District, pursuant to Resolution #Z-34-06.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking systems. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential uses.

2. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary and within a **Metropolitan Urban Center.**

Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; **Metropolitan Centers** such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high- or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, be developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.

Uses and Activities

Regional and Metropolitan Centers shall accommodate a concentration and variety of

uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius

The area developed as an urban center shall extend to a one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian

crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to crate interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Intensity

Regional and Metropolitan Urban Centers shall be intensively developed. They should be developed at the highest intensities of development in the urbanized area. Floor area ratios (FARs) in Regional Urban Centers designated on the LUP map should average not less than 4.0 in the core of the center and around mass transit stations, and should taper to an average of not less than 2.0 near the edge of the center. Average FARs for developments in Metropolitan Urban Centers designated on the LUP map should be not less than 3.0 at the core adjacent to transit station sites and should taper to not less than 0.75 at the edge. Community centers should average an

FAR of not less than 1.5 at the core adjacent to transit station sites and should taper to an average of approximately 0.5 at the edge, but around rail rapid transit stations they should be developed at densities and intensities no lower than those provided in Policy 7F. Height of buildings at the edge of Metropolitan Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy 7F.

Uses and Zoning Not Specifically Depicted.

Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy 9B vii** of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage**.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
BU-2; shopping center	Business & Office
Surrounding Properties	
NORTH: RU-3M, RU-1M(b) and RU-5A; apartments, single-family residences and offices	Business & Office Low-Medium Residential, 5 to 13 dua
SOUTH: BU-2 and BU-1A; Shopping Center	Business & Office
EAST: BU-2 and RU-5A; Offices and Hotel	Business & Office

WEST: GU; Florida Turnpike Expressway Transportation

The subject parcel is located directly east of the Florida Turnpike, on the north side of North Kendall Drive in a shopping center called "The Kendall Town and Country Mall". A combination of residential and commercial uses characterizes the surrounding area.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**N/A**
Location of Buildings:	**N/A**
Compatibility:	**N/A**
Landscape Treatment:	**N/A**
Open Space:	**N/A**
Buffering:	**N/A**
Access:	**N/A**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**Acceptable**
Energy Considerations:	**N/A**
Roof Installations:	**N/A**
Service Areas:	**N/A**
Signage:	**Acceptable**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject parcel is located directly east of the Florida Turnpike, on the north side of North Kendall Drive. The applicant is seeking to permit 5 additional detached signs of 99.43 sq. ft. each for a total of 497.15 sq. ft. (2 detached 200 sq. ft. signs permitted/3- 820 sq. ft. detached signs previously approved) for a total of 10 detached signs (request #1), to permit detached sign #3 with an overall height of 30'3" (30' maximum permitted) (request #2) and to permit 10 directional signs with a minimum of 2'1½" clearance from grade (4' required) and to allow tenants with less than 75,000 sq. ft. gross leasable floor area to be identified on said signs (request #3). A mixture of residential and business activity characterizes the area as a whole. The applicant has submitted plans depicting the 21 signs for directional and identification use located throughout the subject site.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Furthermore, the application does not generate any new additional daily peak hour trips and it meets the traffic concurrency criteria. The Miami-Dade Fire Department **(MDFRD)** has no objections to this application and has indicated that the average travel response time for this site is **5:12** minutes.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic. Staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of

land and which, as a minimum, regulate signage. Although staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances, staff notes that the subject site is 87 acres in size and approval of directional, identification and tenant signage will allow passersby to locate and arrive at their destination within this shopping center faster, will cut down on driver distractions and will provide a more pleasing aesthetic for the subject property. Staff notes that 14 of the proposed signs will be located internally on the site and the remaining 7 signs will be sited along two section line roads (SW 88 Street and SW 117 Avenue). Staff opines that the approval of these signs would positively impact adjacent roadways, would be in keeping with the intent and purpose of the zoning and land use regulations, and would have a minimal impact on the surrounding area. Therefore, staff opines that this application is **compatible** with the surrounding area and is **consistent** with the policies and objectives of the interpretative text of the CDMP.

Further, the subject property also lies within a **Metropolitan Urban Center** as designated by the adopted 2015 and 2025 Comprehensive Development Master Plan (CDMP). According to the CDMP, such centers are characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. Design of developments and roadways within the centers should emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Emphasis shall also be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Approval of this application meets the sign criteria for urban centers indicated in the CDMP's interpretative text. Staff notes that there will be an internal system of pedestrian paths within this shopping center. The proposed signage contributes to the attainment of the plan as provided in the urban center interpretative text. In accordance with the CDMP, design of developments and roadways within the centers should emphasize pedestrian activity, safety and comfort, as well as vehicular movement. As previously mentioned, approval of this application will allow passersby to locate and arrive at their destination within this shopping center faster and will cut down on driver distractions which, in staff's opinion, will improve safety and comfort, as well as vehicular movement on the subject site. Therefore, approval of this application is **consistent** with the Urban Center interpretative language of the Comprehensive Development Master Plan (CDMP).

When the request #1, to permit 5 additional detached signs of 99.43 sq. ft. each for a total of 497.15 sq. ft. (2 detached 200 sq. ft. signs permitted/3- 820 sq. ft. detached signs previously approved) for a total of 10 detached signs; request #2, to permit detached sign #3 with an overall height of 30'3" (30' maximum permitted); and request #3, to permit 10 directional signs with a minimum of 2'1½" clearance from grade (4' required) and to allow tenants with

less than 75,000 sq. ft. gross leasable floor area to be identified on said signs, are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that the requests are **compatible** with the area. Under said standard, 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. As previously mentioned, the proposed signage will be located in a development that lies in close proximity to important corridors which provide ease of access to this site and to transit such as the Florida Turnpike to the west, SW 117 on the east and SW 88 Street to the south, which will serve to buffer any negative impact generated by the proposal from the immediate area. Approval of same will create a project that is consistent with the Master Plan and will visually impact, in a positive manner, the neighboring community by allowing passersby to locate and arrive at their destination within the shopping center faster, cut down on driver distractions and provide a more pleasing aesthetic for the subject property. Staff opines that the proposed signage is not excessive given the size of the subject property, 87 acres, and the placement of the signs internally on the site would be compatible with the surrounding area and in keeping with the large retail and office component of the Kendall Town and Country Mall. As such, staff recommends approval with conditions of this application under the Non-Use Variance Standards (NUV).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the sign zoning regulations. Therefore, staff recommends denial without prejudice of this application under the Alternative Non-Use Variance (ANUV) Standards.

Based on all of the aforementioned, staff recommends approval with conditions of this application under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of this application under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning 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, signs, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Town & Country Village," as prepared by Tom

n

Graboski Assoc., Inc., and "Specific Purpose Sketch," as prepared by Schwebke, Shiskin & Assoc., Inc., dated stamped received 6/18/08 and consisting of 15 sheets.

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

DATE INSPECTED: 09/02/08
DATE TYPED: 11/06/08
DATE REVISED: 11/07/08; 11/12/08
DATE FINALIZED: 11/12/08
MCL; MTF; NN; JV

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2008

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

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

Subject: C-12 #Z2008000116
WRC Properties, Inc.
Northwest Corner of S.W. 88th Street and S.W. 117th Avenue
Request to Permit More Signs than Permitted
(BU-2) (87 Acres)
36-54-39

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.

Wetlands
The subject properties do not contain jurisdictional 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
Tree Removal Permit 2007-TREE-PER-00219 was issued for the subject property (folio 30-4936-007-0050) to WRC Properties, Inc., on October 1, 2007 and is scheduled to expire on October 1, 2009. All approved tree removal and 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 to avoid violation of permit conditions.

The applicant is advised that any impacts to tree resources on the subject properties due to placement of the signs will require a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2007-TREE-PER-00219 prior to their removal or relocation. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History
DERM has found the following closed enforcement record for the following property:

Uniform Civil Violation Notices were issued for the following properties in June 2001 for violations of emergency water shortage restrictions. Cases were subsequently closed.

Folio No. 30-4936-010-0010
Folio No. 30-4936-007-0060
Folio No. 30-4936-007-0040
Folio No. 30-4936-007-0030
Folio No. 30-4936-007-0020

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PH# Z2008000116
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:WRC PROPERTIES, INC.

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.
12-SEP-08

DATE: 11/04/08

TEAM METRO

ENFORCEMENT HISTORY

WRC PROPERTIES, INC.	LYING NORTH OF SW 88 STREET, BETWEEN THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE & SW 117 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000116

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

All folios - No open cases. No current violations.

Prior Cases-

Folio 3049360100020 - No priors.

Folio 3049360100010 -
CMS# 200002004700 NOV issued in May 2000 for Sign w/o permit. Case closed as complied.
CMS# 200002004701 NOV issued for Unauthorized Uses. Case closed as complied.

Folio 3049360090010 - No priors.

Folio 3049360070065 - No priors.

Folio 3049360070060
CMS# 200803000827 - NOV issued in January 2008 for Banners. Case closed as complied.

Folio 3049360070050
CMS# 200403009044 - CVN issued for Auto Sales. CVN paid. Case closed as complied.
CMS# 200503005719 - NOV issued in December 2005 for Sign in Disrepair. Case closed as complied.

Folio 3049360070040 - No priors.

Folio 3049360070030 -

DATE: 11/04/08

CMS# 200002004739 - NOV issued in June 2000 for Sign w/o permit. Case closed as complied.

Folio 3049360070020
CMS# 200503005718 - NOV issued in December 2005 for Signs in Disrepair. Case closed as complied.

Folio 3049360070010
CMS# 200103003273 - NOV issued in May 2001 for Sign w/o permit. Case closed as complied.
CMS# 200103003413 - NOV issued in March 2001 for Sign w/o permit. Case closed as complied.
CMS# 200603004564 - NOV issued in November 2006 for Overgrowth. Case closed as complied.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: WRC Properties, Inc.

NAME AND ADDRESS	Percentage of Stock
Teachers Insurance and Annuity Association of America *	100%

* Teachers Insurance + Annuity Assn. of America is a pension fund and/or pension trust comprised of more than 5,000 ownership interests.

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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MIAMI-DADE PLANNING AND ZONING DEPT
BY

{M2114154;1}

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

NAME OF PURCHASER: N/A

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:

N/A

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

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

W R C Properties, Inc., a Delaware corporation

By: _____
Print Name: Denise Maxwell
Title: Assistant Secretary

Sworn to and subscribed before me this 6 day of June, 2008. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

DEBORAH L SMITH
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires Dec. 7, 2011

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.

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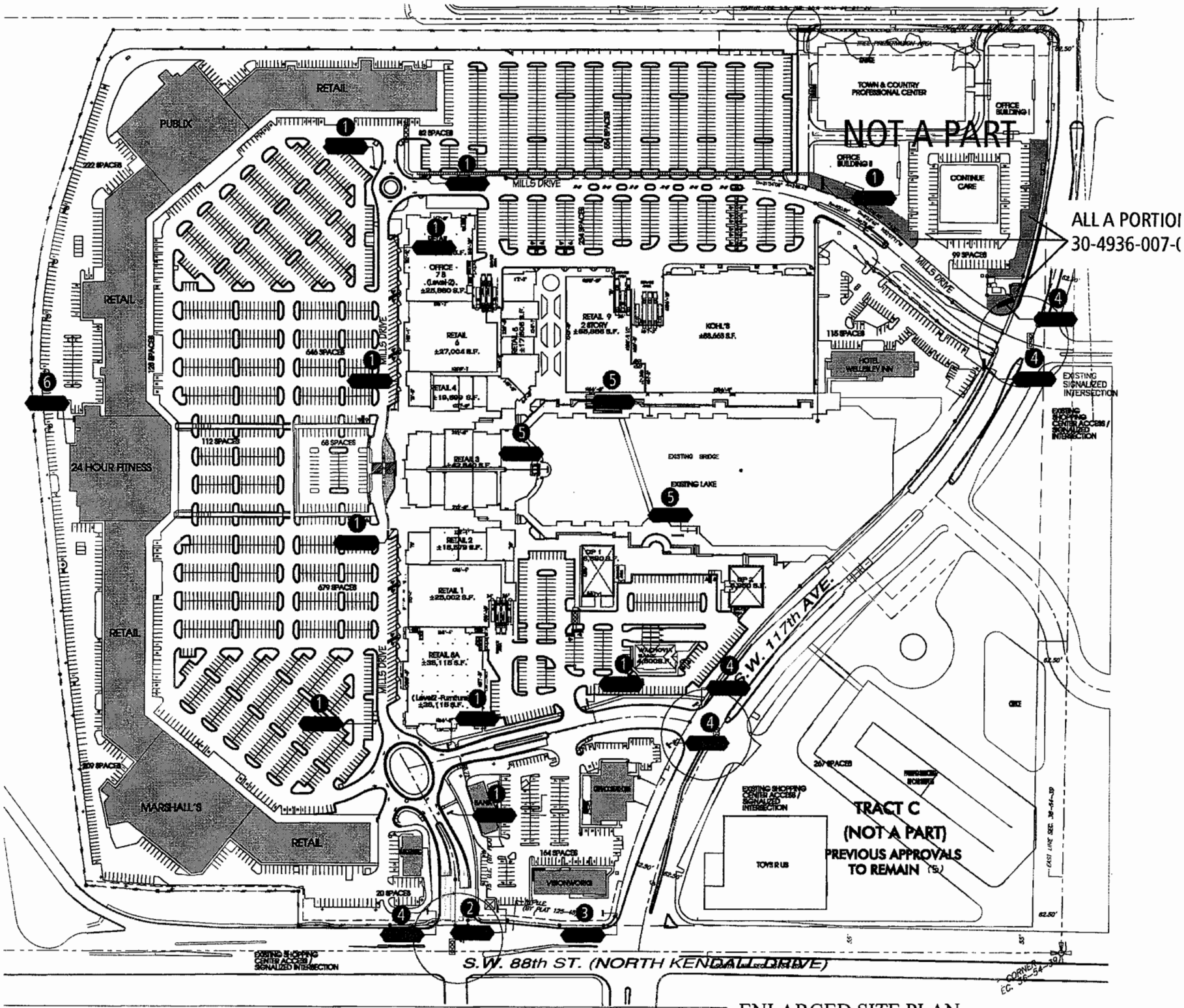
2008116
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.


NOT A PART
ALL A PORTIOI
30-4936-007-(
TOWN & COUNTRY PROFESSIONAL CENTER
OFFICE BUILDING I
OFFICE BUILDING II
CONTINUE CARE
RETAIL
PUBLIX
MARSHALL'S
24 HOUR FITNESS
KOHL'S
HOTEL WELLESLEY INN
MILLS DRIVE
S.W. 117th AVE.
S.W. 88th ST. (NORTH KENDALL DRIVE)
EXISTING SIGNALIZED INTERSECTION
EXISTING SHOPPING CENTER ACCESS / SIGNALIZED INTERSECTION
EXISTING BRIDGE
EXISTING LAKE
TRACT C
(NOT A PART)
PREVIOUS APPROVALS
TO REMAIN (5)
TOYS R US
VISIONWORKS
ENLARGED SITE PLAN

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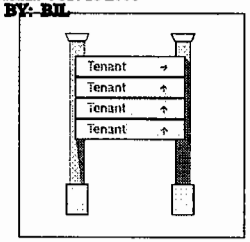
PROCESS #: Z06-116
DATE: JUN 18 2008
BY: BIL



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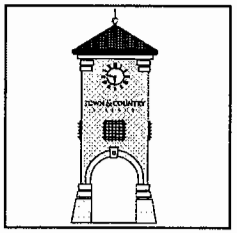

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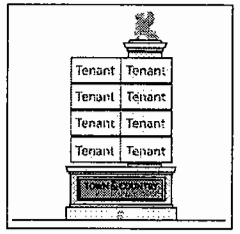

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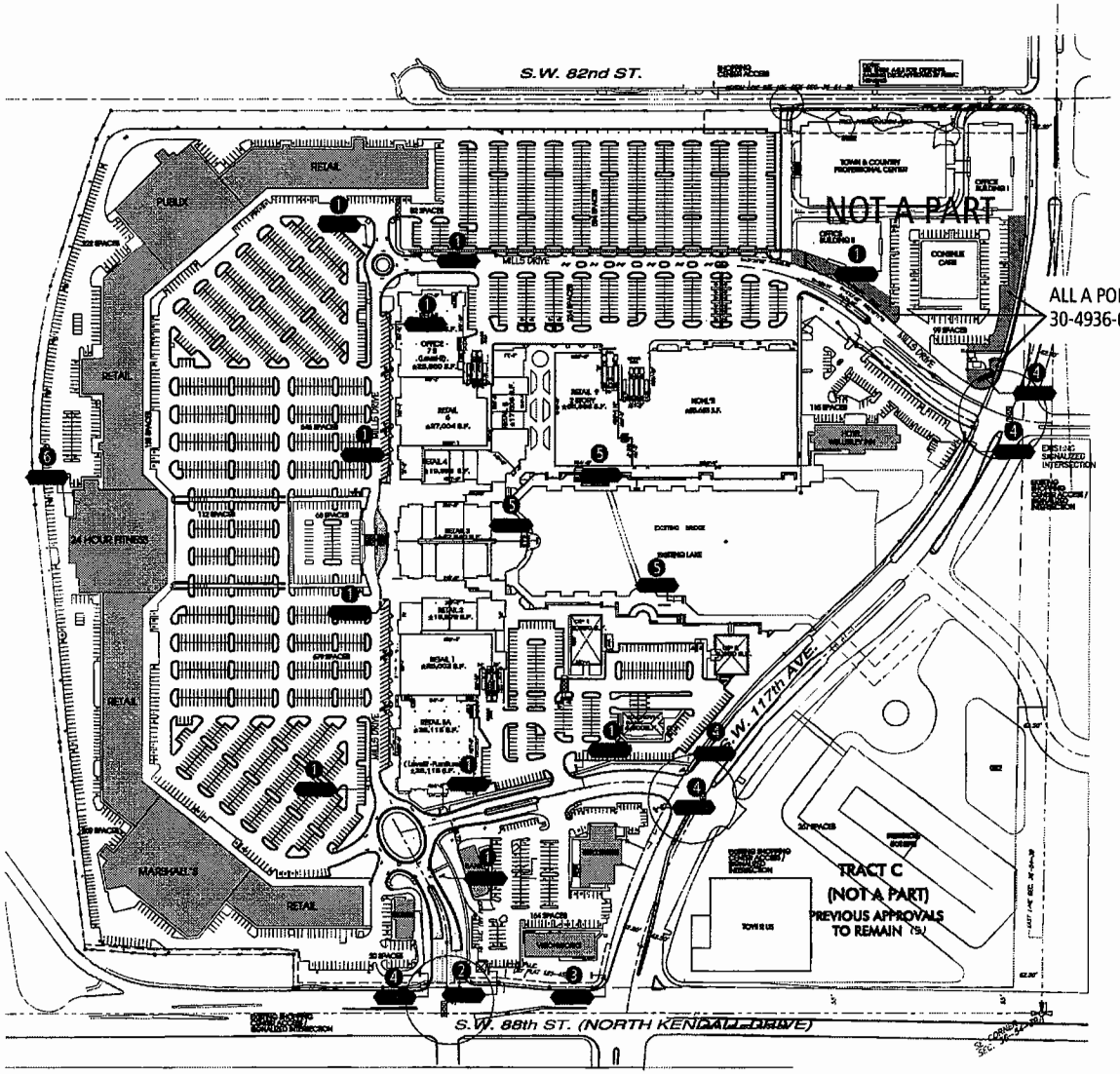

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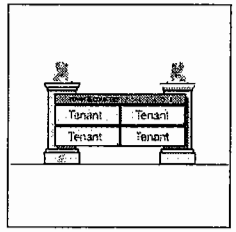
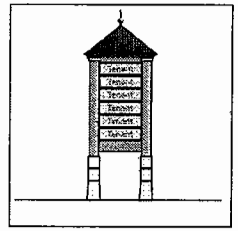


❺ 820 sq. ft. Detached sign per covenant.

❻



CODE ALLOWED

VARIANCE REQUIRED

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

TOWN & COUNTRY VILLAGE

description: SITE PLAN	scale: NTS	issues & revisions: 1. 5.28.08 FO 2. 06.16.08 FO 3. 06.23.08 FO 4.	sheet: LOC. PLAN

12

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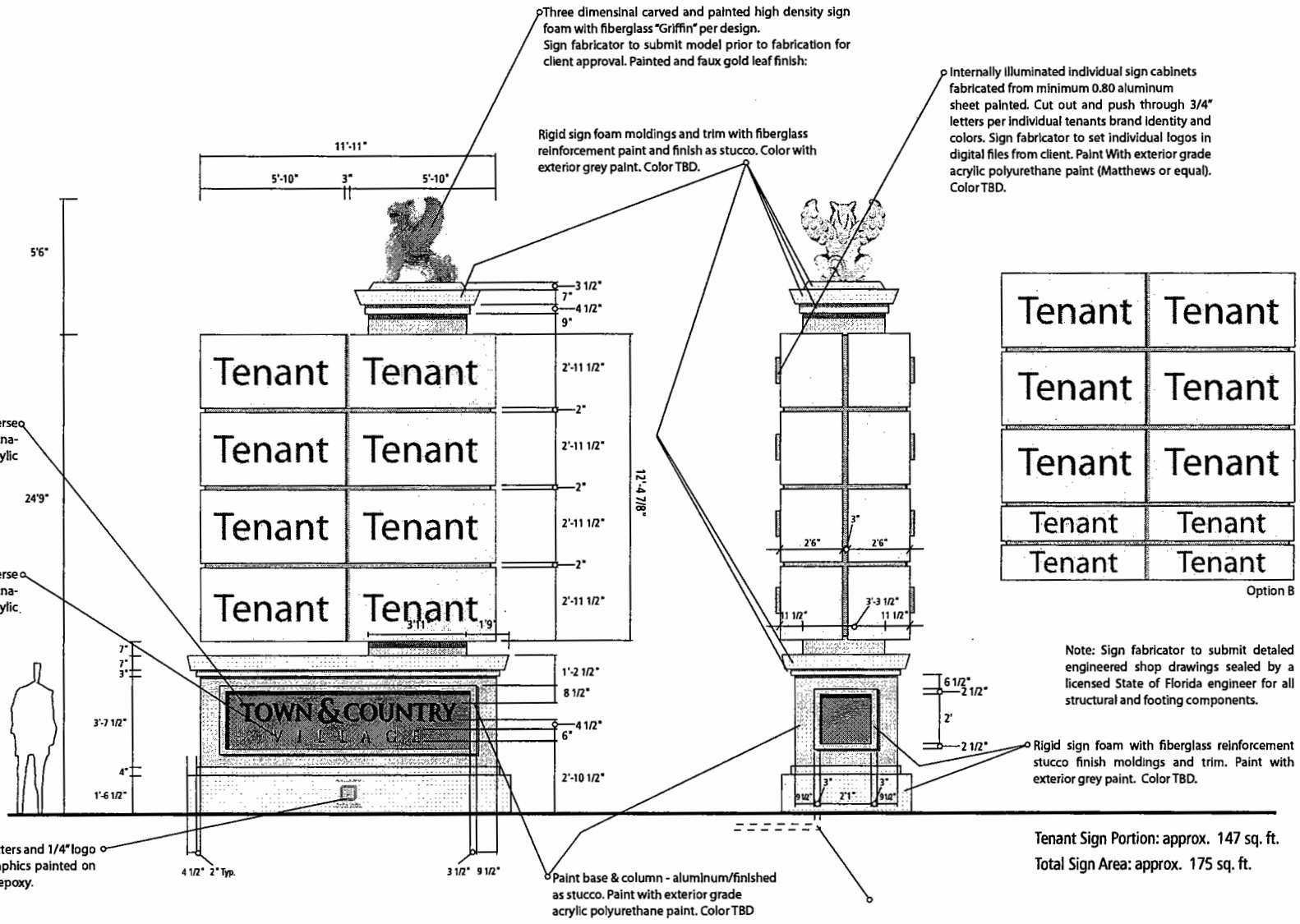

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305.669.2550 www.tgadesign.com

TOWN & COUNTRY VILLAGE

description:	scale:	issues & revisions:	sheet:
LARGE TENANT ID PYLON	1/4" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	B

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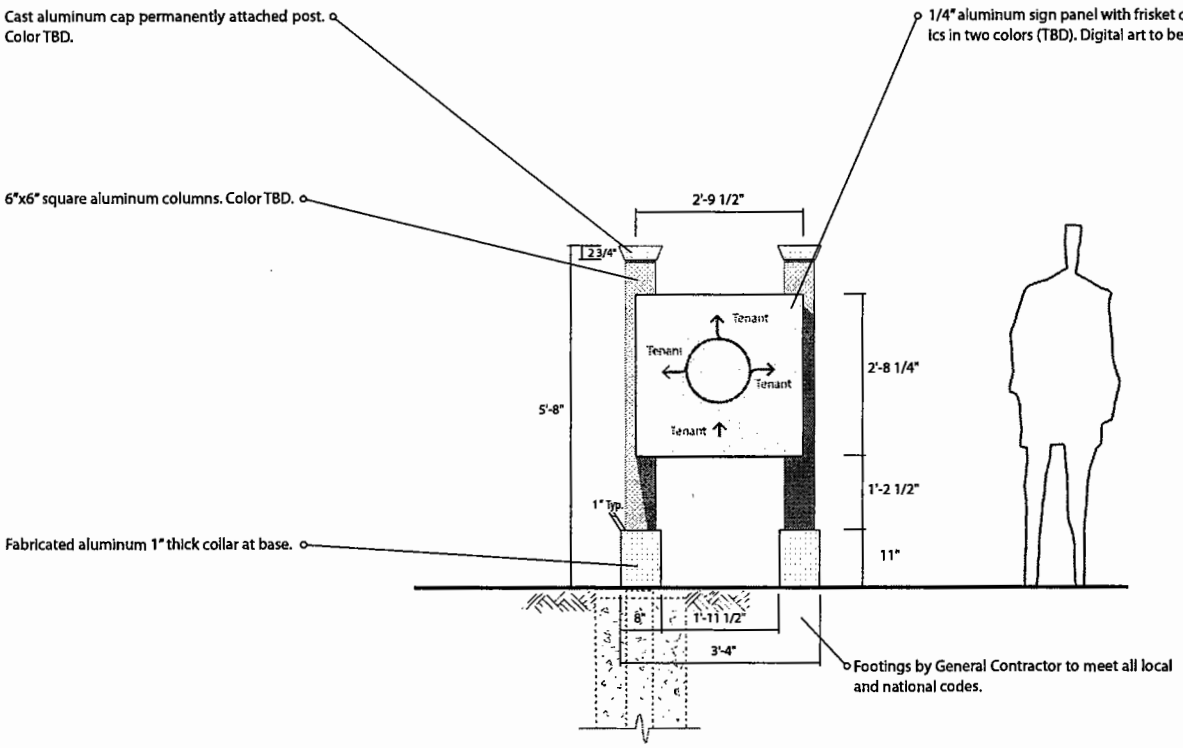

Note: Sign fabricator to submit detaled engineered shop drawings sealed by a licensed State of Florida engineer for all structural and footing components.

Sign is single faced.

Total Sign Area: approx. 8 sq. ft.

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TOWN & COUNTRY VILLAGE

description:	scale:	Issues & revisions:	sheet:
VEHICULAR DIRECTIONAL	1/2" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	D

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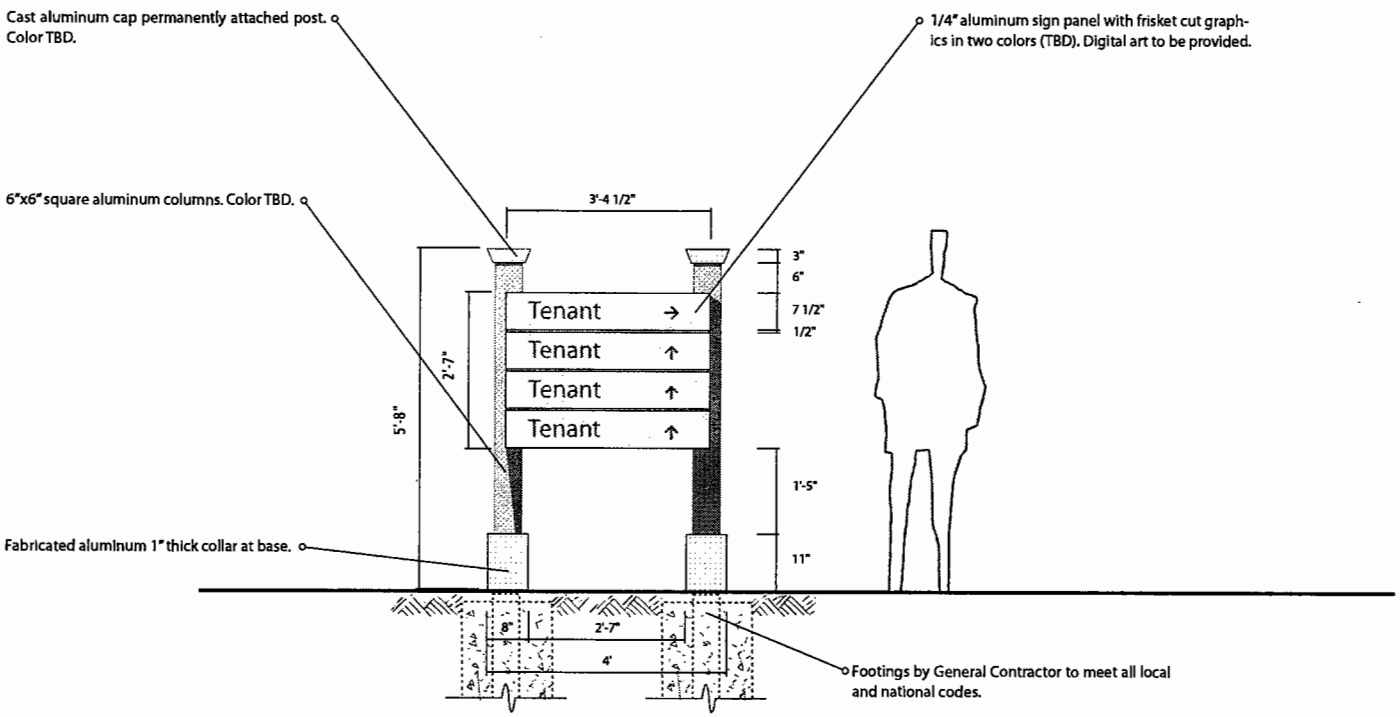
BY: BIL



Note: Sign fabricator to submit detaled engineered shop drawings sealed by a licensed State of Florida engineer for all structural and footing components.

Sign is single faced.

Total Sign Area: approx. 9 sq. ft.

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TOWN & COUNTRY VILLAGE

description:	scale:	issues & revisions:	sheet.
VEHICULAR DIRECTIONAL	1/2" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	E

34

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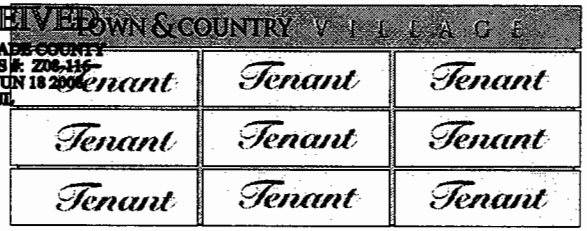
MIAMI-DADE COUNTY
PROCESS #: Z08-116
DATE: JUN 18 2008
BY: BJL



Option B

Cut out push through letters with 3/4" white acrylic with face vinyl. Paint with exterior grey paint. Colors TBD.

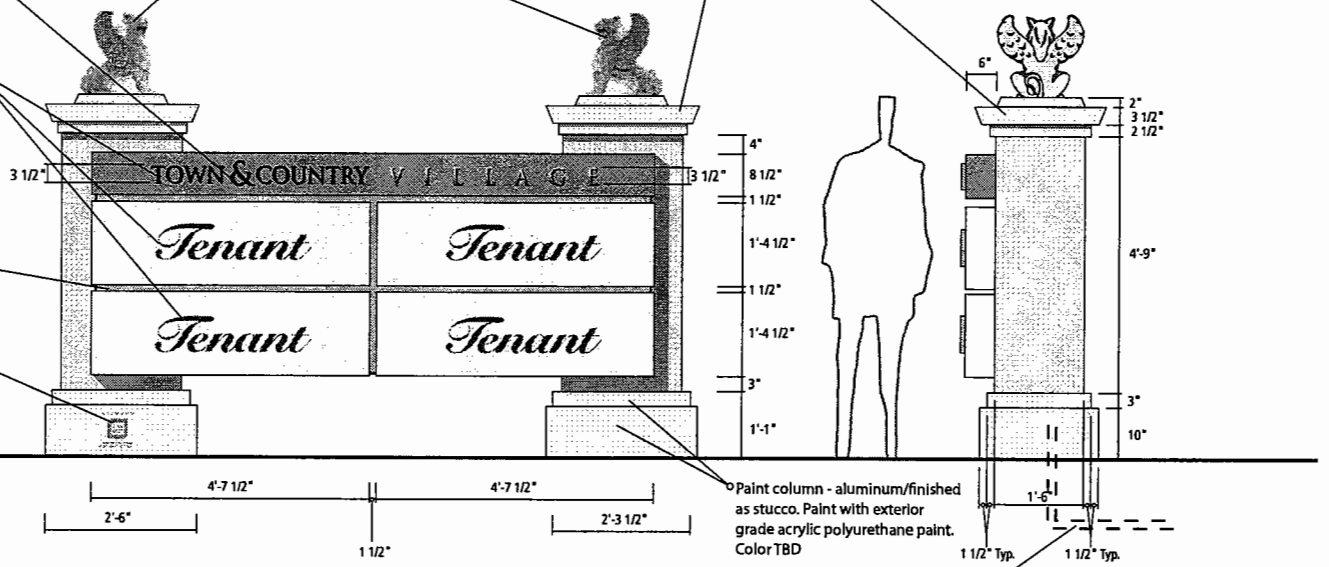
Three dimensinal carved and painted high density sign foam with fiberglass "Griffin" per design.
Sign fabricator to submit model prior to fabrication for client approval. Painted and faux gold leaf finish:

Rigid sign foam moldings and trim with fiberglass reinforcement paint and finish as stucco. Color with exterior grade acrylic polyurethane paint. Color TBD.

Internally illuminated individual sign cabinets fabricated from minimum 0.80 aluminum sheet painted. Cut out and push through 3/4" letters per individual tenants brand identity and colors. Sign fabricator to set individual logos in digital files from client. Paint with exterior grade acrylic polyurethane paint (Matthews or equal). Color TBD.

Paint with exterior grade acrylic polyurethane paint. Color TBD. Paint color for reveals.

1/4" plate painted with background color with frisket cut over logo and color. Pin mount to base. Set in epoxy.



Note: Sign fabricator to submit detailed engineered shop drawings scaled by a licensed state of Florida engineer for all structural and footing components.

Sign is single faced.

Paint column - aluminum/finished as stucco. Paint with exterior grade acrylic polyurethane paint. Color TBD

Tenant Sign Portion: approx. 34 sq. ft.
Total Sign Area: approx. 43 sq. ft.

Electrical to site by owner. Sign fabricator to verify voltage available prior to fabrication at building stages.

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
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TOWN & COUNTRY VILLAGE

SMALL TENANT ID PYLON	1/2" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	C
description:	scale:	issues & revisions:	sheet:

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DATE: JUN 18 2008
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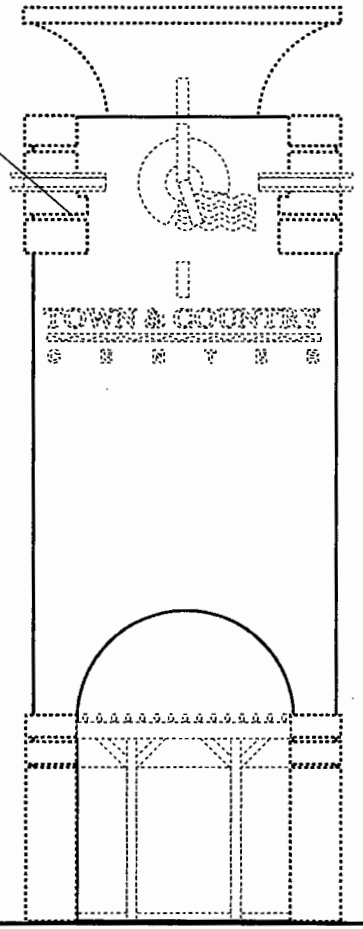
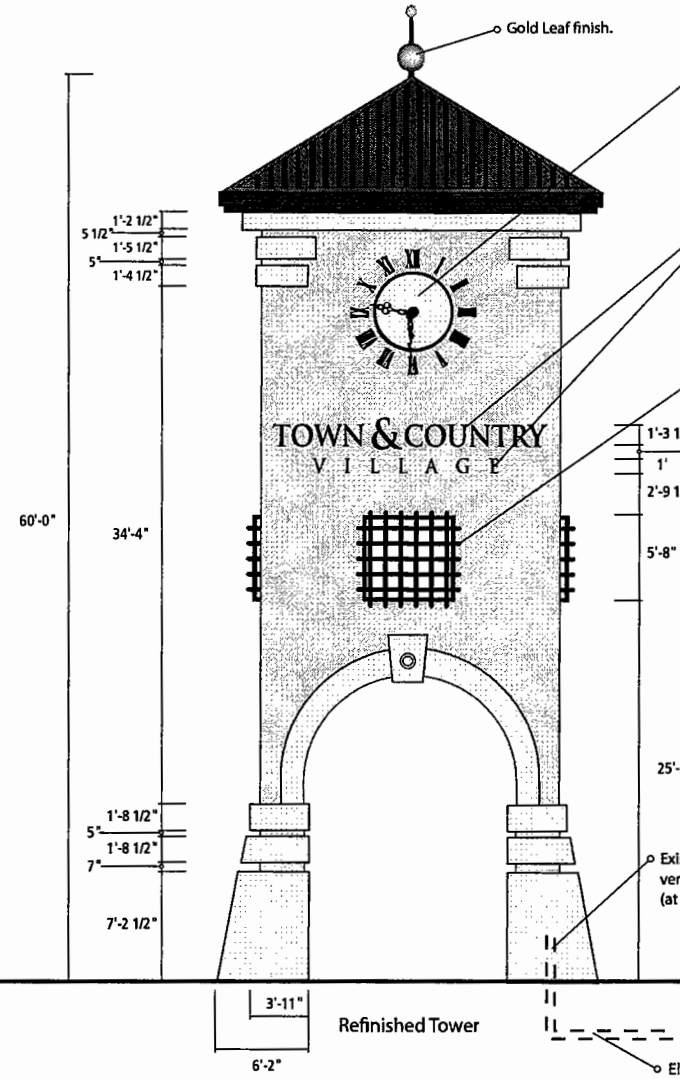


For all New Construction of tower architecture see architects drawings for details by General Contractor.

Existing Tower

Note: Sign fabricator to submit detaled engineered shop drawings sealed by a licensed state of Florida engineer for all structural and footing components as it pertains to signs attached to tower only, consult with architect for details of existing.



Refinished Tower

Replace existing clock
Custom pin mounted clock face, new clock on three sides, East, West and South, by Cantaberry Designs or equal. Paint with exterior grade acrylic polyurethane paint. Color TBD.

Replace existing letters
Fabricated aluminum reverse channel letters super bright white LED illuminated on East and West sides only. Paint with exterior grade acrylic polyurethane paint. Color TBD.

Fabricated aluminum grill work from 2" tubes over new cut open "window" (by G.C.) to occur on East, West and South and North facade. Paint with exterior grade acrylic polyurethane paint. Color TBD.

Note: Sign fabricator to submit detaled engineered shop drawings sealed by a licensed State of Florida engineer for all structural and footing components.

Sign fabricator to verify all dimensions on site prior to fabrication.

Existing tower electric power. Sign fabricator to verify existing electrical at site before beginning (at bid phase).

Electrical to site by owner. Sign fabricator to verify voltage available prior to fabrication.

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4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

TOWN & COUNTRY VILLAGE

description:	scale:	issues & revisions:	sheet:
TOWER	1/8" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	A

ac

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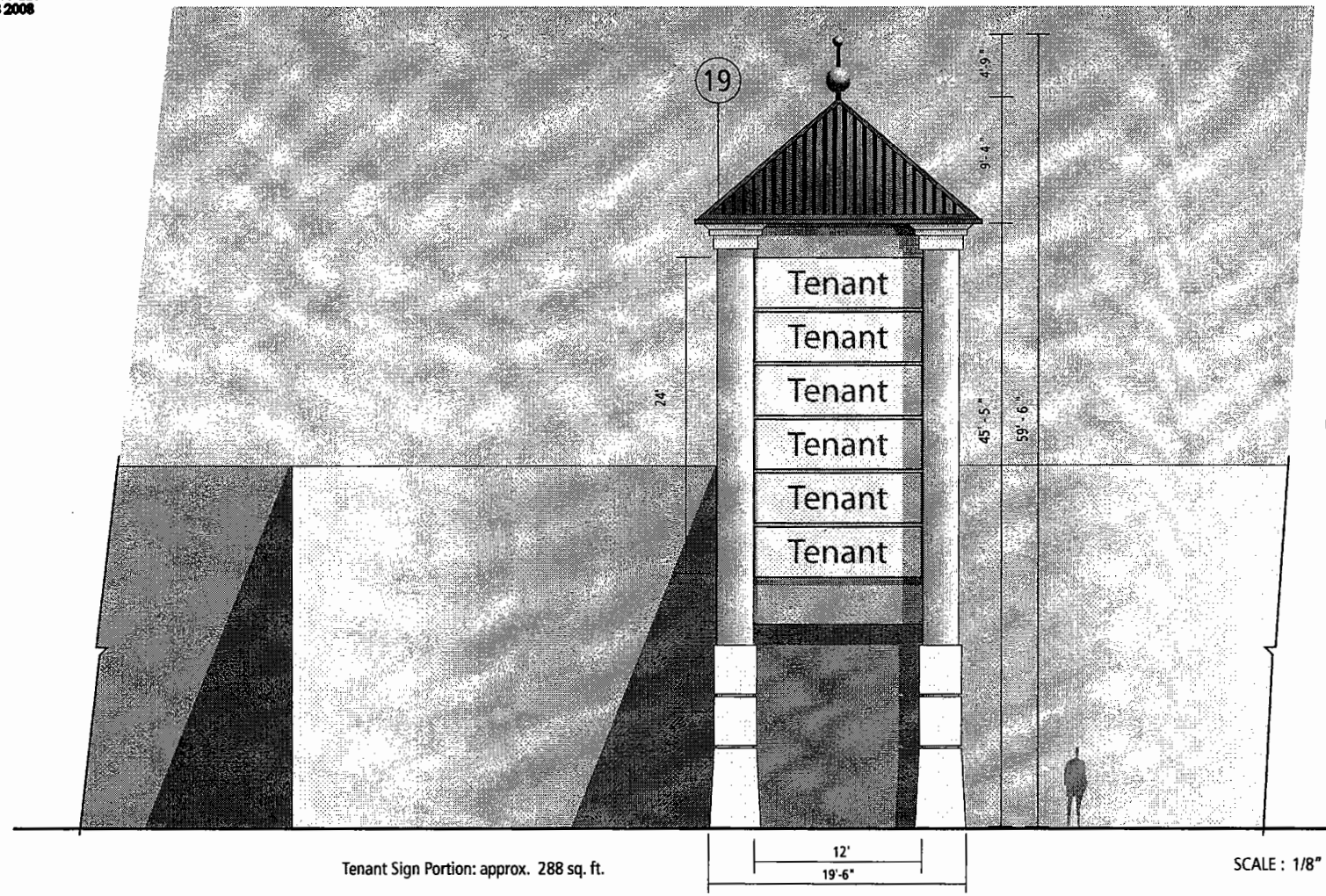

Individual internally illuminated mall tower identity signage.

Tenant Sign Portion: approx. 288 sq. ft.

SCALE : 1/8" = 1'

KENDALL TOWN & COUNTRY
GRAPHICS DESIGN DEVELOPMENT

Tom Graboski Associates, Inc. Design
Date: 02.15.08

37

SPECIFIC PURPOSE SKETCH

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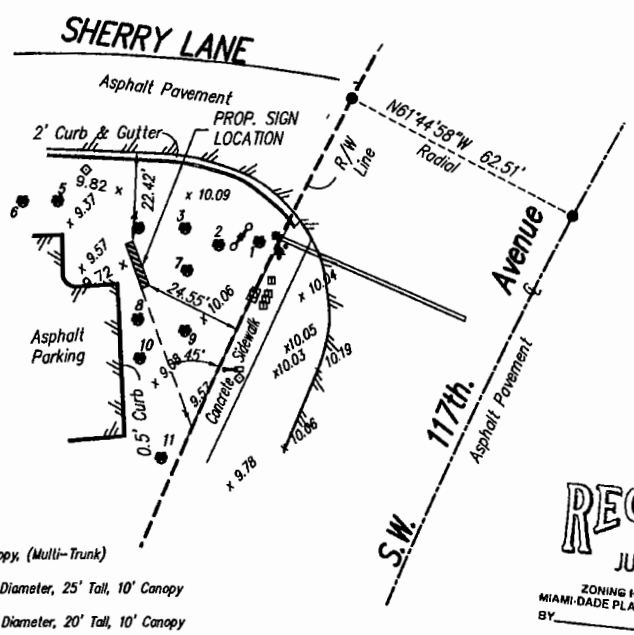
DATE: JUN 18 2008
BY: BJL

GRAFIC SCALE
30 0 30 60 90
Scale 1" = 30'



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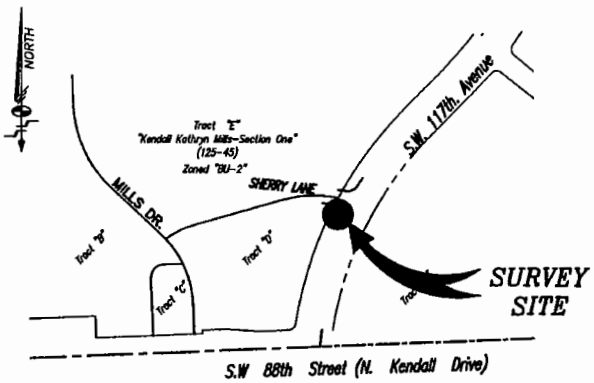
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Queen Palm (Arecastrum romanzoffianum) 8" Diameter, 25' Tall, 10' Canopy
2 Queen Palm (Arecastrum romanzoffianum) 7" Diameter, 20' Tall, 10' Canopy
3 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 20' Tall, 10' Canopy
4 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy
5 Cabbage Palm (Sabal palmetto) 12" Diameter, 25' Tall, 10' Canopy
6 Cabbage Palm (Sabal palmetto) 12" Diameter, 25' Tall, 10' Canopy
7 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 20' Tall, 10' Canopy
8 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 20' Tall, 10' Canopy
9 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy
10 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy
11 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy

LEGAL DESCRIPTION
A portion of Tract "D" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE" As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)



LOCATION SKETCH
A portion of Section 36-54-39
Scale: 1"=400'

SPECIFIC PURPOSE SURVEY

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the location of the existing lands shown hereon only. This is not a "Boundary" survey.
2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.
3. This sketch is subject to easements, rights-of-way and other matters which may be reflected by a search of title to the subject lands.
4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).
6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 120635 0260 J, map dated March 2, 1994, index map dated July 17, 1995.
7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
   Elevation=15.34 N.G.V.D.
8. Benchmark B: Nail and disc on back curb at southwest corner at intersection between S.W. 117th. Avenue and S.W. 84th. Street
   Elevation=11.65 N.G.V.D.

X:\PROJ\SD365439\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-519/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

BY: Jose L. Sanfiel Asst. Vice Pres. Professional Land Surveyor No.5636 State of Florida

REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636

SPECIFIC PURPOSE SKETCH

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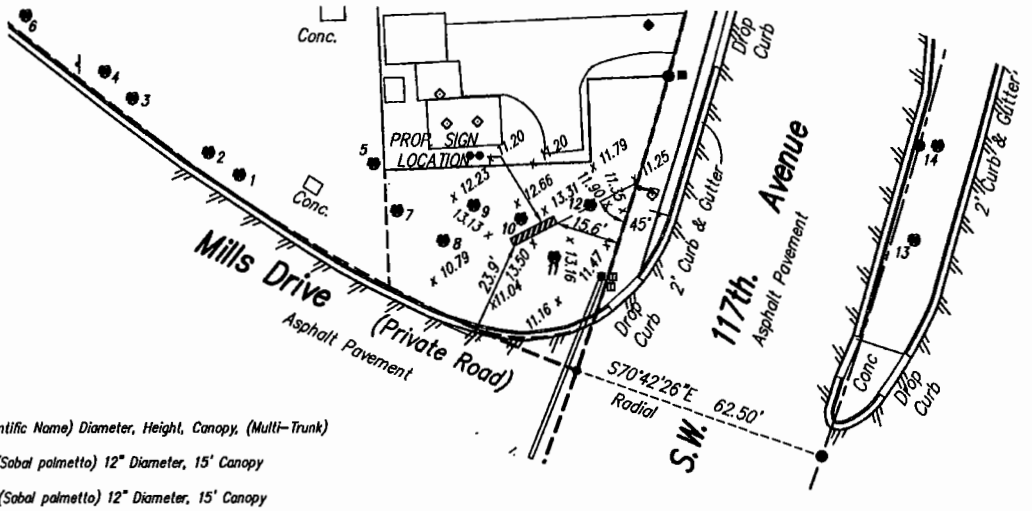
MIAMI-DADE COUNTY
PROCESS #: Z08-116
DATE: JUN 18 2008
BY: BIL

GRAFIC SCALE
30 0 30 60 90
Scale 1" = 30'



TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Sabal palm (Sabal palmetto) 12" Diameter, 15' Canopy

2 Sabal palm (Sabal palmetto) 12" Diameter, 15' Canopy

3 Sabal palm (Sabal palmetto) 12" Diameter, 15' Canopy

4 Sabal palm (Sabal palmetto) 12" Diameter, 15' Canopy

5 Sabal palm (Sabal palmetto) 12" Diameter, 15' Canopy

6 Mexican Washington Palm (Washingtonia robusta) 12" Diameter, 8' Canopy

7 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

8 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

9 Royal Palm (Roystonea regia) 7" Diameter, 10' Canopy

10 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

11 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

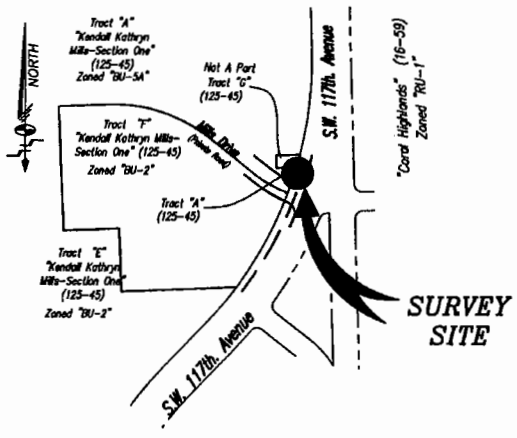
12 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

13 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

14 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

RECEIVED
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

LEGAL DESCRIPTION
A portion of Tract "F" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE" As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)



LOCATION SKETCH

A portion of Section 36-54-39
Scale: 1"=400'

SPECIFIC PURPOSE SURVEY

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the location of the existing lands shown hereon only. This is not a "Boundary" survey.

2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.

3. This sketch is subject to easements, rights-of-way and other matters which may be reflected by a search of title to the subject lands.

4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).

6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 1206 35 0260 J, map dated March 2, 1994, index map dated July 17, 1995.

7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.

8. Benchmark B: Nail and disc on back curb at southwest corner of intersection between S.W. 117th. Avenue and S.W. 84th. Street
Elevation=11.65 N.G.V.D.

X:\PROJ\SD365439\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

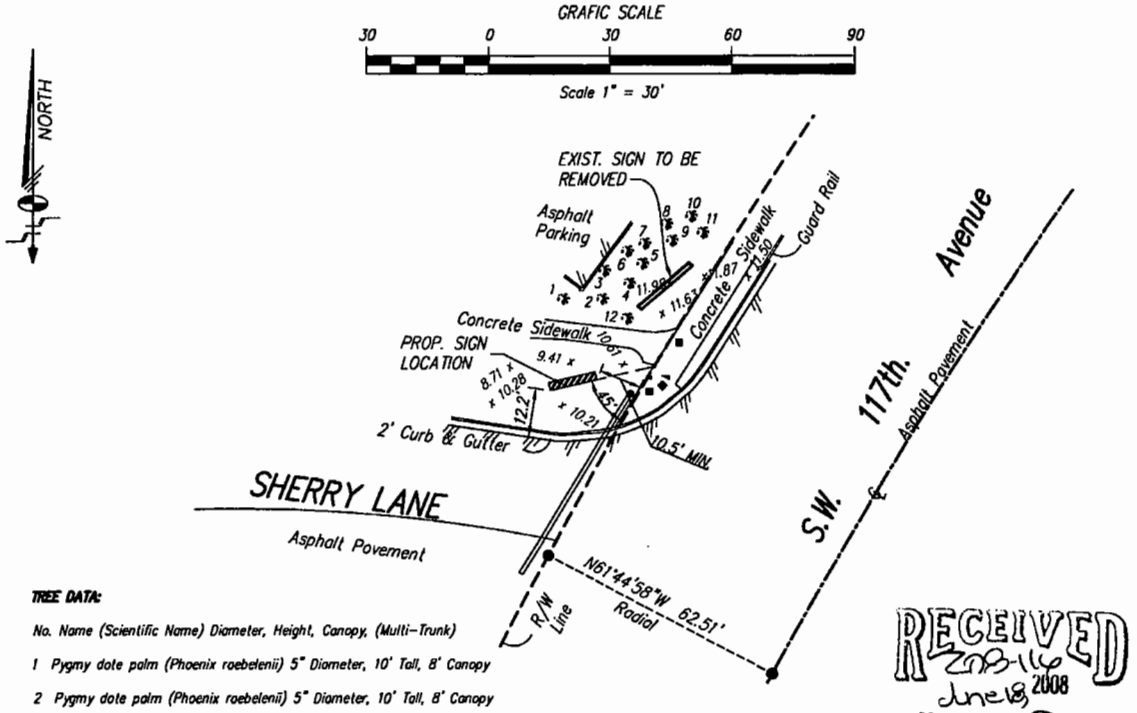
ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-919/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER

BY: _____
Jose L. Sanfiel Asst' Vice Pres.
Professional Land Surveyor No.5636

REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.

SPECIFIC PURPOSE SKETCH



TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

2 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

3 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

4 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

5 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

6 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

7 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

8 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

9 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

10 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

11 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

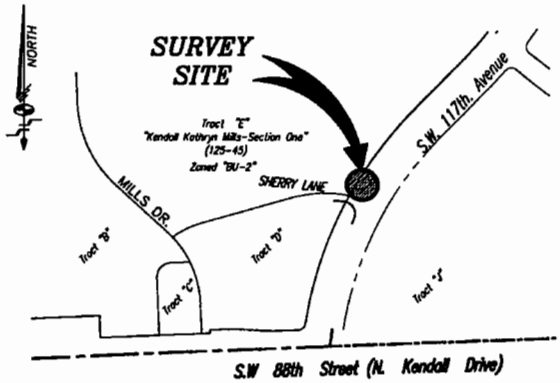
12 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

RECEIVED
2008-114
June 18, 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LEGAL DESCRIPTION

A portion of Tract "E" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE" As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)

SPECIFIC PURPOSE SURVEY



LOCATION SKETCH

A portion of Section 36-54-39
Scale: 1"=400'

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the location of the existing lands shown hereon only. This is not a "Boundary" survey.

2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.

3. This sketch is subject to easements, rights-of-way and other matters which may be reflected by a search of title to the subject lands.

4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).

6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 1206350260 J, map dated March 2, 1994, index map dated July 17, 1995.

7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.

8. Benchmark B: Nail and disc on back curb of southwest corner at intersection between S.W. 117th. Avenue and S.W. 84th. Street
Elevation=11.65 N.G.V.D.

X:\PROJ\5036543\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: 50-519/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

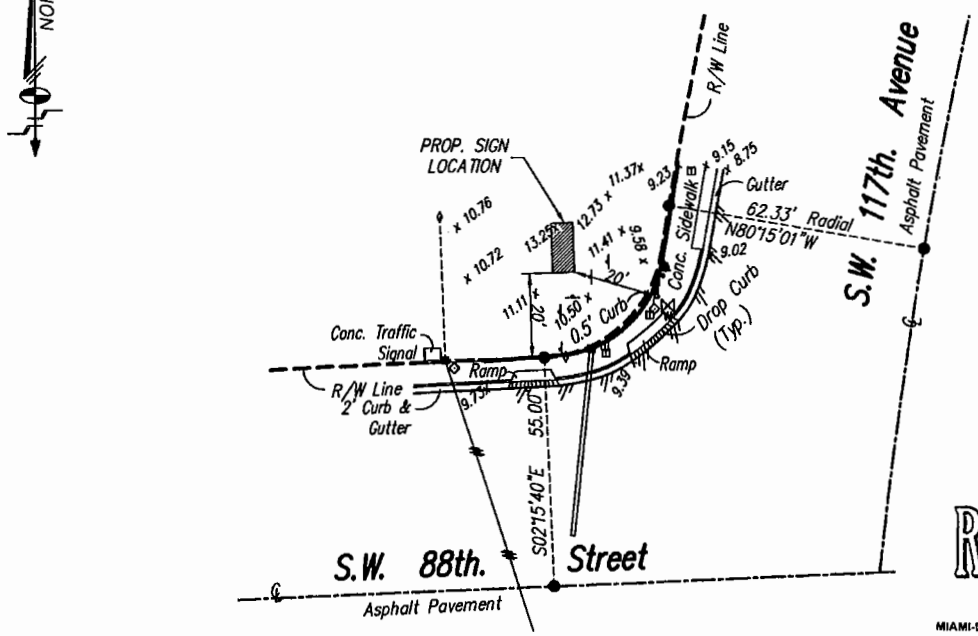
BY: Jose L. Sanfiel Asst' Vice Pres.
Professional Land Surveyor No.5636
State of Florida

REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636

SPECIFIC PURPOSE SKETCH

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-116
DATE: JUN 18 2008
BY: BJL

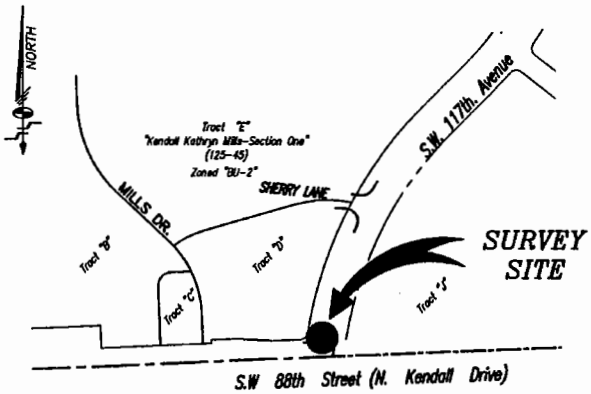
GRAFIC SCALE
30 0 30 60 90
Scale 1" = 30'



RECEIVED
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

LEGAL DESCRIPTION
A portion of Tract "D" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE"
As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)

SPECIFIC PURPOSE SURVEY



LOCATION SKETCH
A portion of Section 36-54-39
Scale: 1"=400'

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the location of the existing lands shown hereon only. This is not a "Boundary" survey.
2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.
3. This sketch is subject to easements, rights-of-way and other matters which may be reflected by a search of title to the subject lands.
4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).
6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 120635 0260 J, map dated March 2, 1994, index map dated July 17, 1995.
7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.
8. Benchmark B: Nail and disc on back curb of southwest corner of intersection between S.W. 117th. Avenue and S.W. 84th. Street
Elevation=11.65 N.G.V.D.

X:\PROJ\SD3654.39\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-518/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER

BY: Jose L. Sanfiel Asst' Vice Pres.
Professional Land Surveyor No.5636

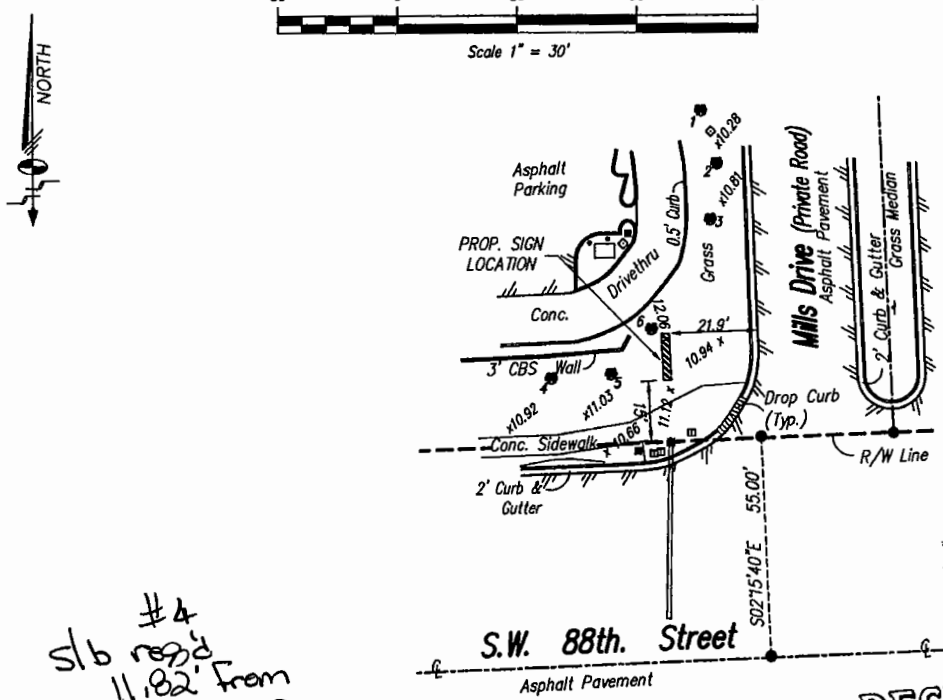
REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.

SPECIFIC PURPOSE SKETCH

GRAFIC SCALE

30 0 30 60 90

Scale 1" = 30'



#4
s/b rep'd
11.82' from
R-O-W

RECEIVED
2008-116
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Coconut Palm (Cocos nucifera) 1" Diameter, 25' Tall, 15' Canopy

2 Coconut Palm (Cocos nucifera) 1" Diameter, 25' Tall, 15' Canopy

3 Coconut Palm (Cocos nucifera) 1" Diameter, 25' Tall, 15' Canopy

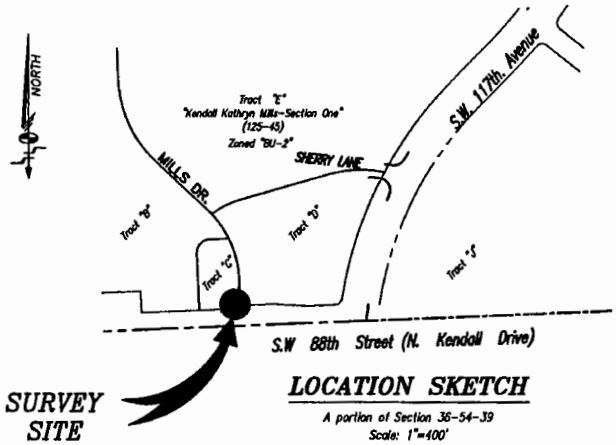
4 Cabbage Palm (Sabal palmetto) 10" Diameter, 12' Tall, 10' Canopy

5 Cabbage Palm (Sabal palmetto) 10" Diameter, 12' Tall, 10' Canopy

6 Cabbage Palm (Sabal palmetto) 10" Diameter, 12' Tall, 10' Canopy

LEGAL DESCRIPTION

A portion of Tract "C" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE" As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)



SURVEY SITE

LOCATION SKETCH

A portion of Section 36-54-39
Scale: 1"=400'

SPECIFIC PURPOSE SURVEY

SURVEYOR'S NOTES:

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5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).

6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 1206 35 0260 J, map dated March 2, 1994, index map dated July 17, 1995.

7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.

8. Benchmark B: Nail and disc on back curb of southwest corner at intersection between S.W. 117th. Avenue and S.W. 84th. Street
Elevation=11.65 N.G.V.D.

X:\PROJ\SD3654.39\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-519/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

BY: Jose L. Sanfiel Asst. Vice Pres. Professional Land Surveyor No.5636 State of Florida

REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636

SPECIFIC PURPOSE SKETCH

TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Live Oak (Quercus viriginiana) 18" Diameter, 20' Tall, 20' Canopy

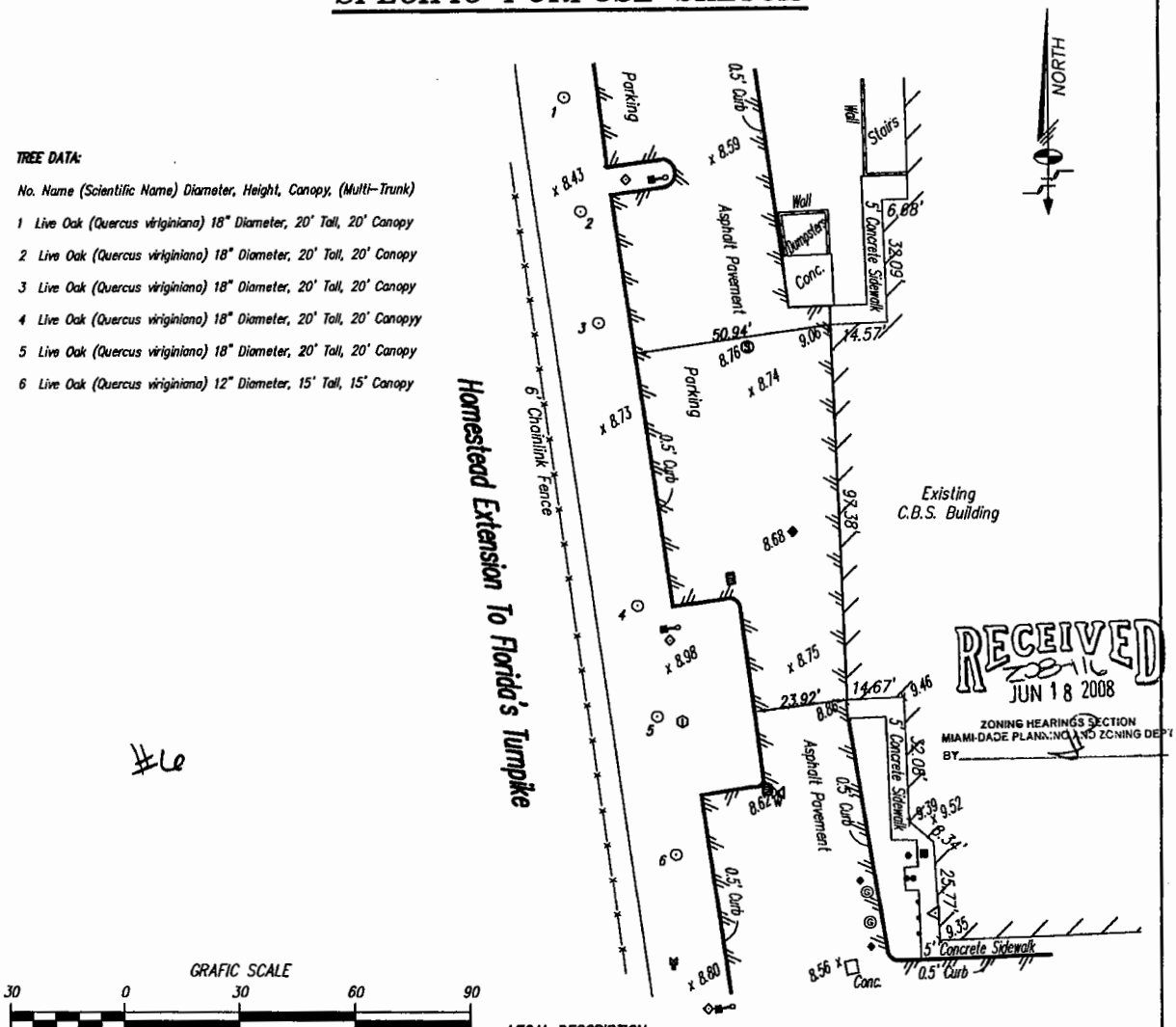
2 Live Oak (Quercus viriginiana) 18" Diameter, 20' Tall, 20' Canopy

3 Live Oak (Quercus viriginiana) 18" Diameter, 20' Tall, 20' Canopy

4 Live Oak (Quercus viriginiana) 18" Diameter, 20' Tall, 20' Canopyy

5 Live Oak (Quercus viriginiana) 18" Diameter, 20' Tall, 20' Canopy

6 Live Oak (Quercus viriginiana) 12" Diameter, 15' Tall, 15' Canopy



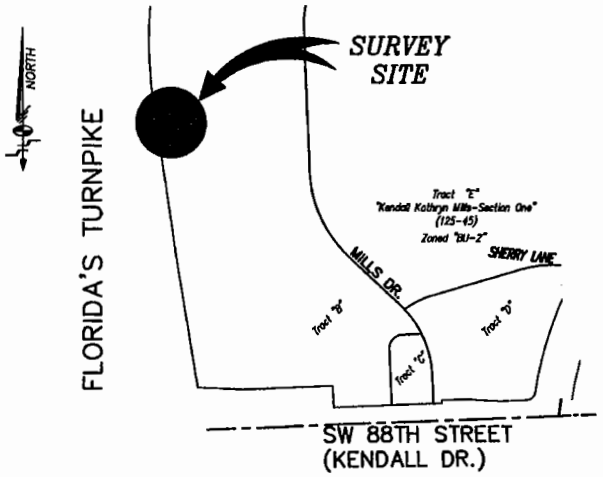
RECEIVED
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

#6

LEGAL DESCRIPTION

A portion of Tract "B" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE" As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)

SPECIFIC PURPOSE SURVEY



LOCATION SKETCH

A portion of Section 36-54-39
Scale: 1"=400'

SURVEYOR'S NOTES:

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6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 120635 0260 J, map dated March 2, 1994, index map dated July 17, 1995.

7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.

8. Benchmark B: Nail and disc on back curb of southwest corner at intersection between S.W. 117th. Avenue and S.W. 84th. Street
Elevation=11.65 N.G.V.D.

X:\PROJ\SD365439\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

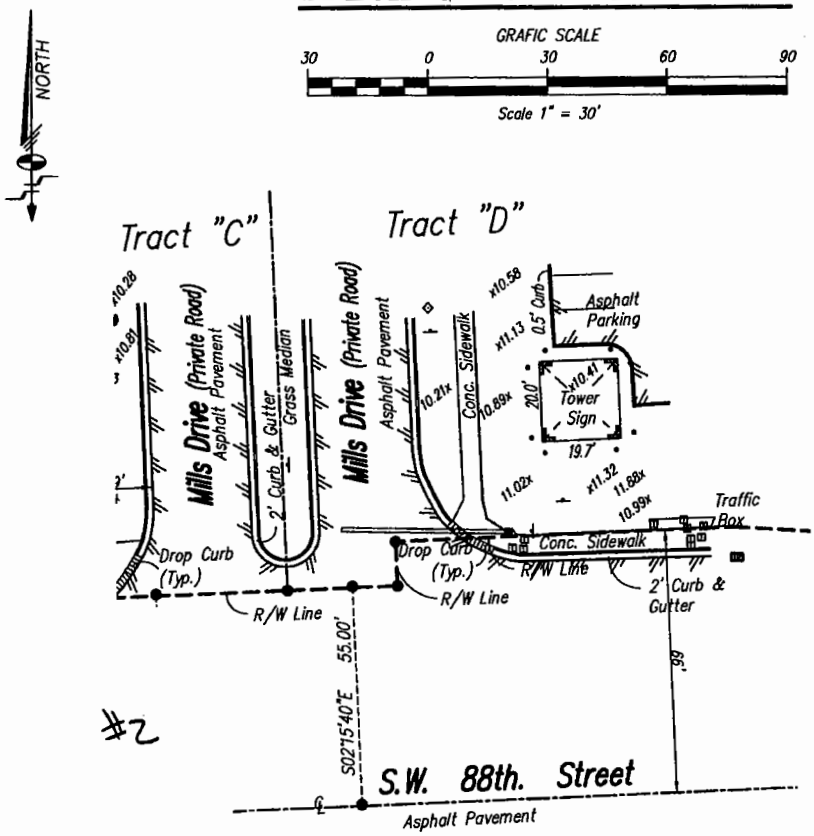
ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-319/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

BY: Jose L. Sanfiel Asst. Vice Pres. Professional Land Surveyor No.5636 State of Florida

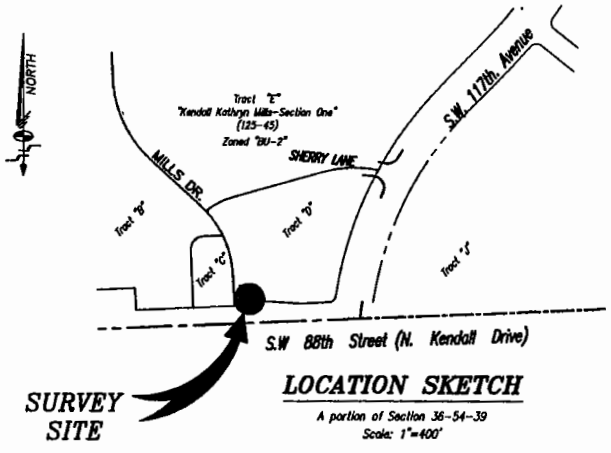
REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636

SPECIFIC PURPOSE SKETCH



RECEIVED
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

LEGAL DESCRIPTION
A portion of Tract "D" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE"
As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)



LOCATION SKETCH
A portion of Section 36-54-39
Scale: 1"=400'

SPECIFIC PURPOSE SURVEY

SURVEYOR'S NOTES:

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4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).

6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 1206 35 0260 J, map dated March 2, 1994, index map dated July 17, 1995.

7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.

8. Benchmark B: Nail and disc on back curb of southwest corner at intersection between S.W. 117th. Avenue and S.W. 84th. Street
Elevation=11.65 N.G.V.D.

X:\PROJ\SD365439\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)435-7010 DADE:(305)652-7010 FAX:(305)652-8284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-519/C PAGE: 70

I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

By: _____
Jose L. Sanfiel Asst. Vice Pres.
Professional Land Surveyor No.5636
State of Florida

REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
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ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636

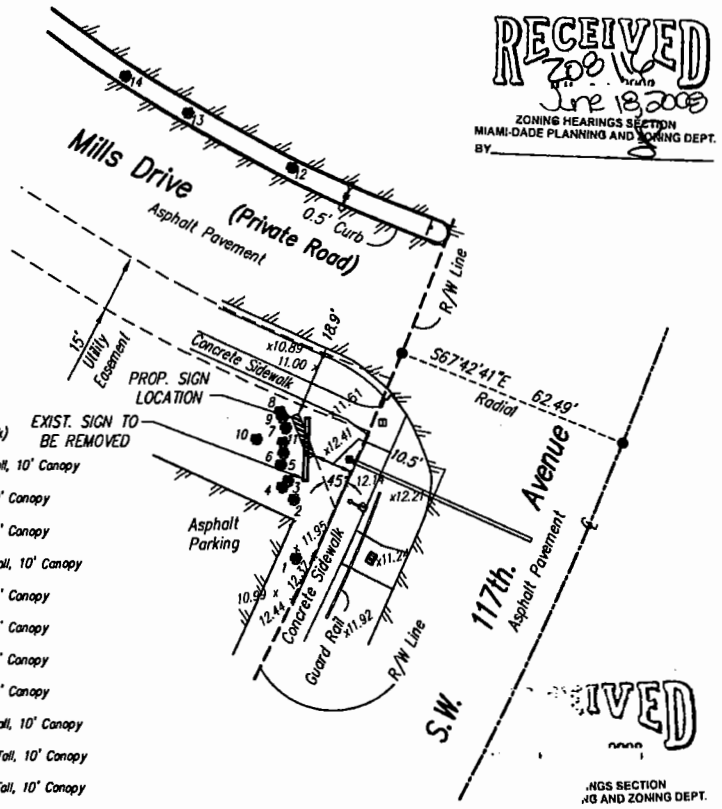
SPECIFIC PURPOSE SKETCH

GRAFIC SCALE

30 0 30 60 90

Scale 1" = 30'

NORTH



RECEIVED
JUN 18 2008
June 18, 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy

2 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 10' Canopy

3 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 10' Canopy

4 Queen Palm (Arecastrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy

5 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 10' Canopy

6 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 10' Canopy

7 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 10' Canopy

8 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 10' Canopy

9 Queen Palm (Arecostrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy

10 Queen Palm (Arecostrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy

11 Queen Palm (Arecostrum romanzoffianum) 12" Diameter, 25' Tall, 10' Canopy

12 Sabal palm (Sabal palmetto) 10" Diameter, 15' Canopy

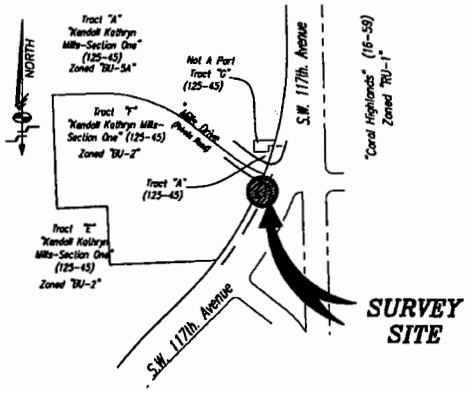
13 Sabal palm (Sabal palmetto) 10" Diameter, 15' Canopy

14 Sabal palm (Sabal palmetto) 10" Diameter, 15' Canopy

LEGAL DESCRIPTION

A portion of Tract "F" according to the plat of "KENDALL KATHRYN MILLS SECTION ONE" As recorded in P.B. 125 at Pg. 45 of the Public Records of MIAMI-DADE COUNTY (SEC-36-54-39)

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



LOCATION SKETCH

A portion of Section 36-54-39

Scale: 1"=400'

SPECIFIC PURPOSE SURVEY

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the location of the existing lands shown hereon only. This is not a "Boundary" survey.

2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.

3. This sketch is subject to easements, rights-of-way and other matters which may be reflected by a search of title to the subject lands.

4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).

6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 12086S 0260 J, map dated March 2, 1994, index map dated July 17, 1995.

7. Benchmark A: Nail and disc on centerline of S.W. 117th. Ave. at about the centerline of Lake at Kendall Town and Country
Elevation=15.34 N.G.V.D.

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ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-319/C PAGE: 70

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BY: _____
Jose L. Sanfiel Asst' Vice Pres.
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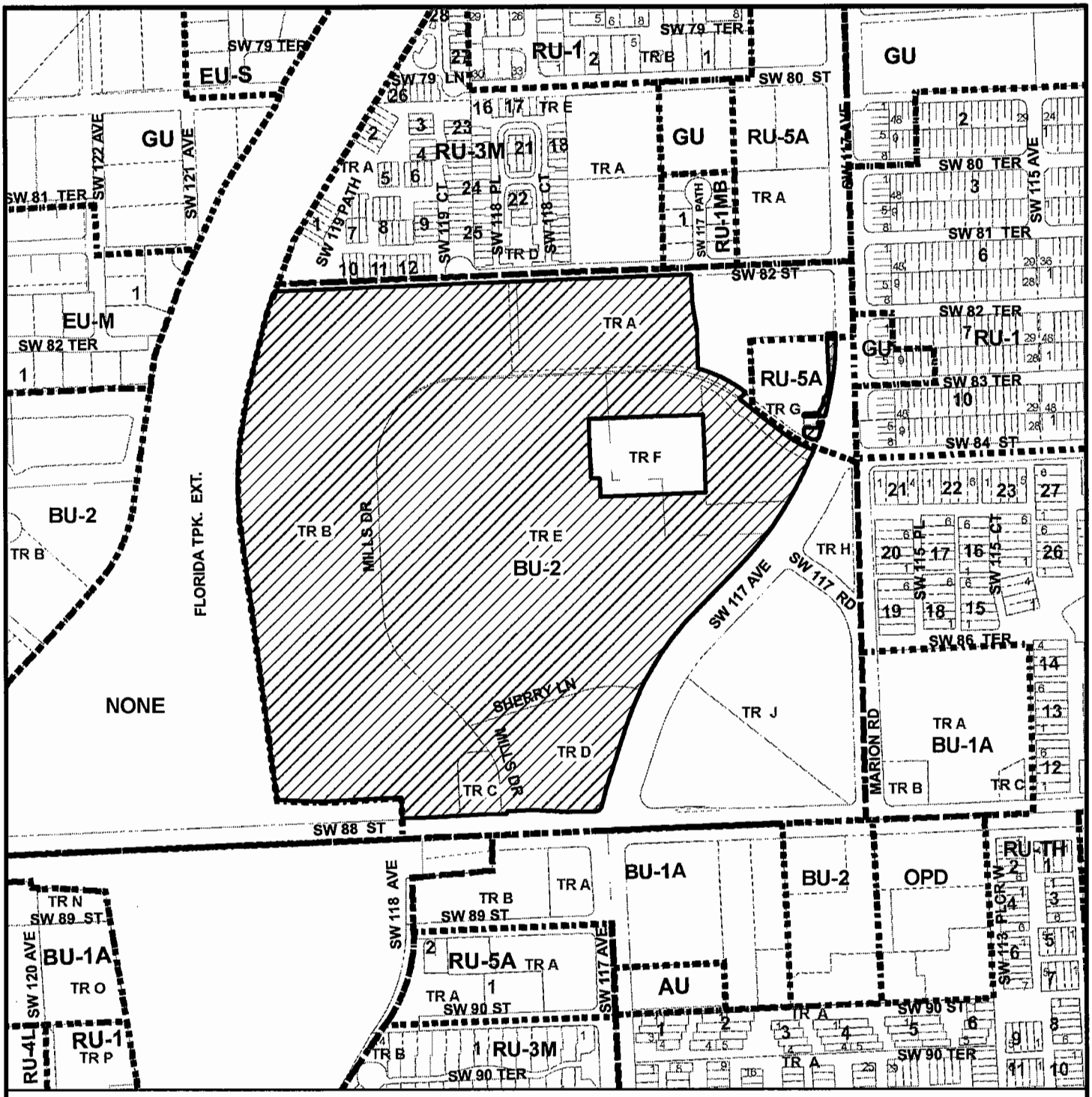


MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-116

Section: 36 Township: 54 Range: 39
Applicant: WRC PROPERTIES
Zoning Board: C12
Commission District: 10
Drafter ID:KEELING
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 10/20/08

REVISION	DATE	BY
REVISED LEGAL DESCRIPTION	10/20/08	KWR

36

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 36 Township: 54 Range: 39
Applicant: WRC PROPERTIES
Zoning Board: C12
Commission District: 10
Drafter ID:KEELING
Scale: NTS
---------- Zoning

Process Number

08-116

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 10/20/08

REVISION	DATE	BY
REVISED LEGAL DESCRIPTION	10/20/08	KWS

7. JUAN GONZALEZ & CARMEN MENDOZA
(Applicant)

08-12-CZ12-7 (08-124)
Area 12/District 7
Hearing Date: 12/2/08

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1953	Conel, Inc.	Zone change from IU-1 to RU-1.	ZB	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.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12

APPLICANTS: Juan Gonzalez and Carmen Mendoza **PH:** Z08-124 (08-12-CZ12-7)

SECTION: 23-54-40 **DATE:** December 2, 2008

COMMISSION DISTRICT: 7 **ITEM NO.:** 7

==========

A. INTRODUCTION:

- **REQUEST:**

  Applicants are requesting to permit a kitchen and covered patio addition to a single-family residence setback 16'2" (25' required) from the rear (south) property line.

  Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Gonzalez Residence Renovation," as prepared by Arkidesign, Inc., dated stamped received 7/29/08 and consisting of 3 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUEST:** The applicants are requesting to permit a proposed kitchen and covered patio addition to a single-family residence setback closer to the rear property line than permitted.

- **LOCATION:** 6890 S.W. 51 Street, Miami-Dade County, Florida.

- **SIZE:** 85.39' x 110.78'

- **IMPACT:** The approval of the request would allow the applicants to construct a proposed kitchen and covered patio addition to the single-family residence. However, the reduced setback from the rear (south) property line could have a negative visual impact on the adjoining single-family residence located to the south of the subject site.

B. ZONING HEARINGS HISTORY:

In 1953, the subject property was part of a larger tract of land which was granted a zone change from IU-1, Light Industrial Manufacturing District, to RU-1, Single-Family Residential District, pursuant to Resolution No. 6475.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This 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.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:	
NORTH: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
EAST: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
WEST: RU-1; Single-family residences	Low Density Residential, 2.5 to 6 dua

The subject property is located at 6890 S.W. 51 Street in an area characterized by single-family residences developed under the RU-1 zoning district regulations.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**N/A**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**Acceptable**
Urban Design:	**N/A**

*Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings. The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) **Setbacks** for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;
    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
    D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;
    E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as

approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this

subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

This subject property is a corner lot located at 6890 S.W. 51 Street and is improved with a single-family residence in an established area zoned RU-1, Single-Family Residential District. The applicants are requesting to permit a proposed kitchen and covered patio addition to a single-family residence setback 16'2" from the rear (south) property line. The RU-1 zoning district requires a minimum rear setback of 25' for the principal residence and any additions. The applicants have submitted plans depicting the aforementioned request.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** and the **Miami-Dade Fire Rescue Department (MDFR)** also have **no objections** to this application and MDFR indicates in their memorandum that the estimated average response travel time is **6:32** minutes.

Approval of the request would allow the applicants to construct a proposed kitchen and covered patio addition to the single-family residence. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Because the addition will not add additional dwelling units to the property, the RU-1 zoned subject property is **consistent** with the LUP Map designation of the CDMP.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of the request would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The approval of this application would allow the applicants to construct a 198-square foot kitchen addition and a 432-square foot covered patio addition to the single-family residence setback 16'2" (25' required) from the rear (south) property line, which will provide additional indoor and outdoor living space for the residents. It should be noted that the existing single-family residence is angled and oriented towards the northwest corner of the subject property. Thus, staff opines that, had the home been built parallel with the front

and rear property lines the addition could possibly have been arranged in a manner that complies with the 25' rear setback requirement. Staff notes that the subject block, as well as the two blocks to the north, feature angled residences on corner lots and that these corner properties have been granted approvals of similar requests for relief of rear setback requirements. Specifically, staff notes that a property located at 6891 SW 50 Terrace, approximately 290' to the north of the subject site, was granted a request to permit a garage and storage addition to a single-family residence to setback 12'6" from the rear property line, pursuant to Administrative Variance No. 77-AV-18. Moreover, staff notes that property located at 6897 SW 49 Street, approximately 561' to the north of the subject site, was granted a request to permit an addition to a single-family residence setback 7'6" from the rear property line, pursuant to Resolution No. Z-66-71. It should be noted that the submitted plan illustrates existing palm trees planted throughout the rear yard area which staff opines will mitigate any negative visual impacts said encroachment may beset on the adjoining properties. However, in order to provide an additional buffering element, staff recommends as a condition of the approval of this application that the applicant provide a 6' high wood fence or hedge, not less than 3' high at the time of planting, which shall grow to and be maintained at a height of 6' along the rear (south) property line. As such, staff opines that the approval of the request would not be out of character with the surrounding area and recommends approval with conditions of the request under Section 33-311(A)(4)(b) (NUV).

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicants have not provided staff with the documentation required for analysis under the ASDO standards. As such, the application cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standard, Section 33-311(A)(4)(c), the applicants would have to prove that the request is due to an unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. However, since the property can be utilized in accordance with RU-1 zoning regulations, this application cannot be approved under the ANUV Standard and should be denied without prejudice under Section 33-311(A)(4)(c) (ANUV).

Based on all of the foregoing, staff opines that the approval of the request subject to conditons would not be out of character with the area and is **compatible** with same. Accordingly, staff recommends approval with conditions of the request under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of the request under Section 33-311(A)(4)(b)(NUV) and denial without prejudice under Section 33-311 (A)(14) (ASDO) and under Section 33-311 (A)(4)(C) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to 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 "Gonzalez Residence Renovation," as prepared by Arkidesign, Inc., dated stamped received 7/29/08 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 covered terrace addition remain open-sided and not be enclosed in any manner except for approved insect screening materials.

5. That buffering be provided along the rear (south) property line, either in the form of a 6' high wood fence or hedge, not less than 3' high at the time of planting, which shall grow to and be maintained at a height of 6'. Said buffering shall be installed prior to final zoning inspection for the proposed addition.

DATE INSPECTED: 10/01/08
DATE TYPED: 10/10/08
DATE REVISED: 10/27/08
DATE FINALIZED: 11/03/08
MCL:MTF:LVT:JV:NC

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

Memorandum

MIAMI-DADE COUNTY

Date: July 24, 2008

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

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

Subject: C-12 #Z2008000124
Juan Gonzalez and Carmen Mendoza
6890 S.W. 51st Street
Request to Permit an Addition that Would Exceed Setback Requirements
(RU-1) (0.21 Acres)
23-54-40

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.

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

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

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, the existing single family residence is served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. Based on available information, the proposed single-family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Wetlands
The subject property does not contain jurisdictional 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 proposed addition will not impact tree resources. Therefore, DERM has no objection to this zoning application. However, the applicant is advised that the property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. 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 record 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 discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

Date: March 8, 2006

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that the Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Ovidio Rodriguez, P.E. Assistant Director
Public Works Department

Raul A. Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 25-JUL-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000124

Fire Prevention Unit:

Not applicable to Fire Engineering and Water Supply Bureau site requirements.

Service Impact/Demand:

Development for the above Z2008000124
located at 6890 S.W. 51 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1637 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:32 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 14 - South Miami - 5860 SW 70 Street
Rescue, ALS Engine, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Not applicable to service impact analysis.

DATE: 11/04/08

TEAM METRO

ENFORCEMENT HISTORY

JUAN GONZALEZ & CARMEN MENDOZA	6890 SW 51 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000124

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

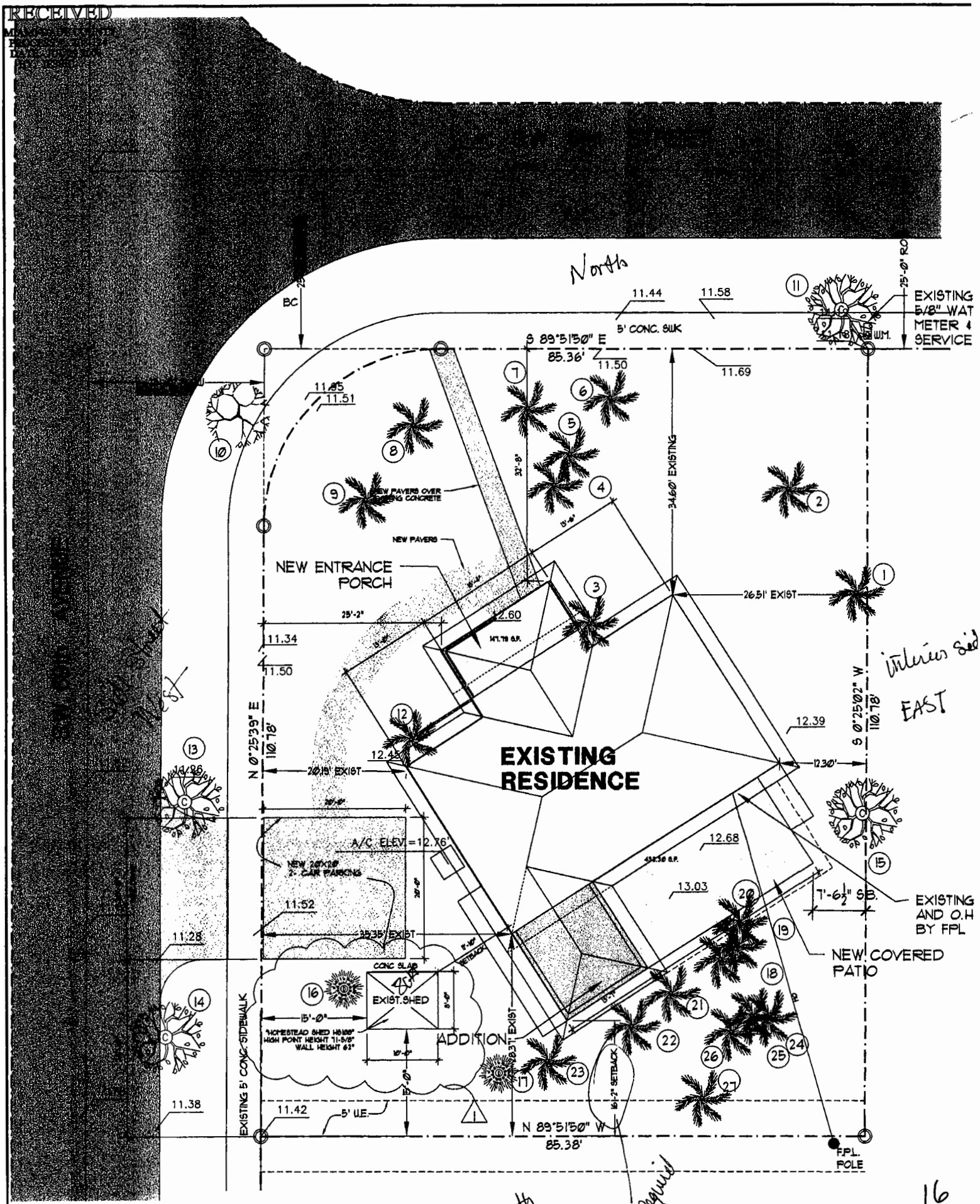
No open cases. No current violations.

Prior cases:

200303010993 - NOV issued in January 2004 for Derelict Vehicle. Case closed as complied.

200503000898 - CVN issued in February 2005 for Junk & Trash. File sent to Lien Unit for non-payment in October 2005.

RECEIVED

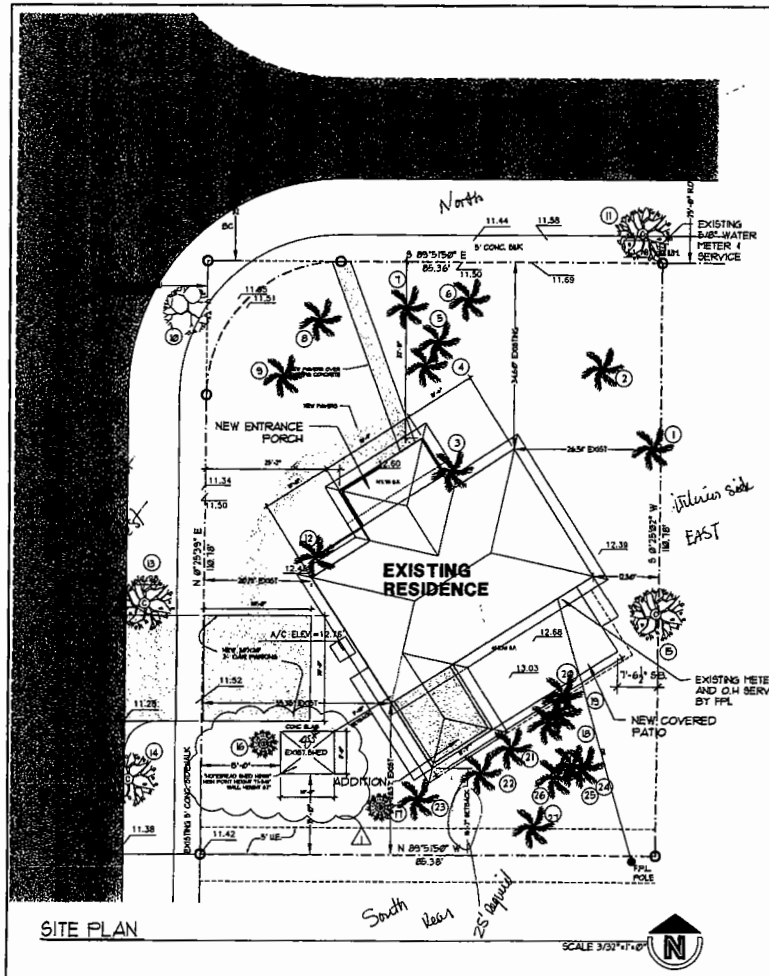


16

SITE PLAN

ENLARGED SITE PLAN

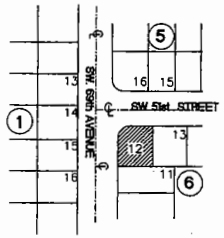
SCALE 3/32"=1'=Ø"



SITE PLAN

SCALE 3/32"=1'-0"

LOCATION SKETCH



SCALE.....N.T.S.

EXISTING TREE LEGEND

No.	NAME	DIAMETER	HIGH	SPREAD
1.-	PALM TREE	2.00'	12'	5.00'
2.-	PALM TREE	2.00'	12'	5.00'
3.-	PALM TREE	0.50'	10'	5.00'
4.-	PALM TREE	0.60'	10'	5.00'
5.-	COCONUT TREE	0.70'	10'	5.00'
6.-	COCONUT TREE	1.00'	12'	5.00'
7.-	PALM TREE	2.00'	15'	5.00'
8.-	COCONUT TREE	1.00'	12'	5.00'
9.-	4 PALMS TREE	0.30'	10'	5.00'
10.-	OAK TREE	1.00'	15'	10.00'
11.-	FICUS TREE	2.50'	25'	20.00'
12.-	PALM TREE	0.50'	15'	20.00'
13.-	FICUS TREE	2.50'	25'	20.00'
14.-	FICUS TREE	2.60'	25'	5.00'
15.-	FICUS TREE	2.00'	20'	5.00'
16.-	PINE TREE	1.50'	35'	5.00'
17.-	PALM TREE	1.50'	35'	5.00'
18.-	PALM TREE	0.60'	20'	5.00'
19.-	PALM TREE	0.60'	20'	5.00'
20.-	PALM TREE	0.60'	20'	5.00'
21.-	PALM TREE	0.60'	20'	5.00'
22.-	PALM TREE	0.60'	20'	5.00'
23.-	PALM TREE	0.60'	20'	5.00'
24.-	PALM TREE	0.60'	18'	5.00'
25.-	PALM TREE	0.60'	18'	5.00'
26.-	PALM TREE	0.60'	18'	5.00'
27.-	PALM TREE	1.25'	18'	5.00'

FLOOD LEGEND

Additions, Remodeling, Repairs & Combination

FOLIO: 30-4023-005-0090 ADDRESS: 6890 S.W. 51 ST.

LOT/UNIT: 12 BLOCK/BLDG: 6

SUBDIVISION: REID MANOR FIRST ADDITION PLAT BOOK: 58 PAGE: 1
MIAMI-DADE COUNTY FLORIDA

COST OF CONSTRUCTION- SCOPE OF WORK

INTERIOR RENOVATION- COST OF WORK (MUST INCLUDE ITEMIZED LIST) ELECT./DRYWALL $ 6,500

ADDITION- COST OF WORK- 198 SQ.FT. OF CONST. X (47 SQ.FT. LIVING SPACE) $ 9,306

598 SQ.FT. OF CONST. X (35 SQ.FT. STORAGE, GARAGE, TERRACE) $ 20,930

TOTAL COST OF WORK: $ 36,736

	Lowest Floor Elev/(including basement/surface areas)	Garage/ Storage Floor Elevation	Adjacent Grade Elevation (next to the exit of the structure)
EXISTING	13.65'	N/A	13.22'
PROPOSED	13.65' FT. NGVD	N/A FT. NGVD	13.22' FT. NGVD

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE.

0" - 0" = NGVD

SCOPE OF WORK

1. RELOCATE THE EXISTING KITCHEN BY ADDING A NEW ONE AT THE REAR OF THE SITE.
2. RELOCATE WASHER AND DRYER FROM UTILITY ROOM TO OLD KITCHEN AREA.
3. ADD A NEW COVERED AND SCREENED PATIO AT REAR OF RESIDENCE.
4. PROVIDE A NEW ENTRANCE PORCH W/ SEATING AREA.
5. PROVIDE A NEW 20'X20' PARKING AREA AT SIDE OF RESIDENCE.
6. ALL PALM TREES AT REAR SHOULD BE RETAINED AND PROTECTED DURING CONSTRUCTION.

ZONING INFORMATION

ZONING = RU-1

	REQ	PROVIDED	%
LOT SIZE	7500.00 SF	9335.00 SF	
EXISTING A/C AREA		1314.00 SF	
ADDITION		198.00 SF	
A/C AREA		1512.00 SF	16.2%
NEW COVERED PORCH		148.00 SF	1.3%
NEW COVERED TERRACE		432.00 SF	4.6%
LOT COVERAGE		2092.00 SF	22.4%
DRIVEWAY		400.00 SF	4.3%
GREEN PERVIOUS		6981.00 SF	74.9%

SETBACKS			
FRONT	25'-0"	32'-8"	
REAR	25'-0"	16.1' VARIANCE	
SIDE STREET	15'-0"	33.35'	
SIDE INT	7'-6"	7'-6"	

EXISTING SHACK SETBACKS			
REAR	7'1/2 10'-0"	15'-0"	
SIDE STREET	15'-0"	15'-0"	
BUILDING SEPARATION	10'-0"	11'-10"	

208.124

PLOTTED: 07-23-08

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North Miami Beach, FL 33160
(305) 9315393
AA - 1198
meyer gorin aia
architect RA. # 9700
e-mail: info@arkidesign.com

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OWNER:

JUAN GONZALEZ & CARMEN MENDOZA
P.O.BOX 437
MATHEUEZ P.R.00683
787 653 2174

NOTES

NO.	DATE	DESCRIPTION
1	07/23/08	ZONING COMMENTS DEP 1

PROJECT

GONZALEZ RESIDENCE RENOVATION

PROJECT ADDRESS
6890 SW 51 ST
MIAMI FL. 33155
FOLIO: 30-4023-005-0090

SITE PLAN

PROJECT NO.
080618

PROJECT DATE 04/23/08	SHEET NUMBER A-1
CAD FILE 0618	
DRAWN BY MARCELA	
SCALE 3/32"=1'-0"	OF 3 / TOTAL NO. OF 3

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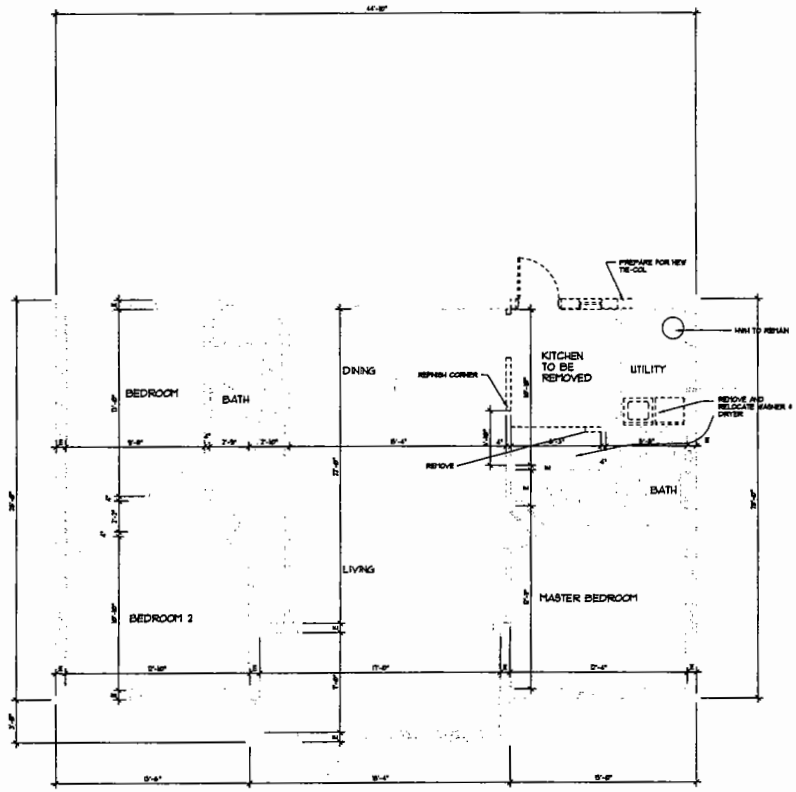
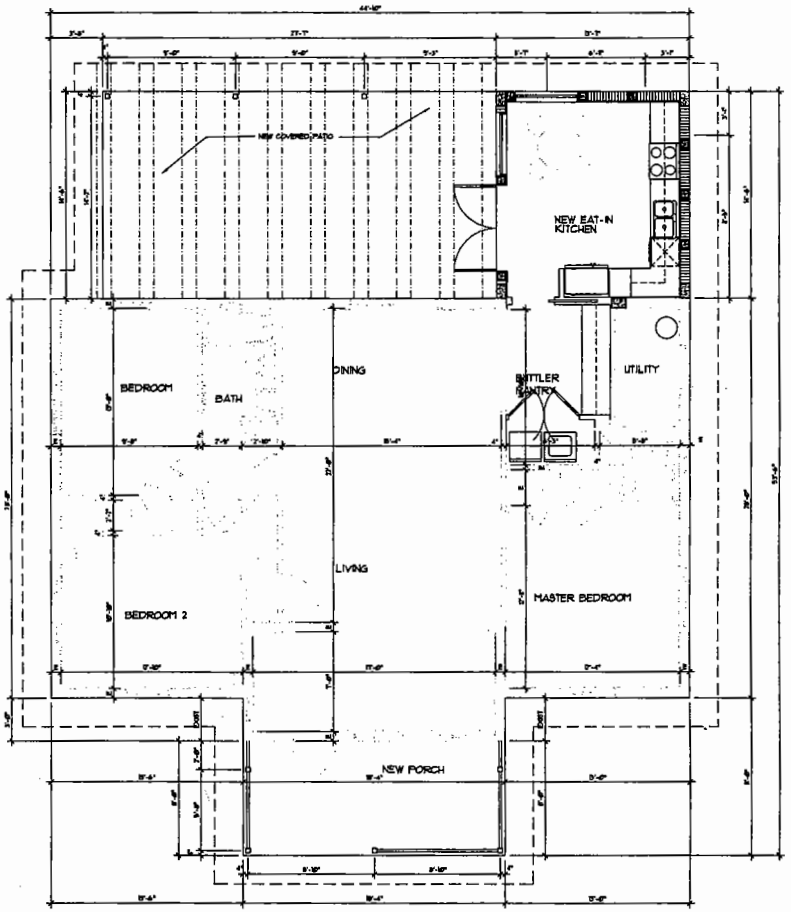


DEMOLITION PLAN

SCALE 1/4"=1'-0"



PROPOSED FLOOR PLAN

SCALE 1/4"=1'-0"

Rear lot area
85.38' x 16.2' = 1383.16
414.95 Allowed
80# proposed
ok ✓
Shed 8'x10 = 80#

-3.8x14.6 = 55.48 42.6' X 44.9' = 1912.74
18.9' x 11' = 207.9
2120.64
-55.48
(House) 2065.16

Lot Size
9458.39 ÷ 2065.16 = 21.8%
Lot coverage ok

208.124

PLOTTED: 07-23-08

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21304 West Dixie Highway
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(305) 931-5393
AA - 1198
meyer gorin aia
architect RA. # 9700
e-mail: info@arkidesign.com

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JUAN GONZALEZ & CARMEN MENDOZA
P.O.BOX 437
MAYAGUEZ P.R.00681
787 833 3174

NOTES

NO.	DATE	DESCRIPTION
1	07/23/08	ZONING COMMENTS DEP 1

PROJECT
GONZALEZ RESIDENCE RENOVATION

PROJECT ADDRESS
5690 SW 51 ST
MIAMI FL. 33156
FOLIO: 30-4023-005-0090

FLOOR PLAN

PROJECT NO. 080618

PROJECT DATE 04/23/08
CAD FILE 0618
DRAWN BY MARCELA
SHEET NUMBER A-2
SCALE 1/4"=1'-0"
SHEET 3 OF 3

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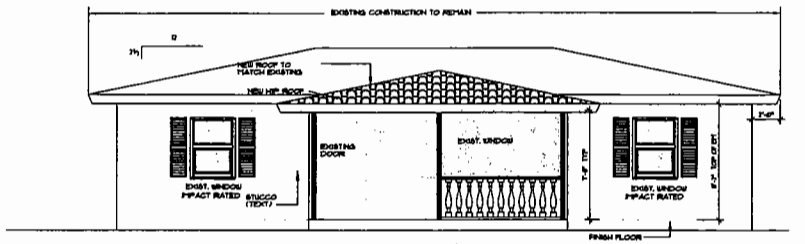
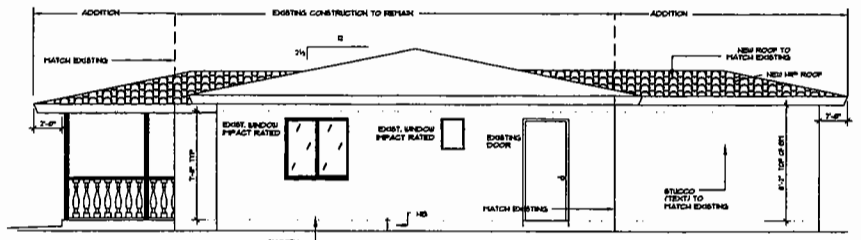


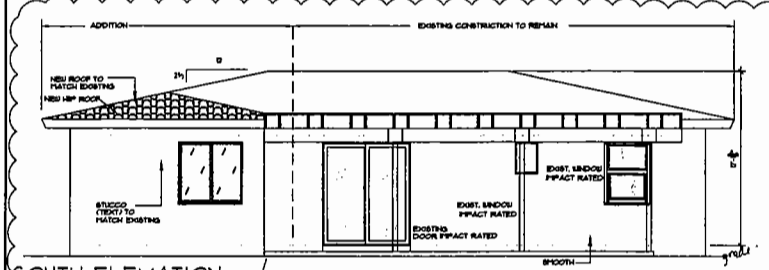
FRONT SIDE ELEVATION ✓ North Elevation ✓

SCALE 1/4"=1'-0"



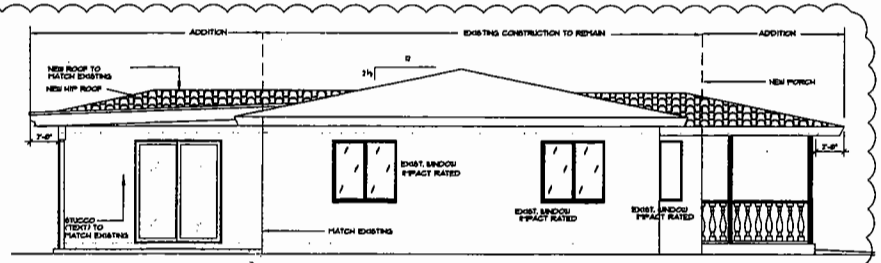
RIGHT SIDE ELEVATION (West Elevation

SCALE 1/4"=1'-0"



SOUTH ELEVATION ✓

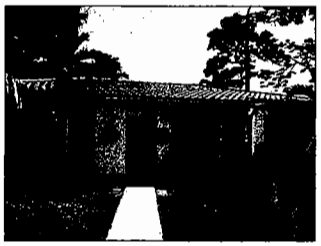
SCALE 1/4"=1'-0"



REAR SIDE ELEVATION East Elevation

SCALE 1/4"=1'-0"

SIDE VIEW



FRONT VIEW

REAR VIEW

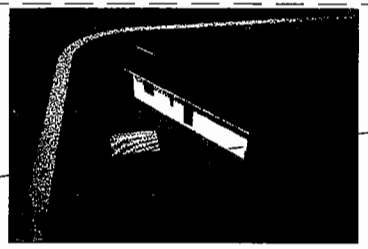
VIEW FROM PATIO

LIMITS OF THE PROPOSED ADDITION

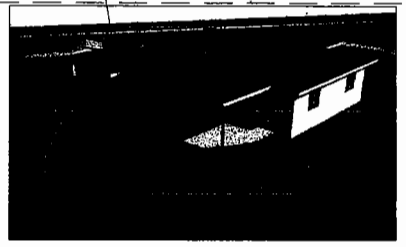
PROPOSED

SIDE/FRONT VIEW (51 ST)

SIDE/FRONT VIEW (69 AVE)



REAR ELEVATION



REAR/SIDE ELEVATION (INT)

arkidesign inc
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architect RA. # 9700
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787 833 3174

NOTES

NO.	DATE	DESCRIPTION
1	07/23/08	ZONING COMMENTS DEP 1

PROJECT

GONZALEZ RESIDENCE RENOVATION

PROJECT ADDRESS
6800 SW 51 ST
MIAMI FL. 33155
FOLIO. 30-4023-005-0090

ELEVATIONS

PROJECT NO. 080618

PROJECT DATE 04/23/08
CAD FILE 0618
DRAWN BY MARCELA
SCALE 1/4"=1'-0"
SHEET NUMBER A-3
SHEET 3 OF 3
TOTAL SET OF 3

RECEIVED 08/24/08

PLOTTED: 07-23-08

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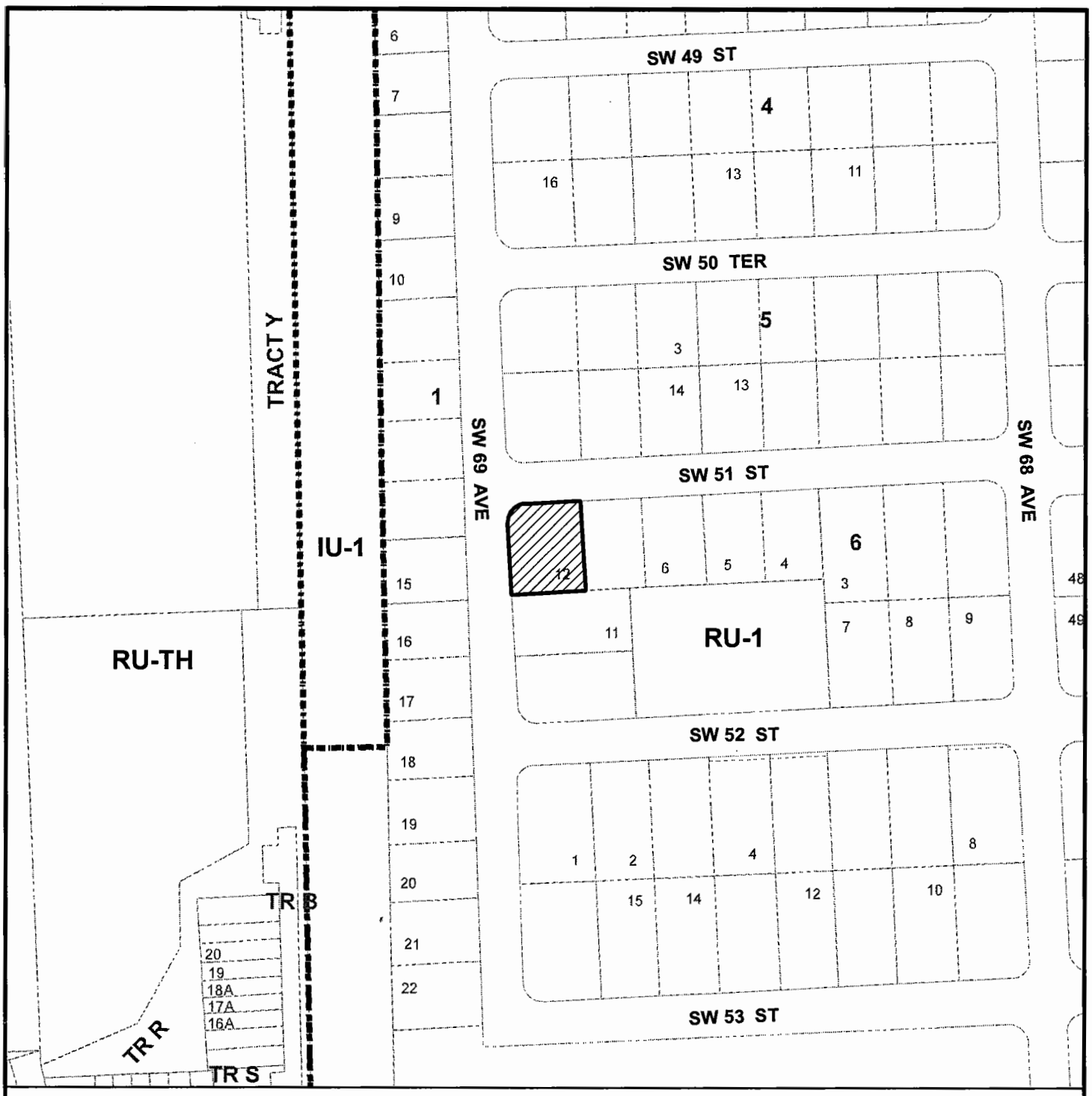

MIAMI-DADE COUNTY

HEARING MAP

Section: 23 Township: 54 Range: 40
Applicant: JUAN GONZALEZ & CARMEN MENDOZA
Zoning Board: C12
Commission District: 07
Drafter ID: ALFREDO
Scale: NTS
---------- Zoning

Process Number

08-124

N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/10/08

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 23 Township: 54 Range: 40
Applicant: JUAN GONZALEZ & CARMEN MENDOZA
Zoning Board: C12
Commission District: 07
Drafter ID: ALFREDO
Scale: NTS
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SUBJECT PROPERTY

MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/10/08

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