FINAL AGENDA

10-18-2011 Version # 1

COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, November 22, 2011 at 6:30 p.m.

CURRENT

1.	11-11-CZ12-1	WRC PROPERTIES, INC.	11-34	36-54-39	N
2.	11-11-CZ12-2	MEDALLION INTERNATIONAL, INC.	11-68	31-54-41	N
3.	11-11-CZ12-3	ROBERTO SURIS,JR IRREVOCABLE TRUST	11-76	26-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, NOVEMBER 22, 2011

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. WRC PROPERTIES (11-11-CZ12-1/11-034) **36-54-39**
Area 12/District 10

(1) Special Exception to permit a proposed liquor package store spaced less than the required 1,500' from other lawfully established alcoholic beverage establishments.

(2) NON USE VARIANCE of zoning regulations to permit the liquor package store to open on Sundays from 10:00 A.M. to 10:00 P.M. (Sunday sales not permitted except for the month of December).

(3) Modification of Condition #2 of Resolution # CZAB12-23-08 passed and adopted by the Community Zoning Appeals Board # 12, and reading as follows:

From: "2. That in the approval of the plans, the same be substancially in accordance with that submitted for the hearing entitled 'Town & Country Village" as prepared by Tom Graboski Assoc., and Specific Purpose Sketch" as prepared by Schwebke, Shiskin & Assoc., dated stamped received 06/18/08 and consisting of 15 sheets.

To: "2. That in the approval of the plans, the same be substancially in accordance with that submitted for the hearing entitled 'Town & Country Village" as prepared by Tom Graboski Assoc., and Specific Purpose Sketch" as prepared by Schwebke, Shiskin & Assoc., dated stamped received 06/18/08 and consisting of 15 sheets as supplemented by plans entitled "The Palms at Town & Country" as prepared by Tom Graboski Assoc. Inc., 7 sheets dated stamped received July 06, 2011 and 5 sheets dated stamped received March 09, 2011 for a total of 12 sheets. "Specific Purpose Survey" as prepared by Schwebke, Shiskin & Assoc., dated stamped received August 17, 2011.

The purpose of request #3 is to permit the submittal of additional signage plans to include the use of projecting signs for individual tenants and to increase the number of detached Class B (point of sale) or Class C (commercial advertising signs) or directional signs serving the shopping center.

(4) NON USE VARIANCE of sign regulations to permit 27 additional detached Class B, Class C or directional signs each with a maximum area of 25.16 sq. ft. (1- 300 sq. ft. sign or 2-200 sq. ft. Class B signs permitted; 18 sq. ft. directional signs permitted; 10 detached Class B signs and 10 directional signs previously approved) for a total of 47 detached Class B, Class C or directional signs.

(5) NON USE VARIANCE of zoning regulations requiring Class C signs to be spaced 600' from another Class C sign; to waive same.

(6) NON USE VARIANCE of zoning regulations requiring Class C signs to be located 300' from an existing building; to waive same.

(7) NON USE VARIANCE of zoning regulations to permit 6 ("lite tree") directional signs each with an area of 96 sq. ft. (18 sq. ft. permitted for each).

(8) NON USE VARIANCE of zoning regulation to permit 3 wall mounted directional signs each with an area of 25.16 sq. ft. (only detached 18 sq. ft. directional signs permitted).

(9) NON USE VARIANCE of sign regulations to permit directional signs to contain advertising (not permitted).

(10) NON USE VARIANCE of sign regulations to permit projecting signs for individual tenants (not permitted).

The aforementioned plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs. Plans may be modified at public hearing.

LOCATION: Lying north of S.W. 88 Street, between S. W. 117 Avenue and the Homestead Extension of Florida's Turnpike, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 87 Acres

Department of Permitting, Environment and Regulatory Affairs Recommendation: Approval with conditions.

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. MEDALLION INTERNATIONAL, INC. (11-11-CZ12-2/11-068) **31-54-41**
Area 12/District 07

(1) DISTRICT BOUNDARY CHANGE from EU-1 (Estates 1 Family 1 Acre Gross) to EU-M (Estates Modified 1 Family 15,000 sq. ft. net).

(2) NON-USE VARIANCE of zoning regulations requiring section line rights-of-way to be 80' in width; to permit a right-of-way width of 25' (40' required) for the west half of SW 47th Avenue.

A boundary survey is on file in the Department of Permitting, Environment and Regulatory Affairs entitled for "Medallion Builders Inc., as prepared by County-Wide Land Surveyors, Inc., dated stamped received 6/8/11 and consisting of 1 sheet.

LOCATION: 7710 SW 47th Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.91 ACRE

Department of Permitting, Environment and Regulatory Affairs Recommendation: Approval, subject to the Board's acceptance of the proffered covenant.

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. ROBERTO SURIS, JR IRREVOCABLE TRUST (11-11-CZ12-3/11-076) 26-54-40
Area 12/District 07

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 75.02' (120' required) and a lot area of 11,709 square feet (15,000 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 7.5' from the interior side (north) and setback 12.5' from the interior side (south) property lines (15' required for each).

(3) NON-USE VARIANCE to permit an existing swimming pool setback 5.61' (20' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "New Residence" as prepared by Caymart Design, Inc., dated stamped received 6/22/11 with sheet SP-1 last handwritten revision dated 7/5/11 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 7115 SW 70 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 11,709 square feet.

Department of Permitting, Environment and Regulatory Affairs Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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

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

PH: Z11-034 (11-11-CZ12-1) **November 22, 2011**
Item No. 1

Recommendation Summary	
Commission District	10
Applicant	WRC Properties, Inc.
Summary of Requests	The applicant is seeking to modify a condition of a previously approved resolution, establish a liquor package store with Sunday sales and spaced less than required from other similar uses. Additionally, the applicant is seeking to permit additional Class B, Class C or directional signs as would have been allowed in a covered mall.
Location	Northwest corner of SW 88 Street and SW 117 Avenue, Miami-Dade County, Florida.
Property Size	87 acres
Existing Zoning	BU-2
Existing Land Use	Shopping Center
2015-2025 CDMP Land Use Designation	Business and Office within a Metropolitan Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions**

REQUESTS:

(1) SPECIAL EXCEPTION to permit a proposed liquor package store spaced less than the required 1,500' from other lawfully established alcoholic beverage establishments.

(2) NON USE VARIANCE of zoning regulations to permit the liquor package store to open on Sundays from 10:00 A.M. to 10:00 P.M. (not permitted except for the month of December).

(3) Modification of Condition #2 of Resolution # CZAB12-23-08 passed and adopted by the Community Zoning Appeals Board # 12, and reading as follows:

From: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Town & Country Village" as prepared by Tom Graboski Assoc., and "Specific Purpose Sketch" as prepared by Schwebke, Shiskin & Assoc., dated stamped received 06/18/08 and consisting of 15 sheets."

To: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Town & Country Village" as prepared by Tom Graboski Assoc., and Specific Purpose Sketch" as prepared by Schwebke, Shiskin & Assoc., dated stamped received 06/18/08 and consisting of 15 sheets as supplemented by plans entitled "The Palms at Town & Country" as prepared by Tom Graboski Assoc. Inc., 7 sheets dated stamped received July 06, 2011 and 5 sheets dated stamped received March 09, 2011 for a

total of 12 sheets, and "Specific Purpose Survey" as prepared by Schwebke, Shiskin & Assoc., dated stamped received August 17, 2011."

The purpose of request #3 is to permit the submittal of additional signage plans to include the use of projecting signs in lieu of wall signs for individual tenants and to increase the number of detached Class B (point of sale) or Class C (commercial advertising signs) or directional signs serving the shopping center.

(4) NON USE VARIANCE of sign regulations to permit 27 additional detached Class B, Class C or directional signs each with a maximum area of 25.16 sq. ft. (1- 300 sq. ft. sign or 2-200 sq. ft. Class B signs permitted; 18 sq. ft. directional signs permitted; 10 detached Class B signs and 10 directional signs previously approved) for a total of 47 detached Class B, Class C or directional signs.

(5) NON USE VARIANCE of zoning regulations requiring Class C signs to be spaced 600' from another Class C sign; to waive same.

(6) NON USE VARIANCE of zoning regulations requiring Class C signs to be located within 300' of an existing building; to waive same.

(7) NON USE VARIANCE of zoning regulations to permit 6 ("light tree") directional signs each with an area of 96 sq. ft. (18 sq. ft. permitted for each).

(8) NON USE VARIANCE of zoning regulation to permit 3 wall mounted directional signs each with an area of 25.16 sq. ft. (only detached, 18 sq. ft. directional signs permitted).

(9) NON USE VARIANCE of sign regulations to permit directional signs to contain advertising (not permitted).

(10) NON USE VARIANCE of sign regulations to permit projecting signs for individual tenants (not permitted).

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The subject site is an existing 87-acre, pedestrian friendly, multi-tenant shopping center with buildings flanking plazas, parking areas and a lake.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-2; shopping center	Business and Office
North	RU-3M; townhouses and condos	Low-Medium Density Residential (6 to 13 dua)
South	BU-1A; commercial	Business and Office
East	BU-1A; gas station, townhouses and office buildings	Business and Office (2.5 to 6 dua)
West	Florida Turnpike Homestead Extension	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing shopping center located at the northwest corner of SW 88 Street and SW 117 Avenue. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will make it easier for patrons to navigate through the shopping center to their desired destination. Additionally the tenants will benefit from the visibility of their signs within the subject property. However, the additional signs could result in visual clutter and have a negative visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Adopted 2015-2025 Land Use Plan (LUP) map. This Business and Office category accommodates the full range of sales and service activities, including retail. Additionally, the shopping center is located within a designated **Metropolitan Urban Center**. The approval of the requests sought in this application will permit the applicant to establish a liquor package store spaced less than required from another lawfully establish alcoholic beverage establishment with Sunday sales in an existing shopping center. The existing shopping center remains consistent with the Business and Office and Metropolitan Urban Center designations. The proposed liquor package store with Sunday sales if approved is **consistent** with the retail uses permitted in the Business and Office and Metropolitan Urban Center designations of the LUP map.

Additionally, the applicant is requesting to permit an additional 27 Class B, Class C or directional signs as would have been allowed in a shopping center covered with a roof. Metropolitan Urban Centers are designed to accommodate a concentration and variety of uses and activities, therefore staff opines that the additional signage will allow passersby to locate and arrive at their destination within this shopping center faster and will cut down on driver distractions. In staff's opinion, the proposed signage requests will improve safety and comfort, as well as vehicular movement on the subject site and is **consistent** the CDMP's interpretive text and **Objective LU-9,** which indicates that *Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development*

in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.

ZONING ANALYSIS:

When analyzing request #1, to permit a proposed liquor package store spaced less than required, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads or highways, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development and would be **compatible** with the surrounding area. The liquor survey submitted by the applicant indicates that within the shopping center the requested liquor package store would be the first full liquor package store. Additionally, the survey indicates seven (7) lawfully established alcoholic beverage establishments located within the subject shopping center. Of the seven (7) establishments only two (2) are full liquor restaurants and/or bars, one (1) restaurant only sells beer and the remaining establishments sell beer and wine, which include two (2) retail establishments and two (2) restaurants. The nearest full liquor package store is located at 12180 SW 88 Street which is approximately 2,500' to the southwest, west of the Turnpike from the subject property.

In staff's opinion, the proposed encroachment into the 1,500' spacing requirement is **compatible** with the surrounding commercial uses within the existing shopping center and those along SW 88 Street, a major transportation corridor and will not negatively impact the surrounding area. **Therefore, staff recommends approval of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses.**

When request #2, to permit the liquor package store with sales of alcoholic beverages on Sundays (not permitted except during the month of December), is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that request #2 is germane to request #1 and should also be approved for the following reasons; the location of the proposed liquor package store within an 87 acre large property, is located along SW 88 Street and SW 117 Avenue and within close proximity to the Florida Turnpike, and is unobtrusive to the closest residential properties which are located approximately 1,000' to the north. Additionally, staff opines that allowing the sale of alcoholic beverages on Sundays, is compatible with the other land uses, would not be detrimental to the community and will allow the establishment to provide its patrons the convenience of shopping at the site on Sundays. **As such, staff recommends approval of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations**.

When request #3, to permit the modification of a condition of a previously approved Resolution, is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of this request would be **compatible** with the surrounding area. Staff notes that pursuant to Resolution CZAB12-23-08 the applicant was approved for five (5) additional detached signs larger than permitted for a total of 10 detached signs, a detached sign taller than permitted and 10 directional signs with less clearance from grade than permitted and to permit tenants with less gross leasable floor area than permitted to be identified on said signs. The plans submitted in conjunction with this application will supplement the previously approved signs. Staff notes that the request to modify Condition #2 of Resolution CZAB12-23-08 will allow

the applicant to include the plans approved pursuant to said resolution in addition to the plans submitted with this application. The plans submitted with this application will permit the use of projecting signs in lieu of wall signs for individual tenants (request #10) and permit 27 additional Class B, Class C or directional signs with a maximum area of 25.16 sq. ft. for a total of 47 Class B, Class C or directional signs (request #4), to permit six (6) light tree directional signs with greater area than permitted (request #7), and to permit three (3) wall mounted directional signs with an area of 25.16 sq. ft. each (request #8). Staff notes that in addition to the requested signage the applicant is requesting to permit Class C signs spaced less than required from another Class C sign (request #5), to permit Class C signs located closer to an existing building than permitted (request #6), and to permit advertising on directional signs (request #9). Staff opines that the variances are needed to ease the navigation of patrons throughout the pedestrian oriented shopping center. Staff opines that the plans submitted with this application and those previously approved will allow the applicant to provide a comprehensive signage package for the shopping center. Additionally, staff notes that the requested signage is similar to what would be allowed by right if the shopping center were enclosed by a roof because the internal signage within an enclosed mall is not regulated by the Zoning Code.

Staff notes that approval of request #3 is contingent upon the non-use variances listed as requests #4 - #10. Staff opines that the approval of the applicants' request would not have a negative visual or impact on the surrounding area and therefore, would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Therefore, staff recommends approval of request #3 under Section 33-311(A)(7) Generalized Modification Standards.**

When requests #4 through #10 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the requests to permit additional signage at the subject property would be **compatible** with the area. In staff's opinion the proposed signage package for the shopping center 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. Staff notes that the proposed signage will be located in a development that is bounded by major transportation corridors such as the Florida Turnpike to the west, SW 117 Avenue to the east and SW 88 Street to the south, which will serve to buffer any negative visual impact generated by the proposed signage from the immediate area. Additionally, as previously mentioned the proposed additional Class B and directional signage will be to direct patrons to the location of tenants within the shopping center and identify products sold by various retailers on the subject property. The proposed Class C signs will be used to advertise any business, activity or products that are not carried on the premises.

The shopping center is pedestrian oriented and the proposed Class B and directional signs will be oriented so that patrons are able locate and arrive at their desired destination within this shopping center faster. The proposed projecting tenant signs will also assist patrons in locating destinations as the signs will be visible from the pedestrian path. Staff notes that the proposed signage will not be visible from the adjoining roadways that surround the subject property because based on site plan submitted signs would be internally oriented. 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 subject property. **As such, staff**

recommends approval with conditions of requests #4 through #10 under the Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

Although staff has 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 additional pedestrian oriented Class B, Class C or directional and projecting tenant signage which will allow passersby to locate and arrive at their destination within this shopping center with ease. Staff notes that the submitted plans for this application depict all the proposed signs internal to the site and 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. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses, approval with conditions of request #3 under Section 33-311(A)(7) Generalized Modification Standards and approval of requests #2, and requests #4 through #10 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing outdoor shopping center with one (1) ingress/egress point along SW 88 Street and two (2) ingress/egress points along SW 117 Avenue. The existing buildings are oriented facing the parking areas and plazas. The subject property is pedestrian oriented so that patrons can park and access desired locations within the subject property by a short walk.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs 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 Graboski Assoc., and "Specific Purpose Sketch" as prepared by Schwebke, Shiskin & Assoc., dated stamped received 06/18/08 and consisting of 15 sheets as supplemented by plans entitled "The Palms at Town & Country" as prepared by Tom Graboski Assoc. Inc., 7 sheets dated stamped received July 06, 2011 and 5 sheets dated stamped received March 09, 2011 for a total of 12 sheets, and "Specific Purpose Survey" as prepared by Schwebke, Shiskin & Assoc., dated stamped received August 17, 2011.

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

4. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Permitting, Environment and Regulatory Affairs, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

5. That all the conditions of Resolutions 4-ZAB-79-85, 4-ZAB-333-89, 4-ZAB-184-93, 5-ZAB-314-94, CZAB12-23-08, and CZAB12-7-10 remain in full force and effect, except as herein modified.

CD:ES:NN:CH:AN

Charles Danger, P.E., Interim Director
Miami-Dade County Department of
Permitting, Environment and Regulatory Affairs

Mark R. Woerner, AICP Interim Assistant Director of Planning
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

WRC Properties, Inc.
Z11-034

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
DERM	No objection
Public Works	No objection
Parks	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Pg. I-41)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Business and Office****. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*
Urban Centers (Pg. I-46-48)	*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 areawide 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 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, 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 to 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.*

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.*

ZONING RECOMMENDATION ADDENDUM

WRC Properties, Inc.
Z11-034

	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 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.*
Land Use Objective 9 (Pg. I-19)	*Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

1. WRC PROPERTIES, INC
(Applicant)

11-11-CZ12-1 (11-034)
Area 12/District 10
Hearing Date: 11/22/11

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 ☑

If so, who are the interested parties?

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 & 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 of spacing and 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 Variance hours.	ZAB	Approved w/conds
1985	Kendall Town & Country Assoc. Ltd.	- Non-Use Variance signs.	ZAB	Approved w/conds
1985	Kendall Town & Country Assoc.	- Special Exception 3 nightclubs spacing. - Non-Use Variance dance floor, 2 Floors for night club, size of dance floor.	ZAB	Approved w/conds
1986	MIPA, Inc	- Special Exception alcohol spacing.	ZAB	Approved

1986	Kendall Town & Country Assoc.	- Modification of condition.	BCC	Approved w/conds
1987	Kendall Town & Country Assoc.	- Modification of condition.	BCC	Approved
1989	WRC Properties, Inc.	- Special exception nightclub spacing.	ZAB	Approved
1990	WRC Properties	- Modification of condition. - 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 night club spacing.	ZAB	Approved
1993	Toys R Us Inc	- Non-Use Variance sign.	ZAB	Approved on a modified basis
1994	WRC Properties, Inc.	- Special Exception night club spacing.	ZAB	Approved w/conds
1996	Shop, Wash, & Detailing	- Modification of condition.	ZAB	Approved
2001	Gus Exposito	- Use Variance car wash.	C12	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.

Memorandum

MIAMI-DADE COUNTY

Date: March 30, 2011

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

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

Subject: C-12 #Z2011000034
WRC Properties, Inc.
Northwest corner of S.W 88th Street and S.W. 117th Avenue
To Permit an Additional Signage to the Shopping Center
(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.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area of the Southwest 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.

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

Potable Water 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
According to the site plan submitted, the proposed additional signage will not affect the stormwater management system.

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

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

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

Enforcement History
DERM has found four (4) closed enforcement records for the subject property. The enforcement records identified are for four Uniform Civil Violation Notices (UCVN's) issued to four of the subject properties for violations of DERM's Emergency Water Shortage Restrictions (Section 32-8.1(G) Code of Miami-Dade County). The enforcement cases are as follows:

(1)WRC Properties-Washington Mutual Bank
UCVN #783045 was issued by DERM on June 11, 2001 for sprinklers running during restricted hours. Case closed due to compliance.

(2) WRC Properties nc-Burger King
UCVN #783043 was issued by DERM on June 11, 2001 for sprinklers running during restricted hours. Case closed due to compliance.

(3) WRC Properties - South of Burger King
UCVN#783046 was issued by DERM on June 11, 2001 for watering during restricted hours. Case closed due to compliance.

(4) Prime Hospitality Corp
UCVN #783042 was issued by DERM on June 11, 2001 for a water restrictions violation. Case closed, violation deemed uncorrectable.

Concurrency Review Summary

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

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

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

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

PH# Z2011000034
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 meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
18-APR-11

16

Memorandum

Date: 24-MAR-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2011000034

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand:

Development for the above Z2011000034
located at *NEC SW 88 ST AND SW 117 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1786 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: 4:30 minutes

Existing services

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

Station 9 - Kendall - 7777 SW 117 Avenue
Rescue, ALS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 20-OCT-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

WRC PROPERTIES, INC.	Northwest corner of SW 88 ST AND SW 117 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000034

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
None

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

None

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

N/A

ZONING INSPECTION REPORT

Inspector: BOBONIS, EIMIR **Inspection Date**

Evaluator: AMINA NEWSOME 10/12/11

Process #:	**Applicant's Name**
Z2011000034	WRC PROPERTIES, INC.

Locations: Northwest corner of SW 88 ST AND SW 117 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 87 ACRES **Folio #:** 3049360070040

Request:

THE APPLICANT IS REQUESTING APPLICANT IS REQUESTING TO PERMIT ADDITIONAL SIGNAGE TO THE SHOPPING CENTER.

EXISTING ZONING

Subject Property BU-2,

EXISTING USE SHOPPING MALL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

RESTAURANTS, RETAIL STORES & BANKS

USE(S) OF PROPERTY:

COMMERCIAL RETAIL PROPERTY

FENCES/WALLS:

NA

LANDSCAPING:

TREES, SHRUBS, FOLIAGE

BUFFERING:

DENSE LANDSCAPING

VIOLATIONS OBSERVED:

NA

OTHER:

Process #	**Applicant's Name**
Z2011000034	WRC PROPERTIES, INC.

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
RETAIL STRIP SHOPPING CENTER

SOUTH:
RETAIL STRIP SHOPPING CENTER, BANK,RESTAURANTS

EAST:
RESTAURANTS, STRIP SHOPPING CENTER

WEST:
RETAIL SHOPPING CENTER, TURNPIKE

SURROUNDING AREA
CONSISTS OF COMMERCIAL SHOPPING CENTERS, RETAIL STORES, RESTAURANTS, BANKS & HOTELS

NEIGHBORHOOD CHARACTERISTICS:
SHOPPING CENTERS & COMMERCIAL BUISNESSES

COMMENTS:

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: W R C Properties, Inc., a Delaware corporation

NAME AND ADDRESS	Percentage of Stock
Teachers Insurance and Annuity Association of America*	100%
* *Teachers Insurance and Annuity Association of America is a pension fund and/or*	
pension trust comprised of over 5,000 separate 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: 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	Percentage of Ownership

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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 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: _____
Brad Skipkins, Assistant Secretary

Sworn to and subscribed before me this 5 day of August, 2010. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

LORRAINE M. PATTERSON
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
MY COMMISSION EXPIRES OCT. 14, 2013

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 interests which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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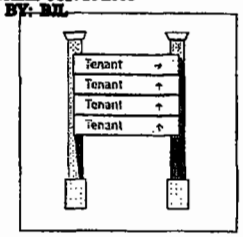
PROCESS #: Z08-116
DATE: JUN 18 2008
BY: BH



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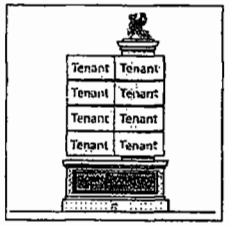

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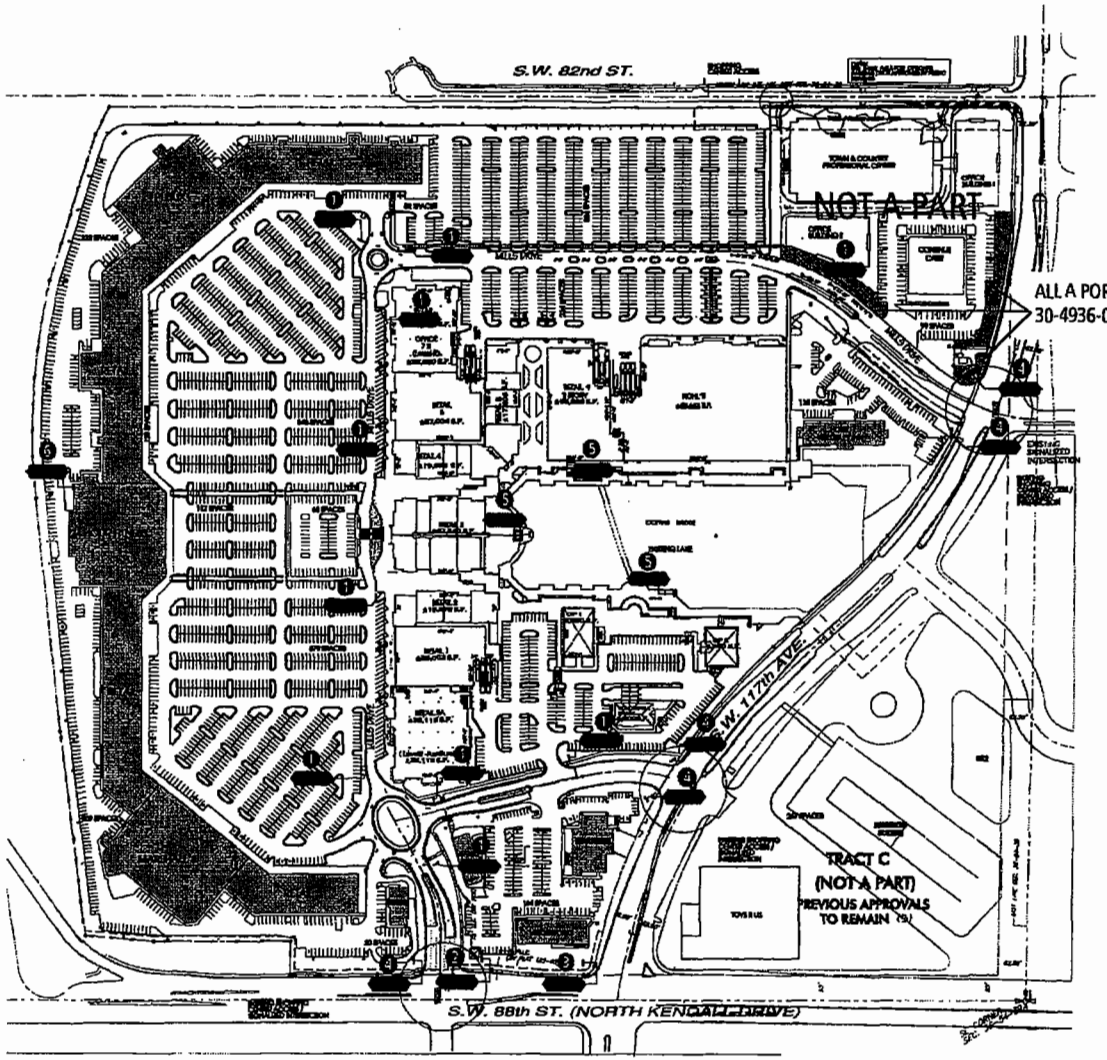

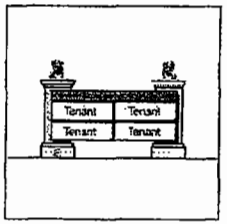

4

5 820 sq. ft. Detached sign per covenant.

6

CODE ALLOWED

VARIANCE REQUIRED

Tom Graboski Associates, Inc. *Design*
4849 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

TOWN & COUNTRY VILLAGE

SITE PLAN	NTS	1. 5.28.08 FO 2. 06.16.08 FO	3. 06.23.08 FO 4.
description:	scale:	issues & revisions:	sheet: LOC. PLAN

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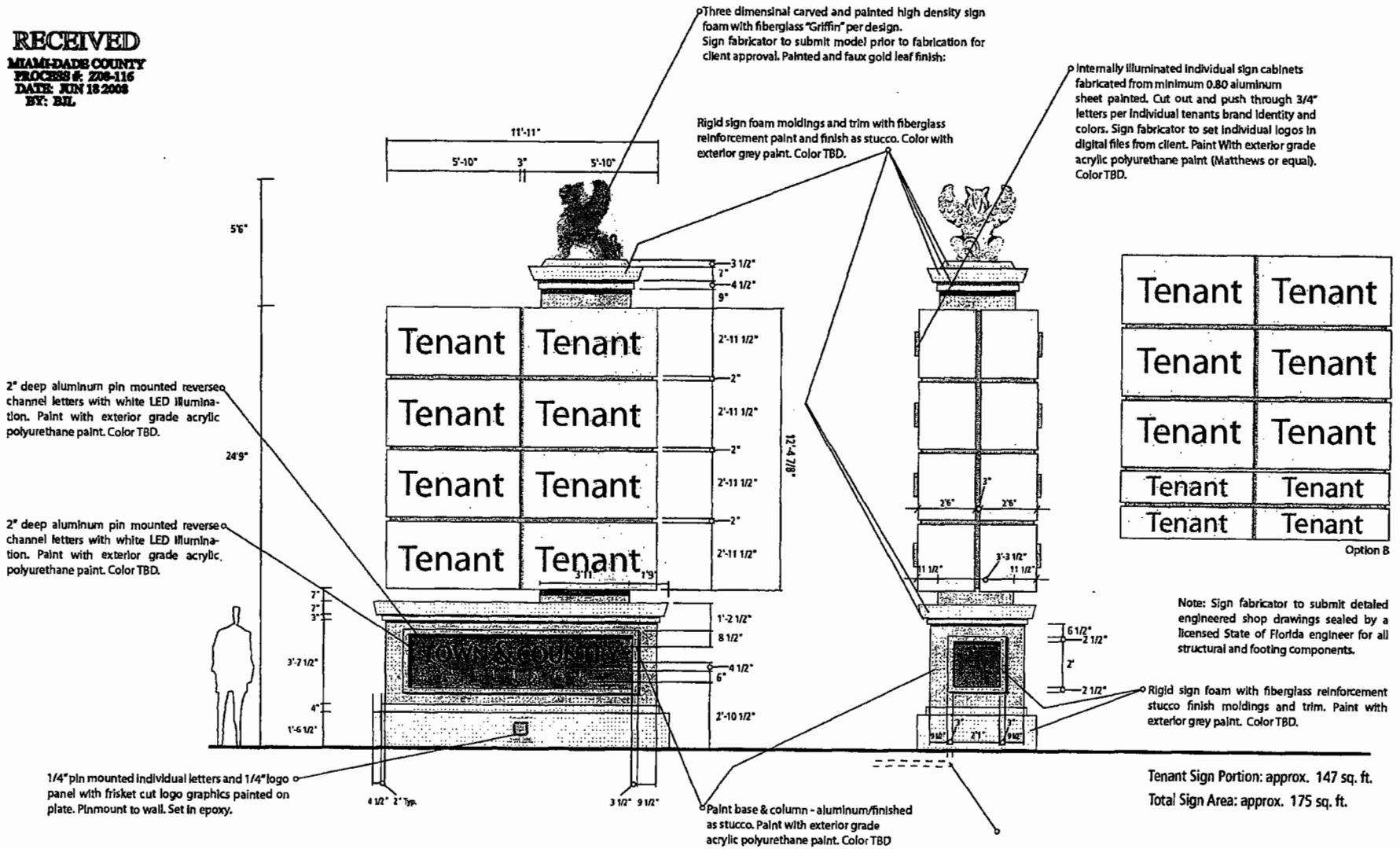

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

TOWN & COUNTRY VILLAGE

description:	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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MIAMI-DADE COUNTY
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DATE: JUN 18 2008
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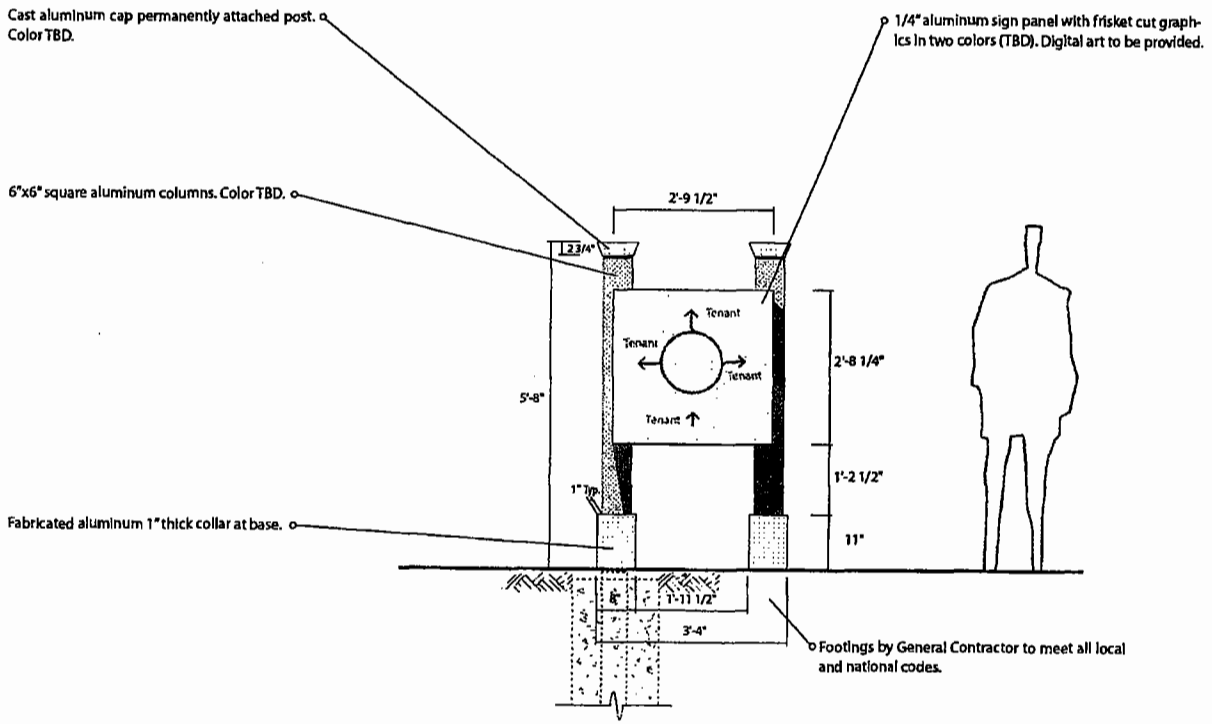

Note: Sign fabricator to submit detailed engineered shop drawings sealed by a licensed State of Florida engineer for all structural and footing components.

Sign is single faced.

Total Sign Area: approx. 8 sq. ft.

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:	scale:	issues & revisions:	sheet:
VEHICULAR DIRECTIONAL	1/2" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	D

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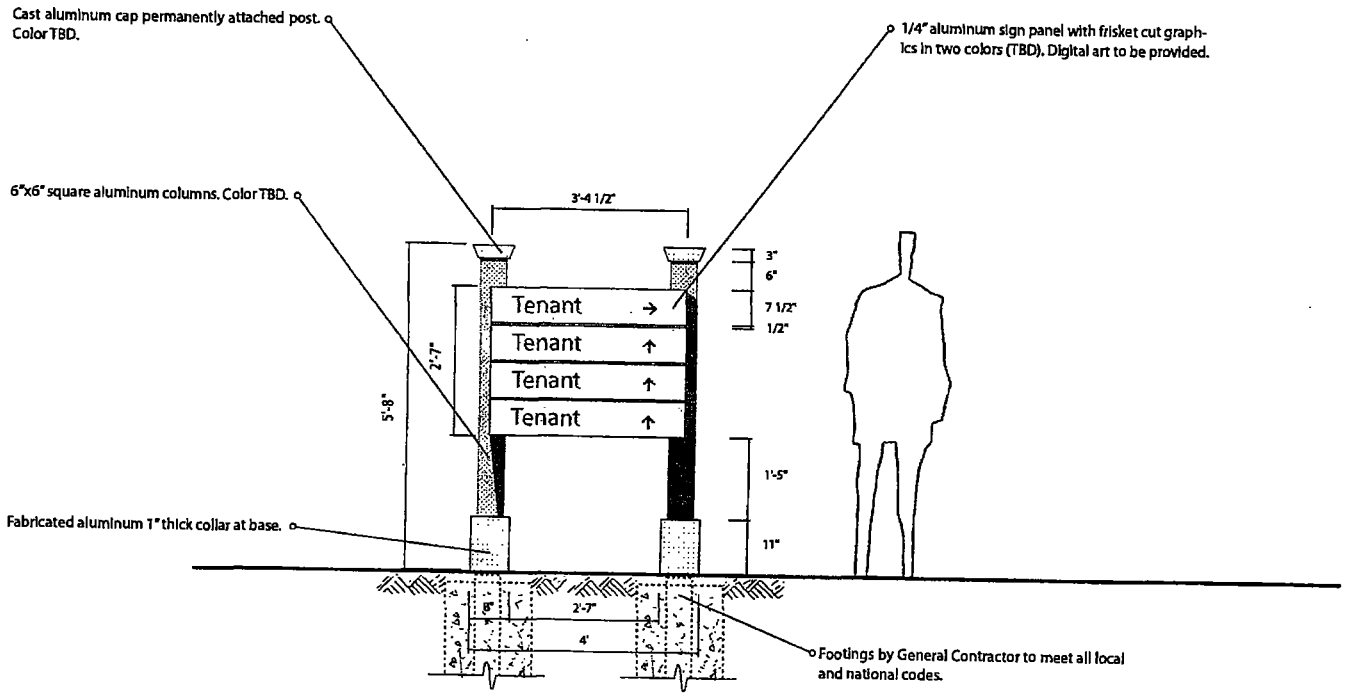
PROCESS #: 208-116
DATE: JUN 18 2008
BY: BIL



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.

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:	scale:	issues & revisions	sheet:
VEHICULAR DIRECTIONAL	1/2" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	E

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DATE: JUN 18 2008
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Tenant	Tenant	Tenant
Tenant	Tenant	Tenant
Tenant	Tenant	Tenant

Option B

Cut out push through letters with 3/4" white acrylic with face vinyl. Paint with exterior grey paint. Colors TBD.

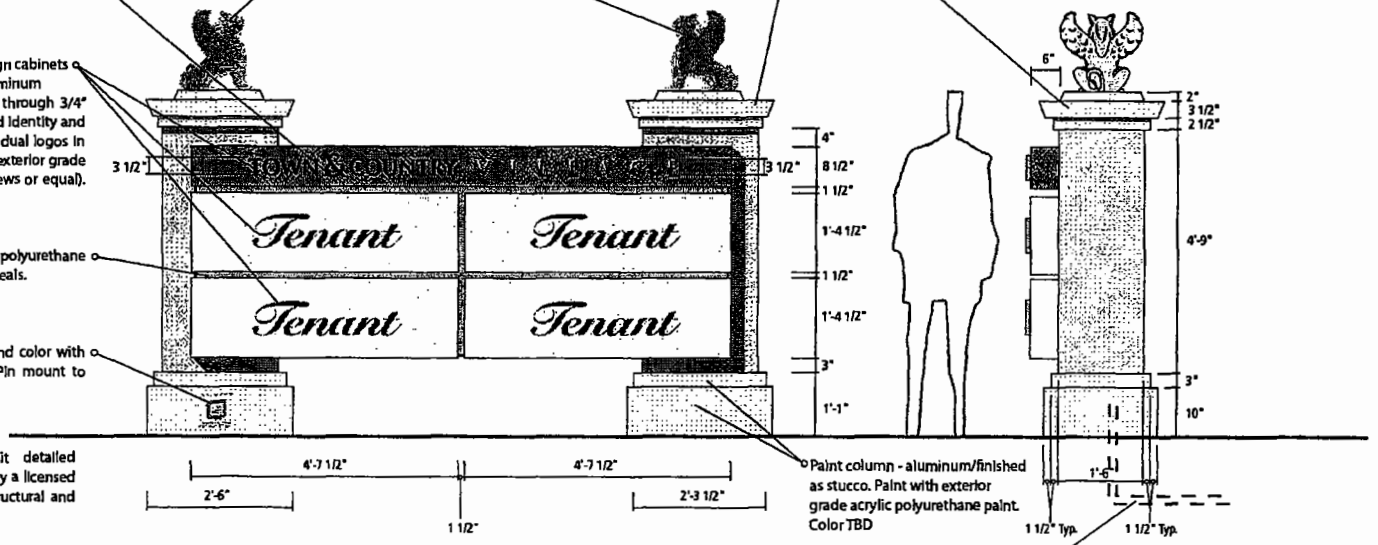
Three dimensinal carved and painted high density sign foam with fiberglass "Griffin" per design. Sign fabricator to submit model prior to fabrication for client approval. Painted and faux gold leaf finish:

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.

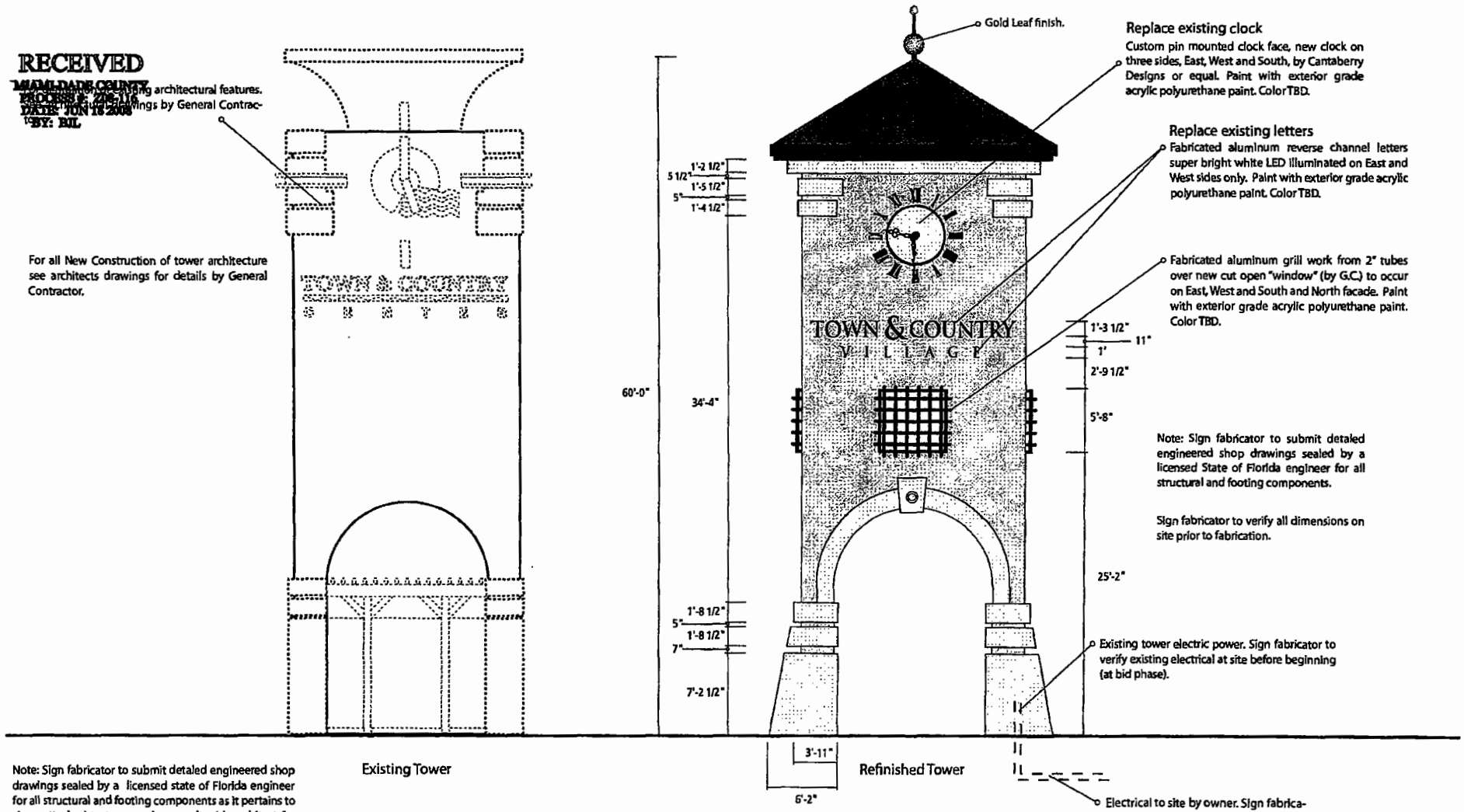
Electrical to site by owner. Sign fabricator to verify voltage available prior to fabrication at building stages.

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

TOWN & COUNTRY VILLAGE

description:	scale:	issues & revisions:	sheet:
SMALL TENANT ID PYLON	1/2" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	C

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: ZAB-VA
DATE: JUN 18 2008
BY: BIL



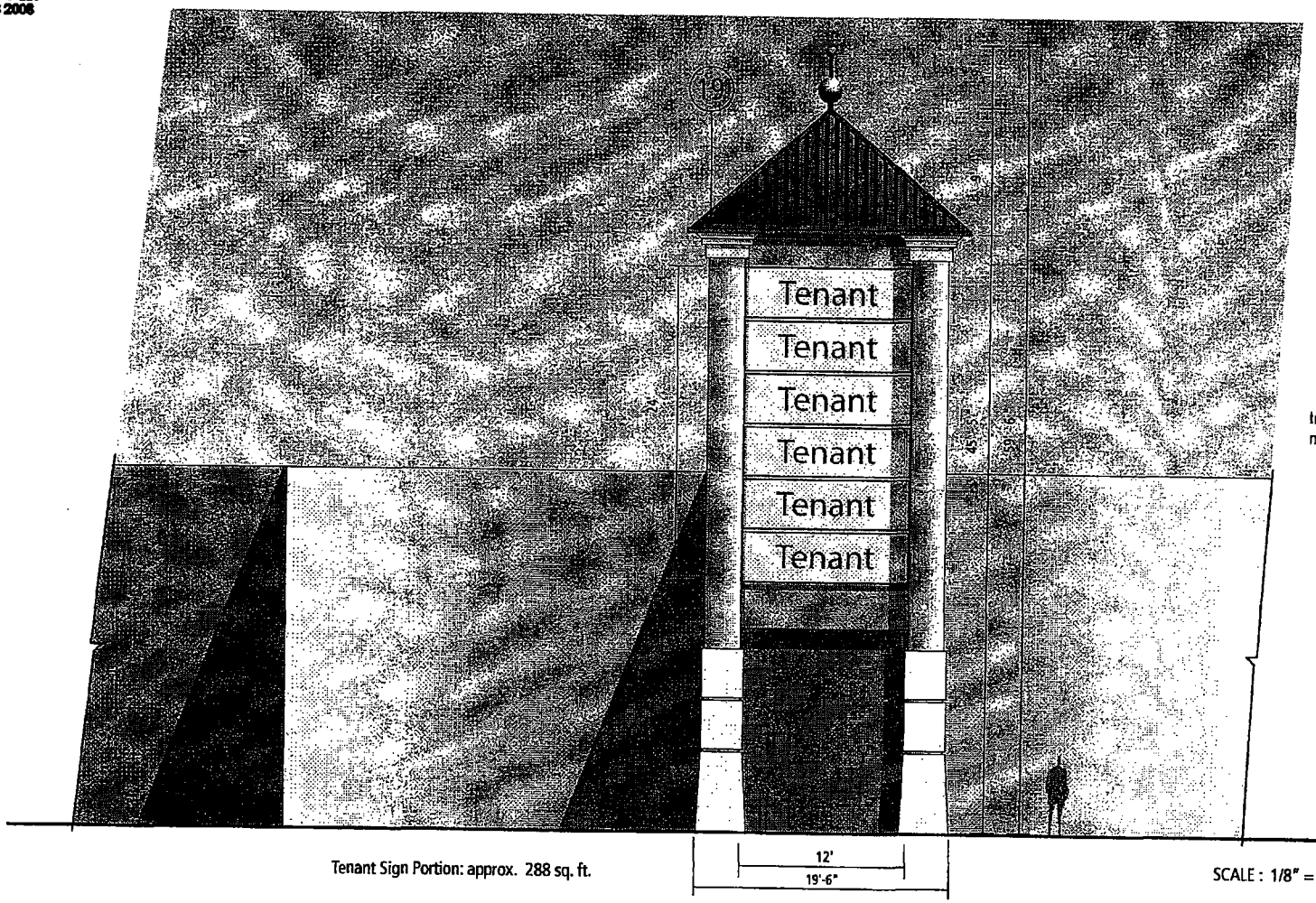
Note: Sign fabricator to submit detaled engineered shop drawings sealed by a licensed state of Florida engineer for all structural and footing components as it pertains to signs attached to tower only, consult with architect for details of existing.

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:	scale:	issues & revisions:	sheet:
TOWER	1/8" = 1'-0"	1. 4.23.08 CAR 3. 2. 4.	A

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 206-115
DATE: JUN 18 2008
BY: BIL



Individual internally illuminated mall tower identity signage.

Tenant Sign Portion: approx. 288 sq. ft.

SCALE : 1/8" = 1'

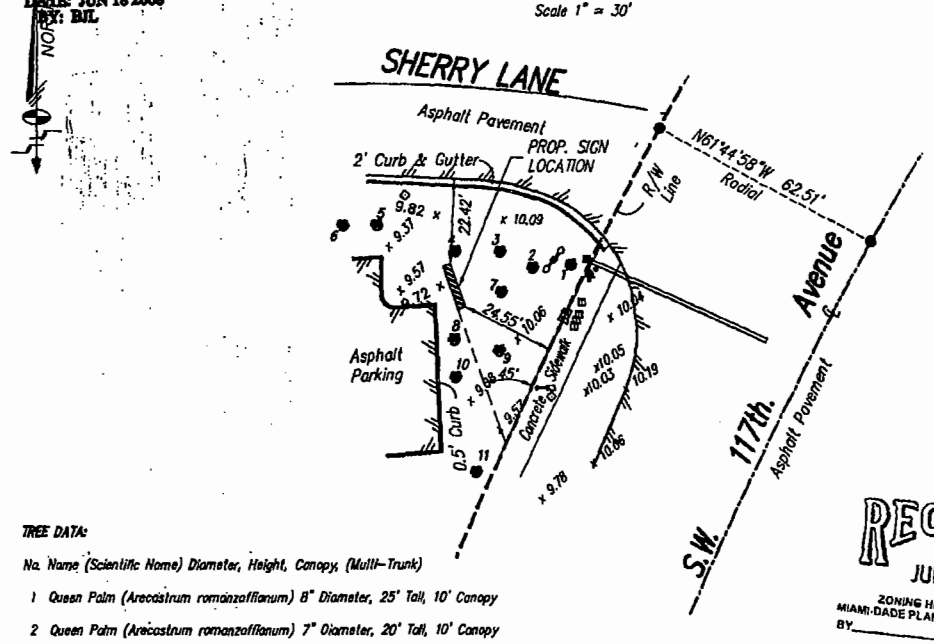
KENDALL TOWN & COUNTRY
GRAPHICS DESIGN DEVELOPMENT

Tom Graboski Associates, Inc. Design
Date: 02.15.08

SPECIFIC PURPOSE SKETCH

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-116
DATE: JUN 18 2008
BY: BIL

GRAFIC SCALE
30 0 30 60 90
Scale 1" = 30'



RECEIVED
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

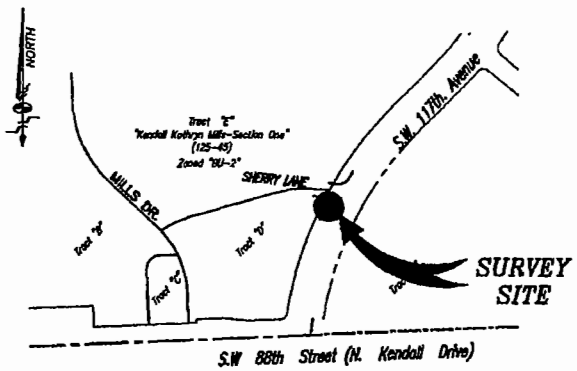
TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 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)

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. 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: 05-31-08 FIELD BOOK: SD-516/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.

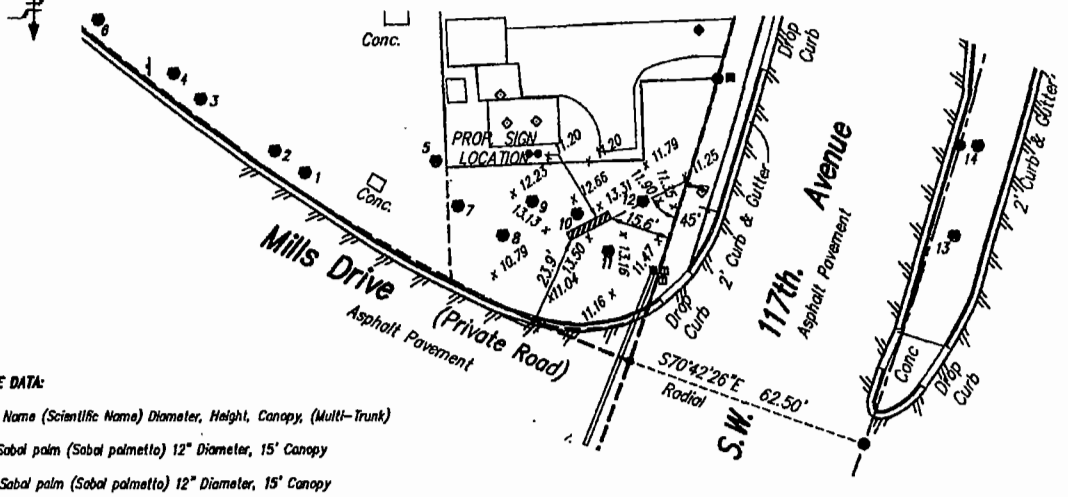
BY: Jose L. Sanfiel Asst. Vice Pres. Professional Land Surveyor No.5636 State of Florida

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_____

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

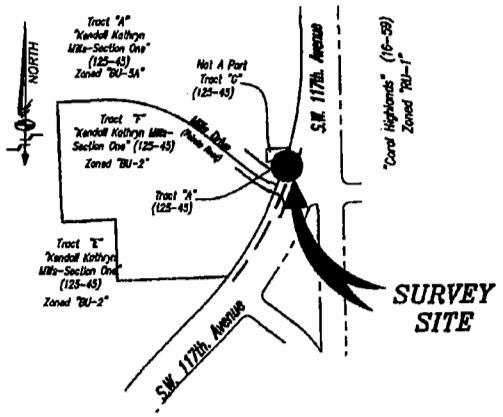
11 Royal Palm (Roystonea regia) 12" Diameter, 15' Canopy

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

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:

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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. 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

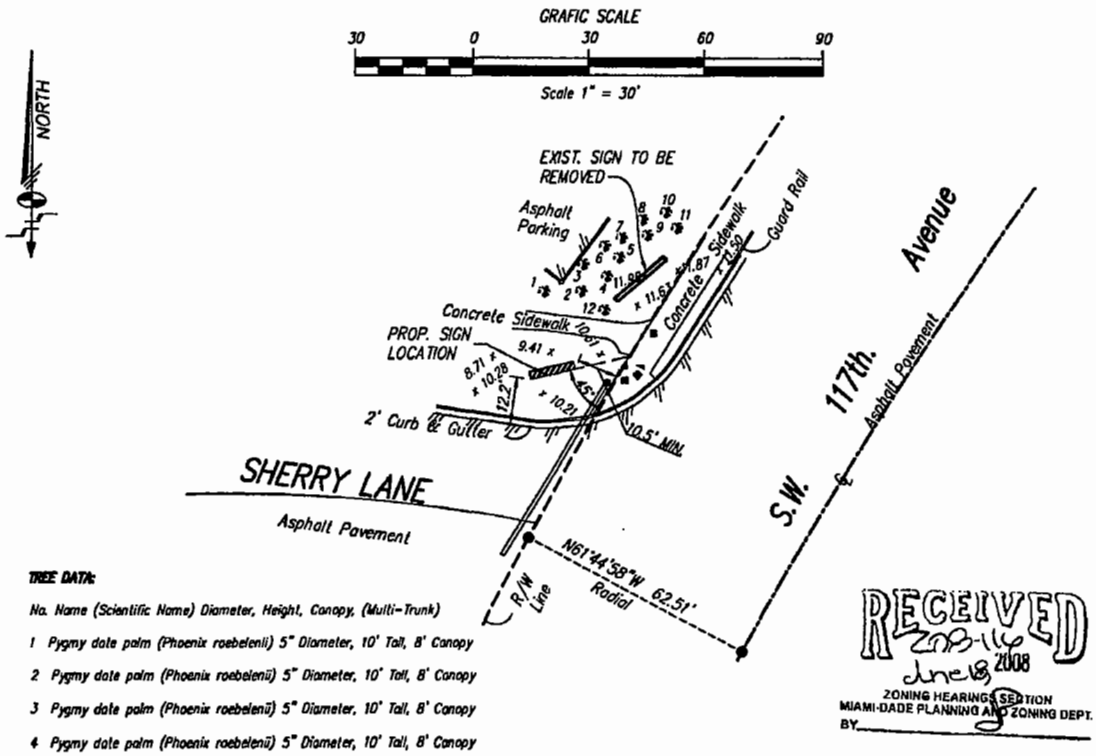
ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-819/C PAGE: 70

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

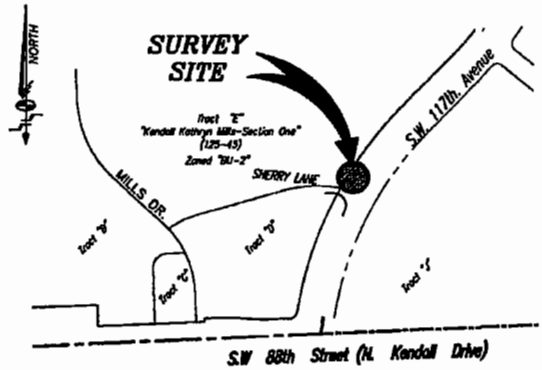
12 Pygmy date palm (Phoenix roebelenii) 5" Diameter, 10' Tall, 8' Canopy

RECEIVED
Z08-114
JUN 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.

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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.

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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. 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\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
11961 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-8210 FAX:(305)251-1183

ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-318/C PAGE: 90

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.

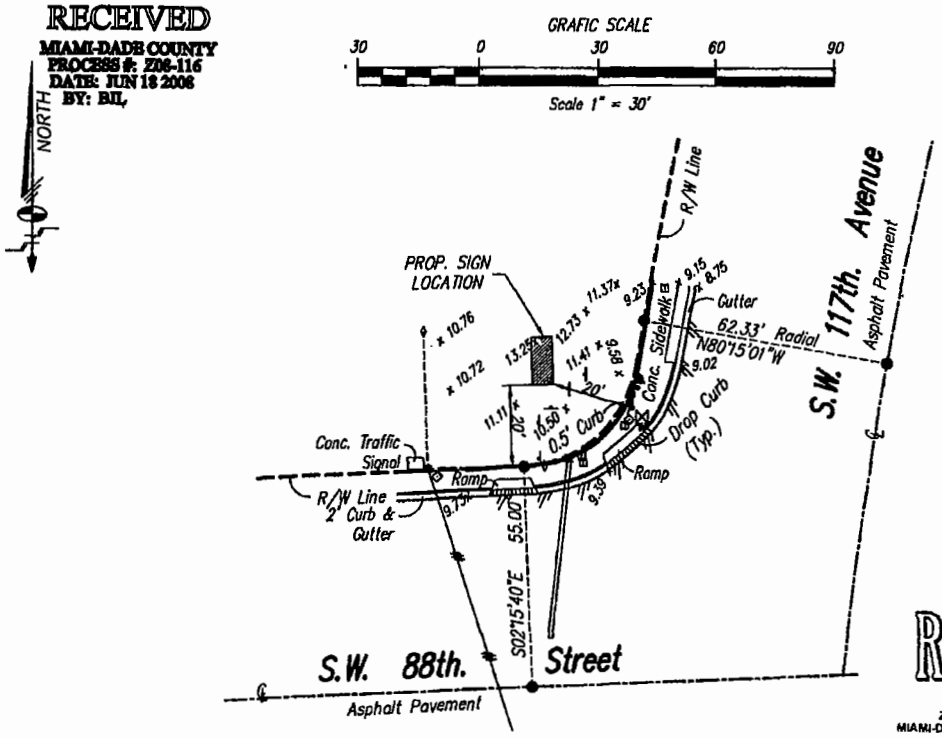
BY: Jose L. Sanfiel Asst. Vice Pres.
Professional Land Surveyor No.5636
State of Florida

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

X:\SD365439\Town & Country\Mailboxes\dwg\SIGNS SURVEYS 5-22-08B.dwg, 7/20/2008 8:45:26 PM

SPECIFIC PURPOSE SKETCH

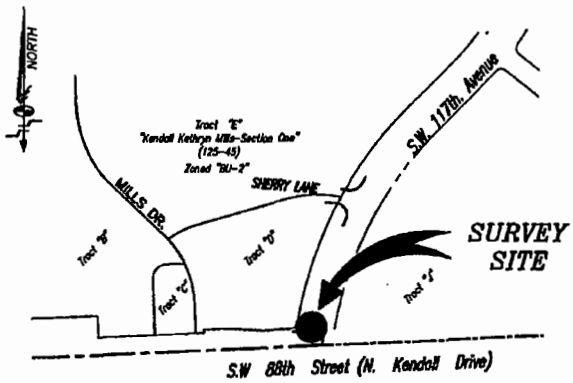
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z08-116
DATE: JUN 18 2008
BY: BIL



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:

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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\5036539\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

BY: _____
Jose L. Sanfiel Asst. Vice Pres.
Professional Land Surveyor No.5638

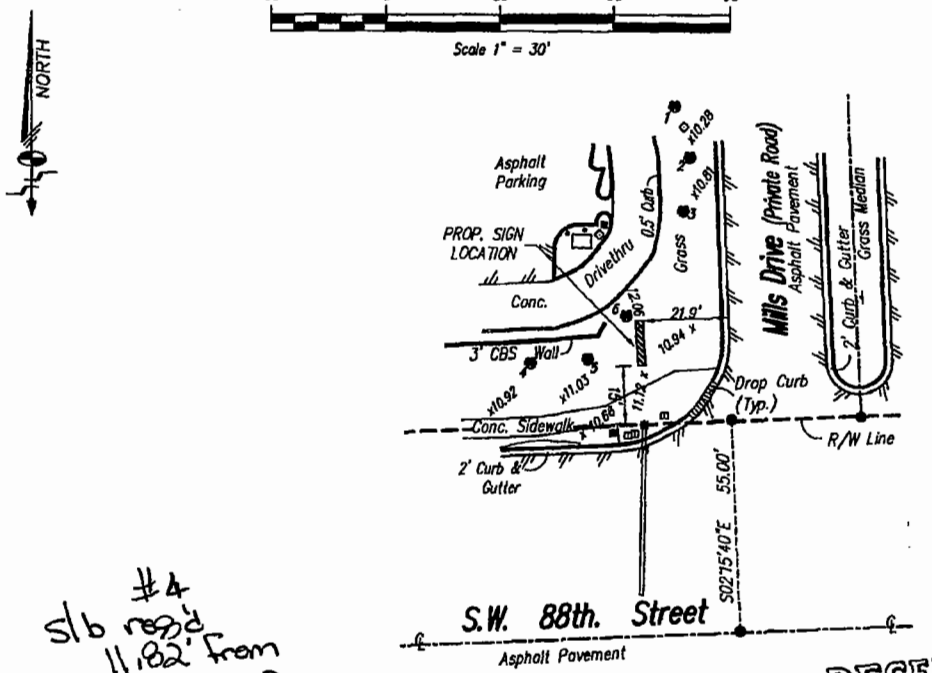
REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5638
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5638
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5638
ORDER No.			By: ASST. Vice Pres.

SPECIFIC PURPOSE SKETCH

GRAFIC SCALE

30 0 30 60 90

Scale 1" = 30'



#4
s/b rep'd
11.82' from
e-o-w

RECEIVED
08116
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

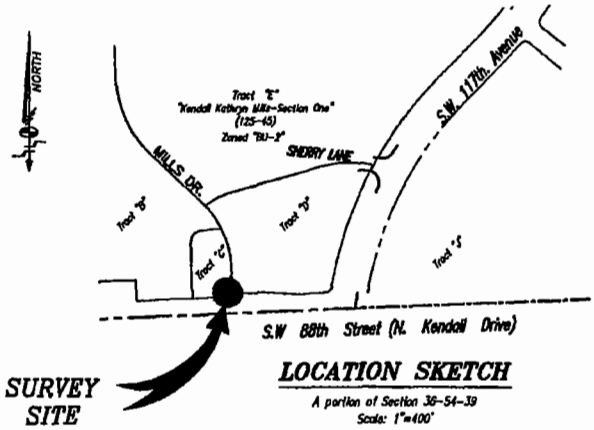
4 Cabbage Palm (Sabal palmetto) 10" Diameter, 12' Tall, 10' Canopy

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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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\SD\365439\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.: 445316 DATED: 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

TREE DATA:

No. Name (Scientific Name) Diameter, Height, Canopy, (Multi-Trunk)

1 Live Oak (Quercus virginiana) 18" Diameter, 20' Tall, 20' Canopy

2 Live Oak (Quercus virginiana) 18" Diameter, 20' Tall, 20' Canopy

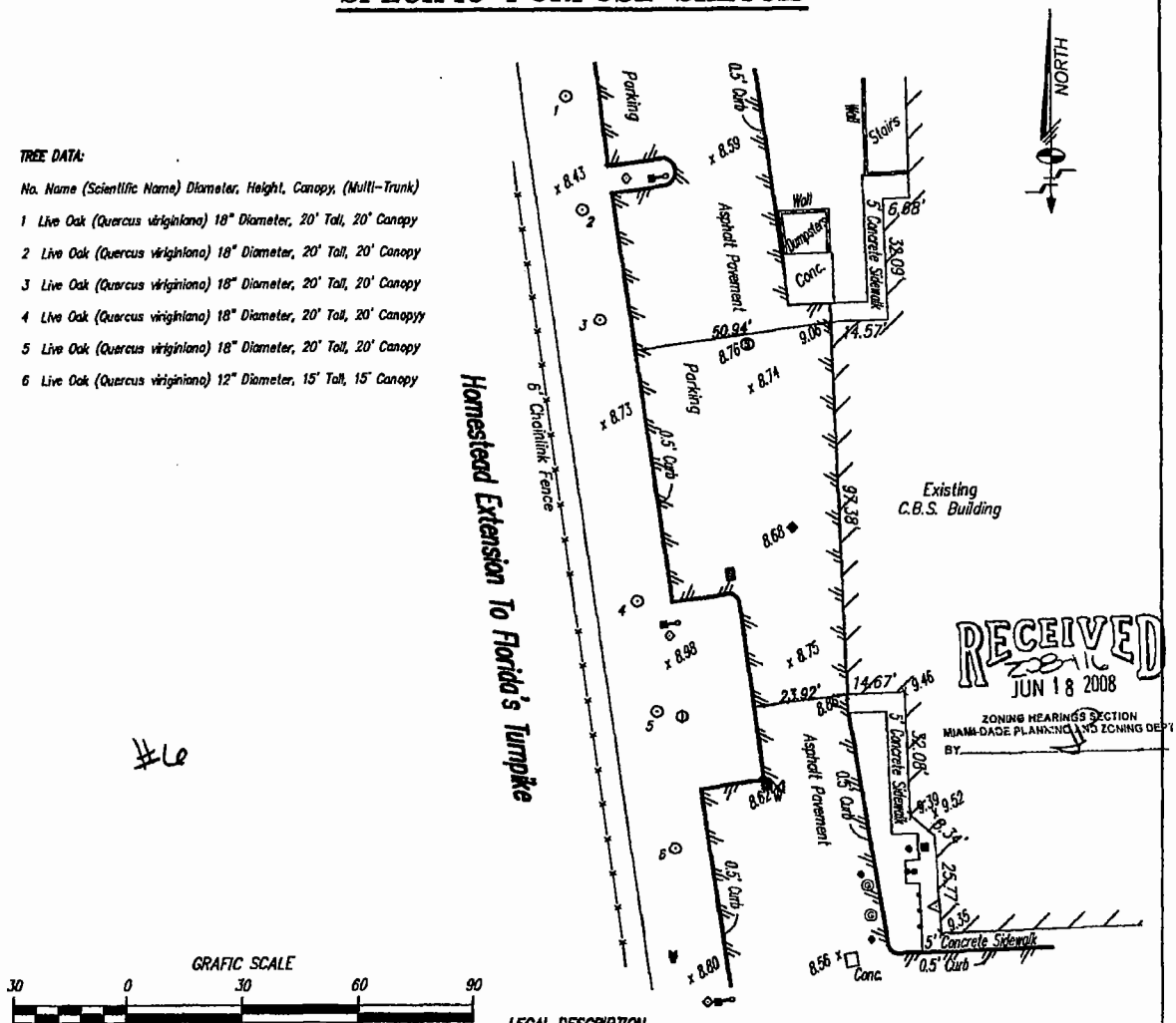
3 Live Oak (Quercus virginiana) 18" Diameter, 20' Tall, 20' Canopy

4 Live Oak (Quercus virginiana) 18" Diameter, 20' Tall, 20' Canopyy

5 Live Oak (Quercus virginiana) 18" Diameter, 20' Tall, 20' Canopy

6 Live Oak (Quercus virginiana) 12" Diameter, 15' Tall, 15' Canopy

#6

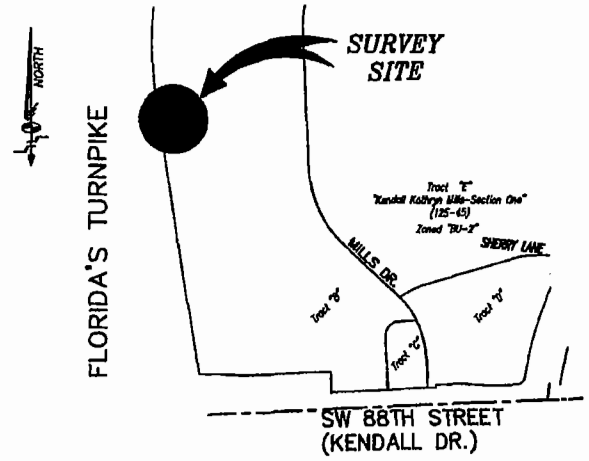


RECEIVED
JUN 18 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

GRAFIC SCALE
30 0 30 60 90
Scale 1" = 30'

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:

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\SD\365439\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)233-0210 FAX:(305)251-1163

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
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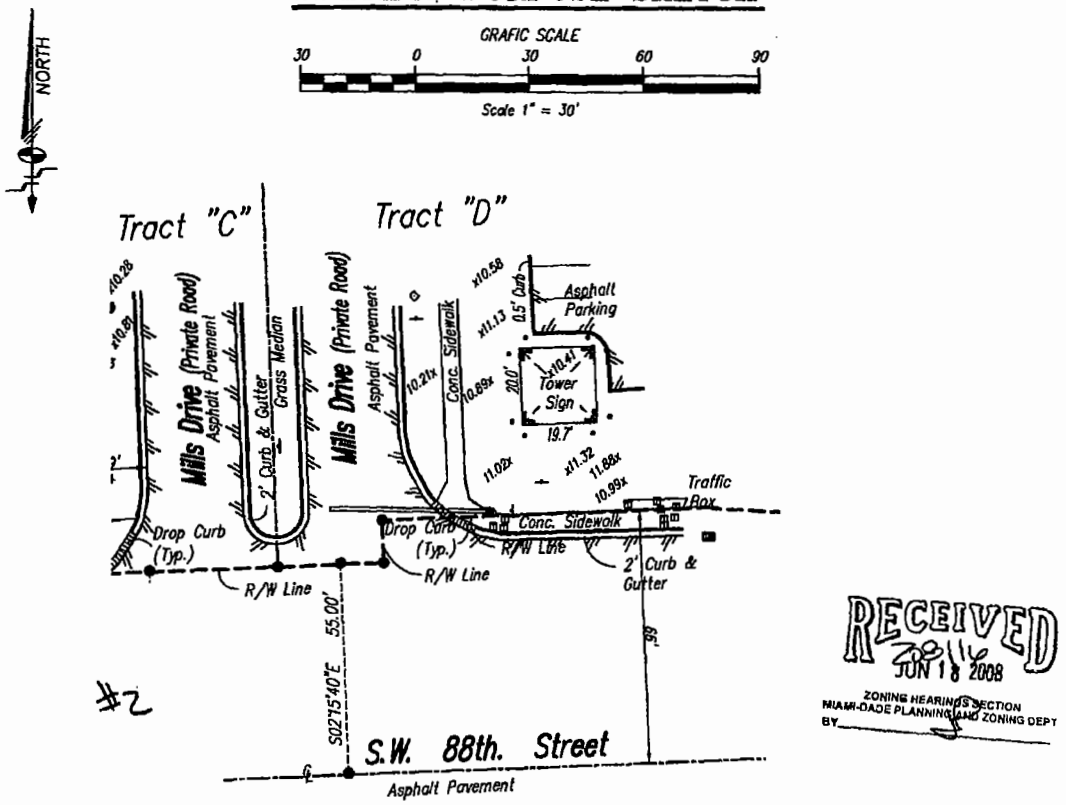
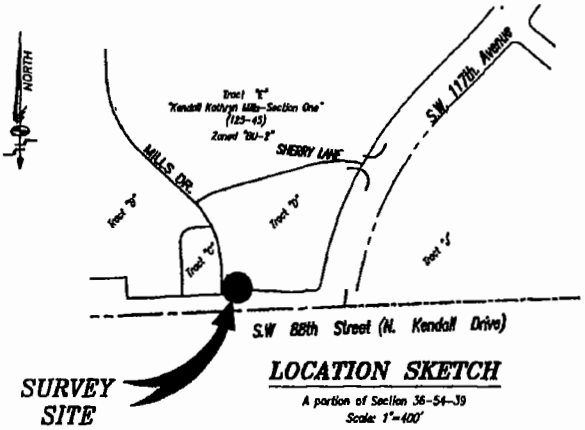
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST. Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636

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:

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\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)652-6284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-9210 FAX:(305)251-1183

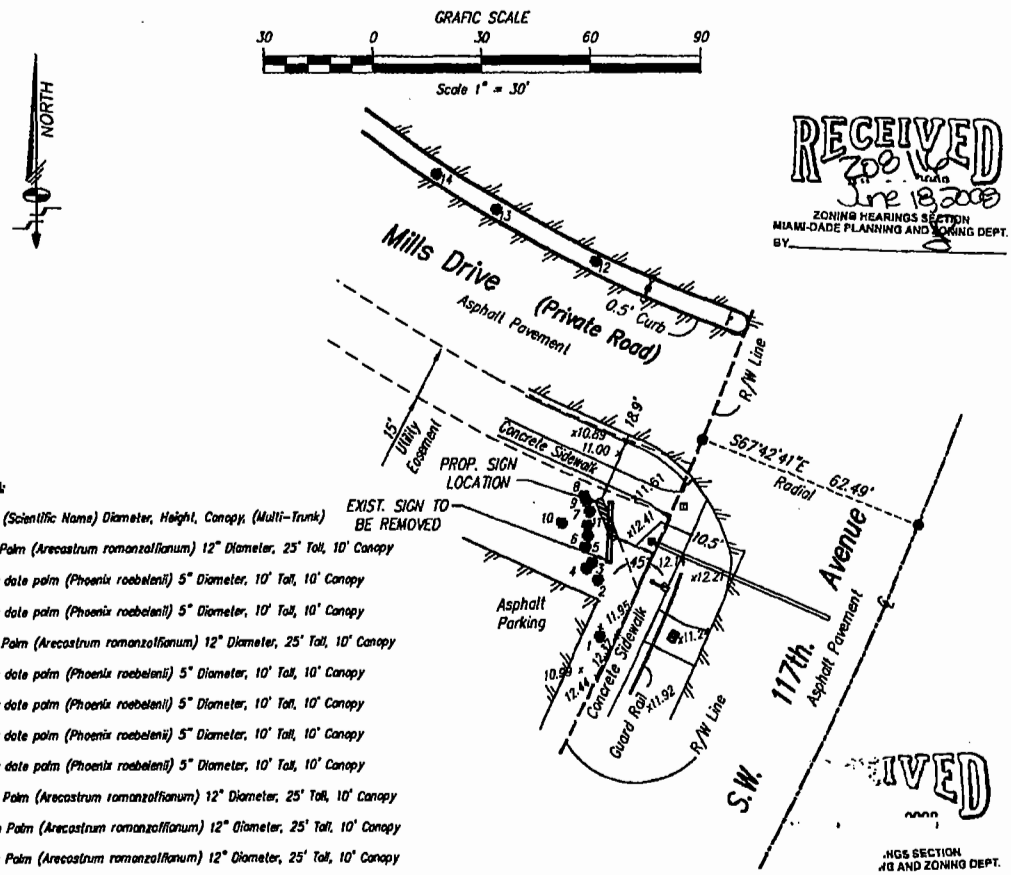
ORDER No.: 445319 DATE: 05-21-08 FIELD BOOK: SD-318/C PAGE: 70

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: José 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 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 (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

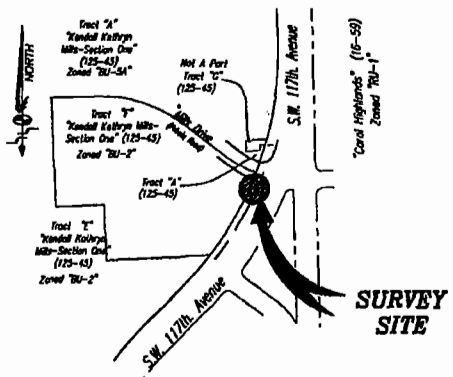
12 Sabal palm (Sabal palmetto) 10" Diameter, 15' Canopy

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)



LOCATION SKETCH

A portion of Section 36-54-39
Scale: 1"=600'

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 of 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\SD\365439\KENDALL KATHRYN MILLS-SECTION ONE\dwg\Sign Survey 5-22-08

TYPE OF SKETCH: SPECIFIC PURPOSE SKETCH — PREPARED FOR: Flagler Development Group

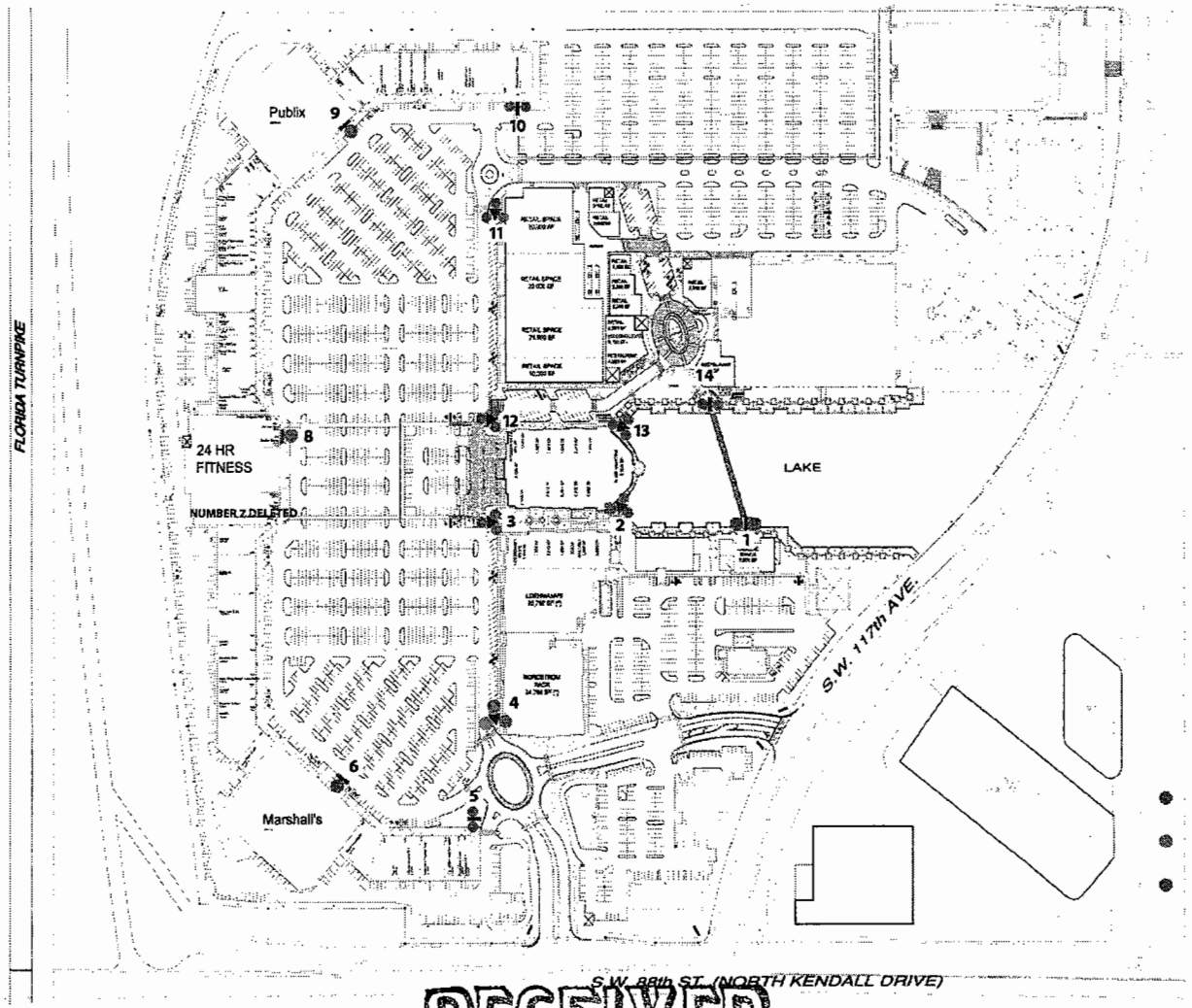
Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS • SOILS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL:(954)433-7010 DADE:(305)652-7010 FAX:(305)652-6284
11941 S.W. 144th. STREET MIAMI, FLORIDA 33186 TEL:(305)233-8210 FAX:(305)251-1183

ORDER No.: 445318 DATE: 05-21-08 FIELD BOOK: SD-818/C PAGE: 70

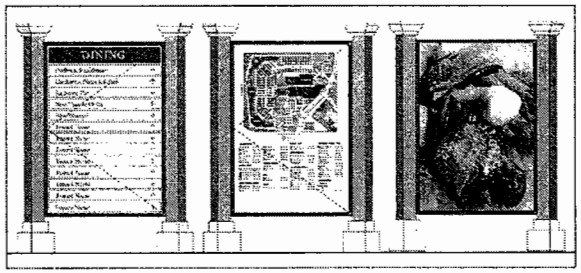
I HEREBY CERTIFY: THAT THE ATTACHED "SPECIFIC PURPOSE SKETCH" OF THE PROPERTY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE 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

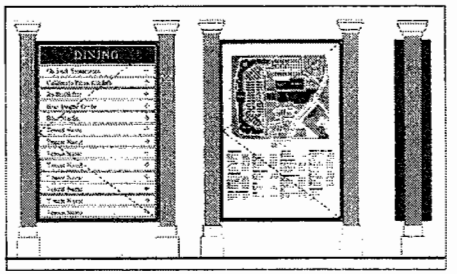
REVISIONS	FIELD BOOK	REMARKS	CERTIFIED BY:
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636
ORDER No.			By: ASST.Vice Pres.
DATE:			JOSE L. SANFIEL P.L.S. No.5636



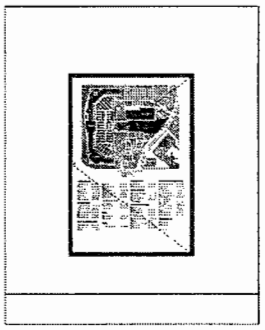
- Map
- Directional
- Advertisement



Three Sided — Locations: 2, 3, 4, 11, 12, 13
Location: 1 TBD



Two Sided — Locations: 5,10, 14



Wall Mounted — Locations: 6, 8, and 9

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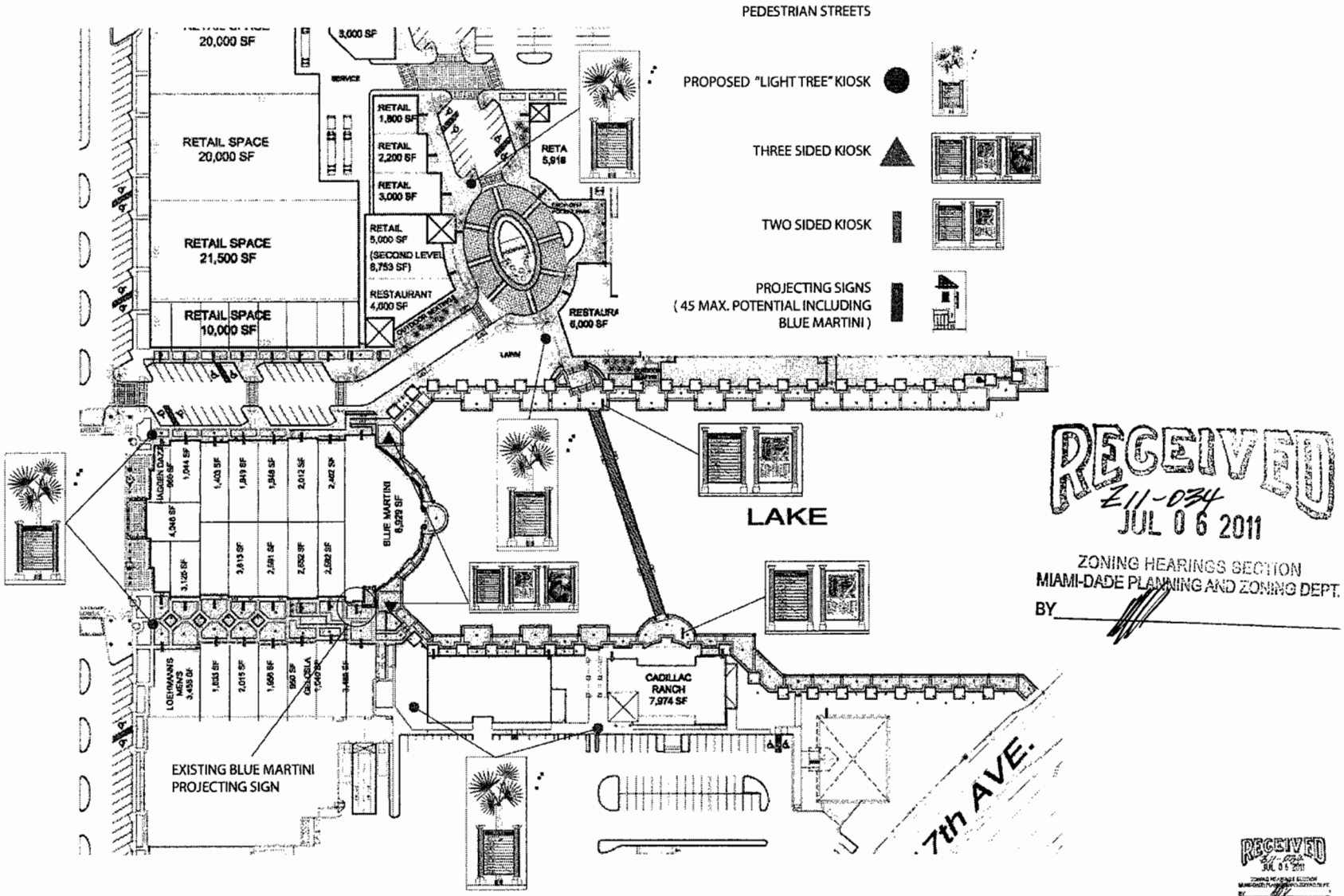
Z11-034
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

THE PALMS at TOWN & COUNTRY

SIGNAGE PLAN

The Village Life Style Center

RECEIVED
JUL 06 2011



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Z11-034
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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JUL 06 2011

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

THE PALMS
at TOWN & COUNTRY

SIGNAGE PLAN

Detail view of potential sign locations for illuminated projecting type signs in place of wall signs

Exhibit
A2
Sign Type

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MIAMI-DADE COUNTY
PROCESS #: 211-034
DATE: JUL 06 2011
BY: DAH

Signs located on this facade shall be placed with equal space above and below sign. Sign shall center within demising partition lines of tenant space and shall not exceed 60% of the width of the area between the demising partition lines. Sign area shall not exceed 24" in height. Individual letters shall not exceed 18" in cap height.
Typical Sign Type A location shown
(each building is different).

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11-034
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

All tenant wall signs are to code. As an alternative tenants may choose a projecting sign.

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11-034
JUL 06 2011

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

THE PALMS at TOWN & COUNTRY

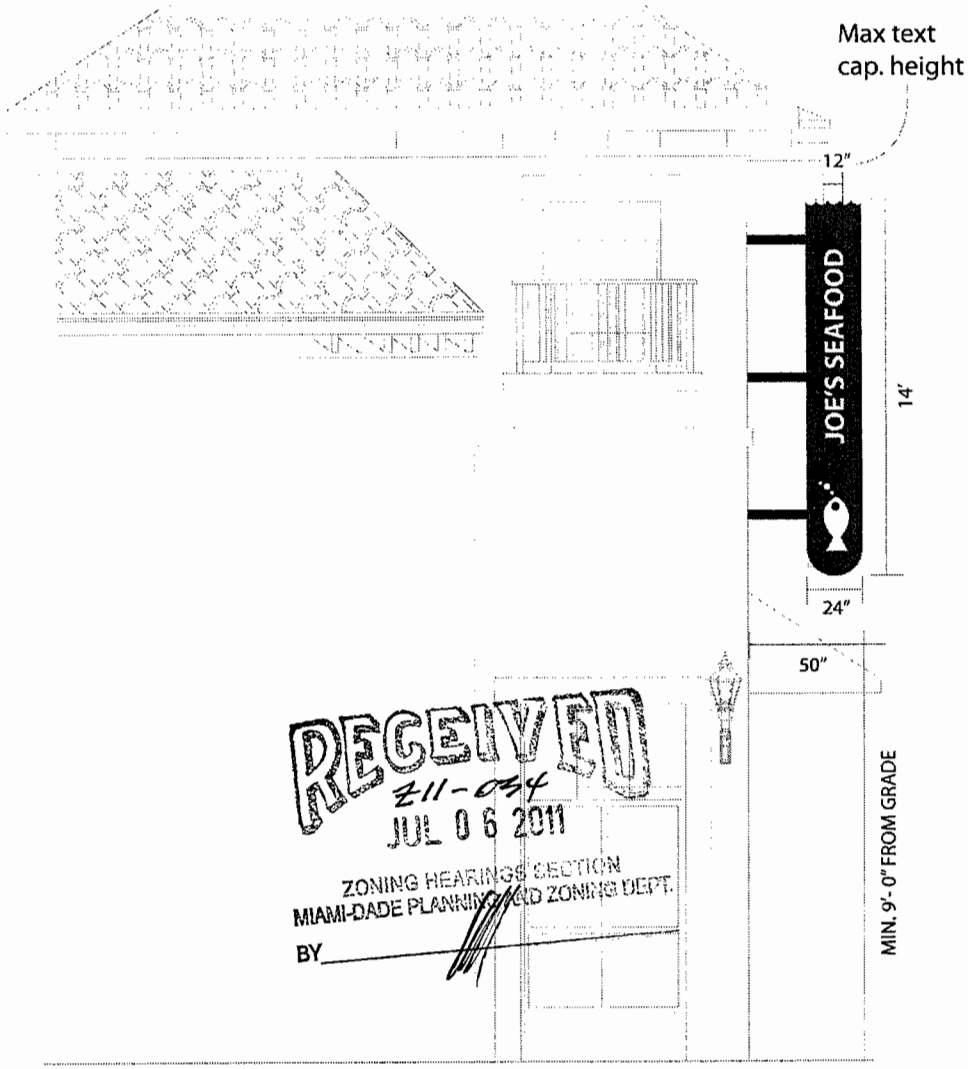
SIGNAGE PLAN

RETAIL TENANT PRIMARY IDENTITY SIGNS
The Village Life Style Center

Exhibit B

Sign Type

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z11-034
DATE: JUL 06 2011
BY: DAH



RECEIVED
Z11-034
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

These signs must comply with all the structural and electrical codes of Miami-Dade County and shall not exceed 14'-0" in overall height of the sign.

If any sign is between 10'- 0" to 14'- 0" in overall sign height, the maximum depth of the sign may not exceed 24" and the maximum sign area may not exceed 28 square feet per sign face.

If any sign is between 5'- 0" to 9'-11" in overall sign height, the maximum depth of the sign may not exceed 3'- 0" and the maximum sign area may not exceed 25 square feet per sign face.

If any sign is between 1'- 0" to 4'-11" in overall sign height, the maximum depth of the sign may not exceed 42" and the maximum sign area may not exceed 20 square feet per sign face.

No sign may exceed a maximum distance, measured from the wall to the outermost part of the sign, of 50" regardless of the height of the sign. There must be a 6" space (min.) from wall to the edge of the sign.

No sign or any part of the sign may be lower than 9'- 0" above grade

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JUL 06 2011

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

THE PALMS at TOWN & COUNTRY

SIGNAGE PLAN

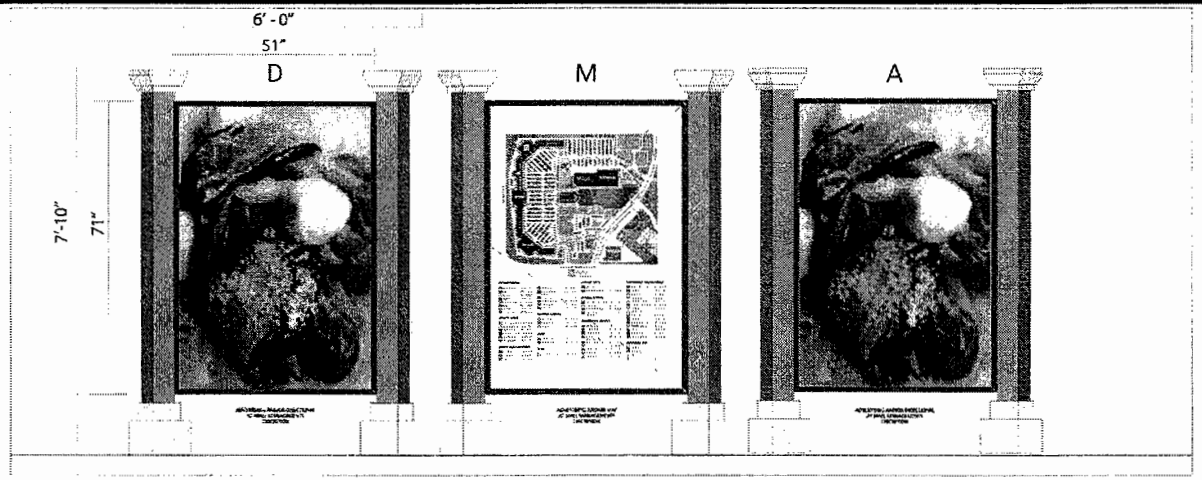
EXAMPLE OF MAJOR ID PROJECTING
The Village Life Style Center

Exhibit C3

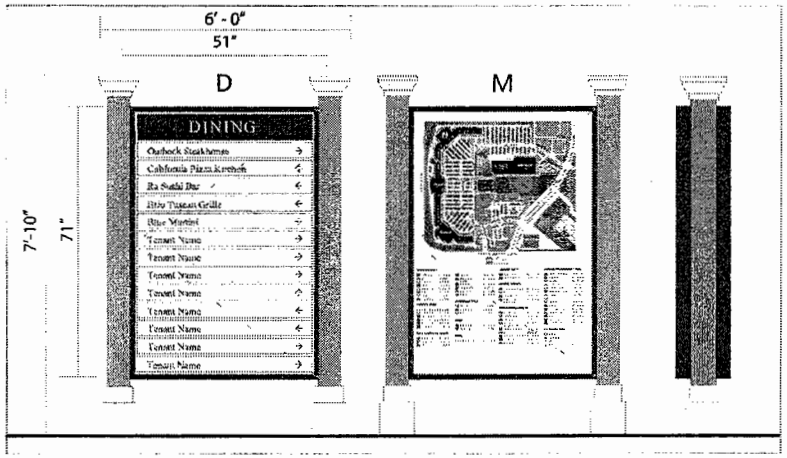
Sign Type

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 21LOM
DATE: JUL 06 2011
BY: DAH

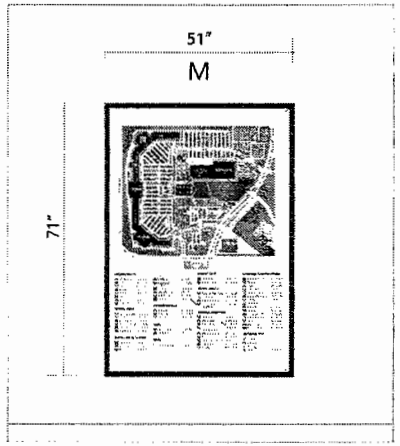
LOCATION MAP



Three Sided Illuminated Directory ▲ ▲



Two Sided Illuminated Directory ■



Wall Mounted Directory ●

COPYRIGHT © 2011 BARON SIGN MANUFACTURING

GD11/T/TOWN & COUNTRY/LOCATION MAP 2.FS

BARON SIGN MANUFACTURING
900 13th Street West
Riviera Beach, FL 33404
Tel: (561) 863-7446
Fax: (561) 848-2270

CLIENT
THE PALMS at TOWN & COUNTRY

PROJECT
LOCATION MAPS

SALES/PROJECT MGR: BV			
DESIGNER: DB		DATE: 1-6-11	
DESIGN TIME: HR 15 MINS			
REVISIONS	TIME	DATE	INITLS.
CHANGED MAP	5MIN	1-25-11	DB

*Due to varying sizes of raw material, sizes may vary.

APPROVAL
CLIENT APPROVAL: _____
DATE: _____

Tom Graboski Associates, Inc. *Design*
4649 Ponce De Leon Blvd. Suite 401 Coral Gables, Florida 33146
305.669.2550 www.tgadesign.com

THE PALMS at TOWN & COUNTRY
SIGNAGE PLAN

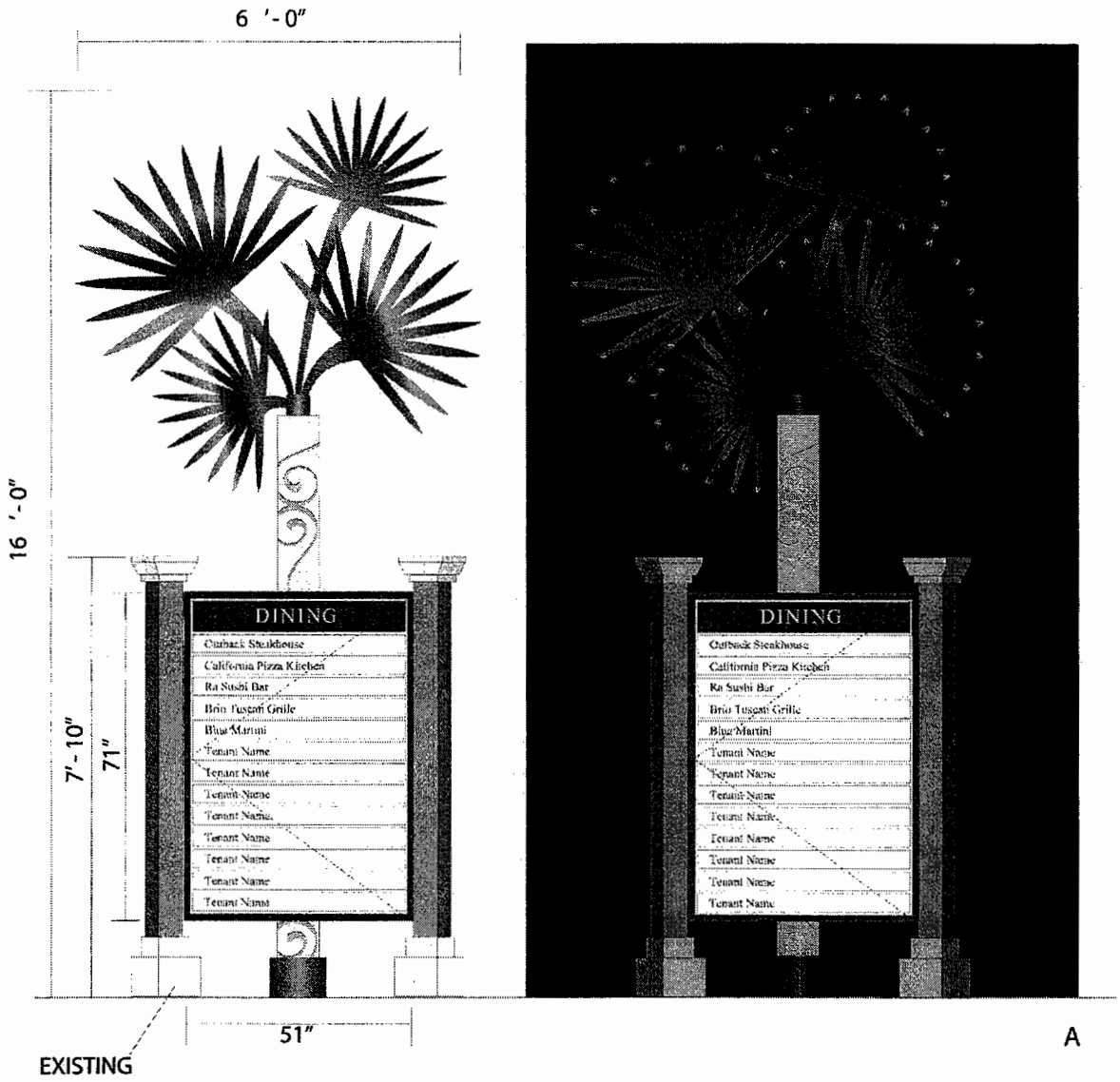
PHASE I EXISTING KIOSK
The Village Life Style Center

Exhibit C2
Sign Type

RECEIVED
Z11-032
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

RECEIVED
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 211-034
DATE: JUL 06 2011
BY: DAH



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211-034
JUL 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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305.669.2550 www.tgadesign.com

THE PALMS at TOWN & COUNTRY

SIGNAGE PLAN

PHASE II KIOSK
The Village Life Style Center

Exhibit
C1
Sign Type

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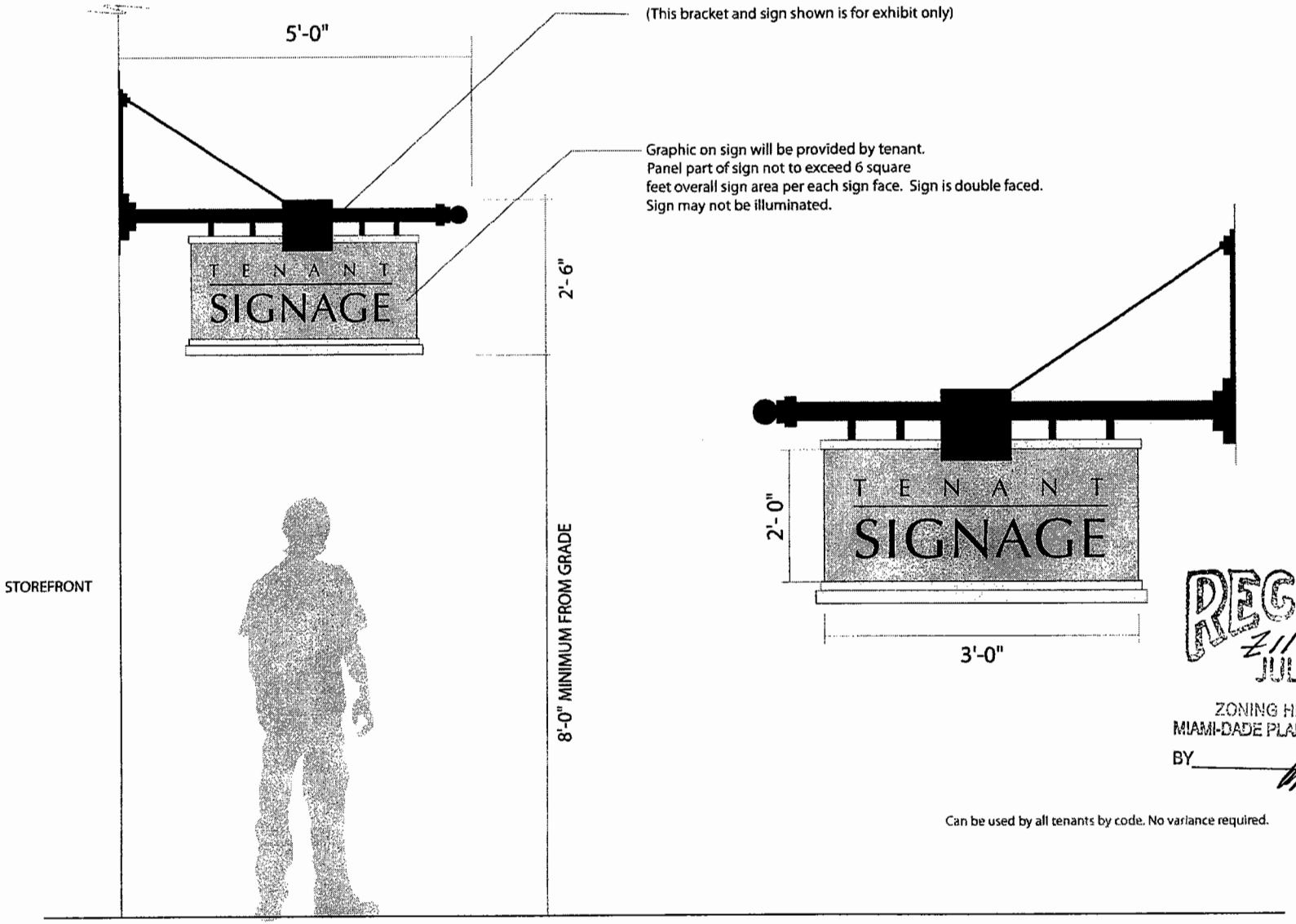
211-034
JUL 06 2011

RECEIVED
MIAMI-DADE COUNTY
DATE: JUL 06 2011
BY: DAS



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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Can be used by all tenants by code. No variance required.

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305.669.2550 www.tgadesign.com

THE PALMS at TOWN & COUNTRY

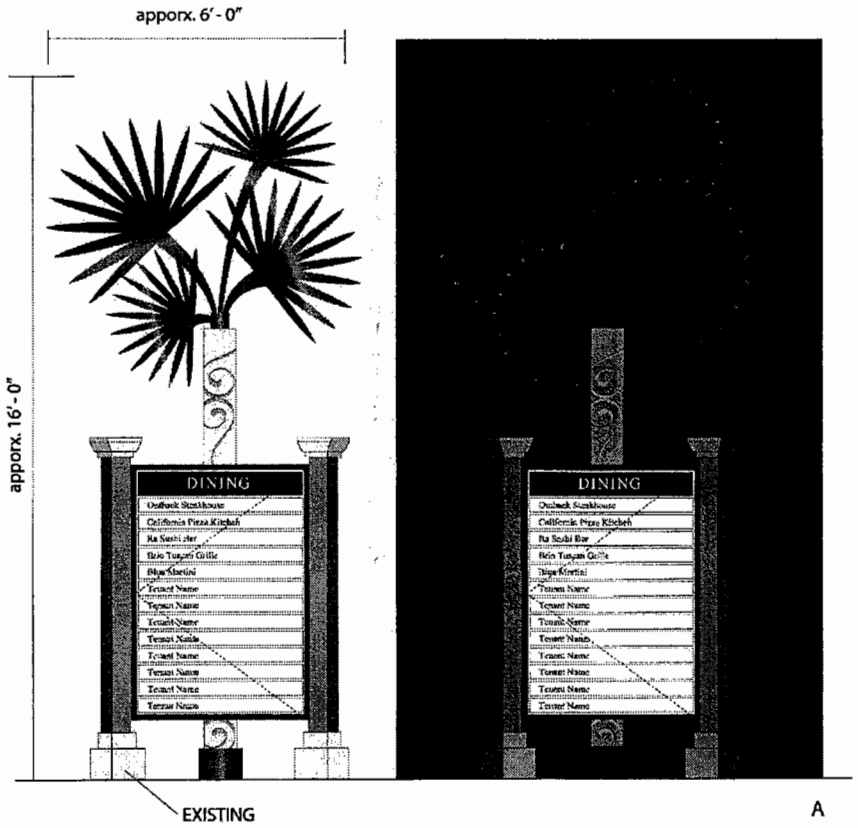
SIGNAGE PLAN

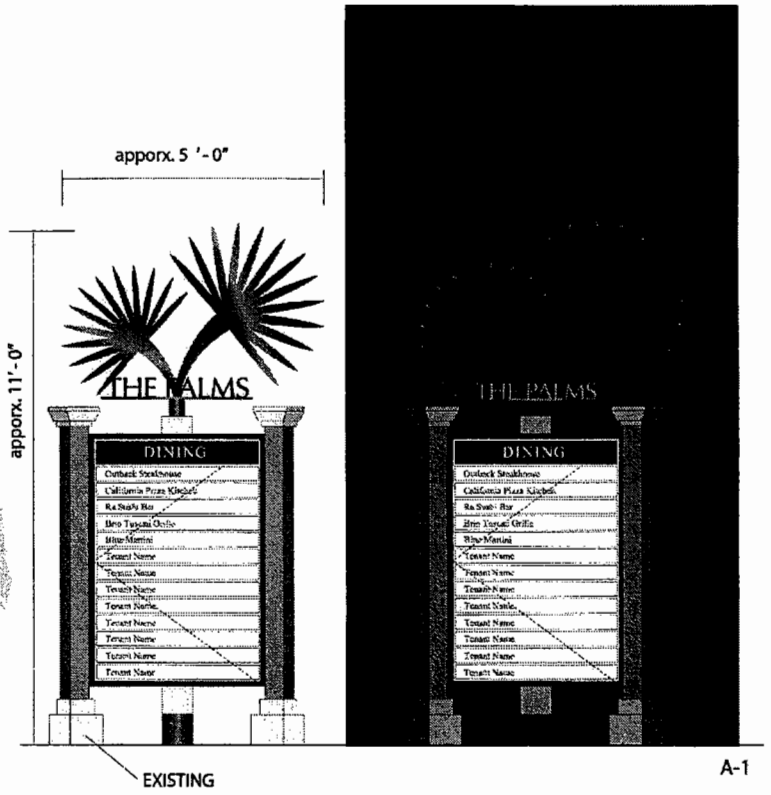
RETAIL TENANT PRIMARY IDENTITY SIGNS

The Village Life Style Center

Exhibit C4

Sign Type





Proposed Light Tree

Option A

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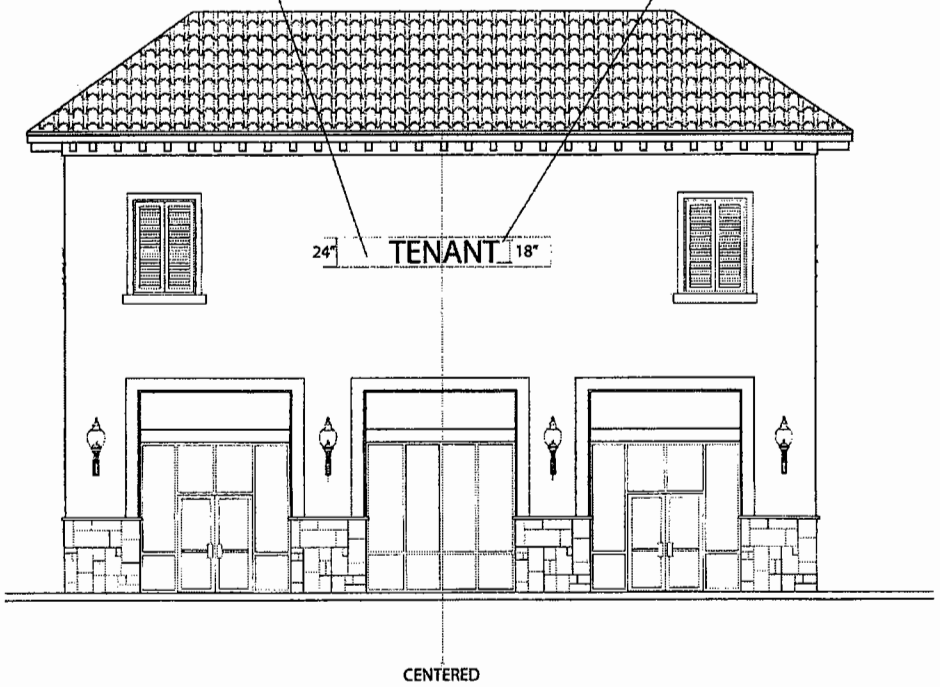
Z11-034
MAR 09 2011

Signs located on this facade shall be placed with equal space above and below sign. Sign area shall not exceed 24" in height. Individual letters shall not exceed 18" in cap height.

Typical Sign Type A location shown (each building is different). Verify with project manager, architect/ owner for facade of each individual storefront.



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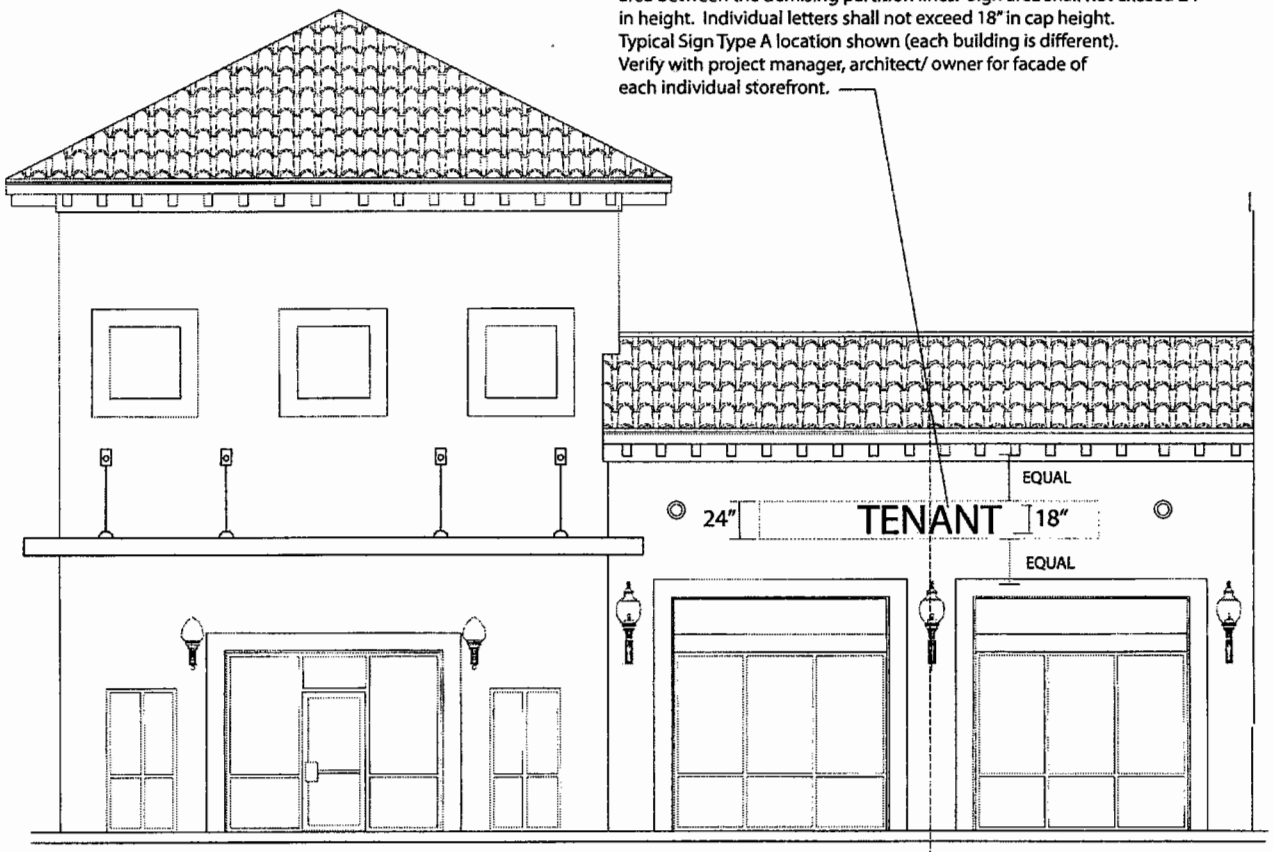
THE PALMS at TOWN & COUNTRY

RETAIL TENANT PRIMARY IDENTITY SIGNS
The Village Life Style Center

Exhibit A-2
Sign Type

Signs located on this facade shall be placed with equal space above and below sign. Sign shall center within demising partition lines of tenant space and shall not exceed 60% of the width of the area between the demising partition lines. Sign area shall not exceed 24" in height. Individual letters shall not exceed 18" in cap height. Typical Sign Type A location shown (each building is different). Verify with project manager, architect/ owner for facade of each individual storefront.



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MAR 09 2011
ZONING HEARINGS SECTION
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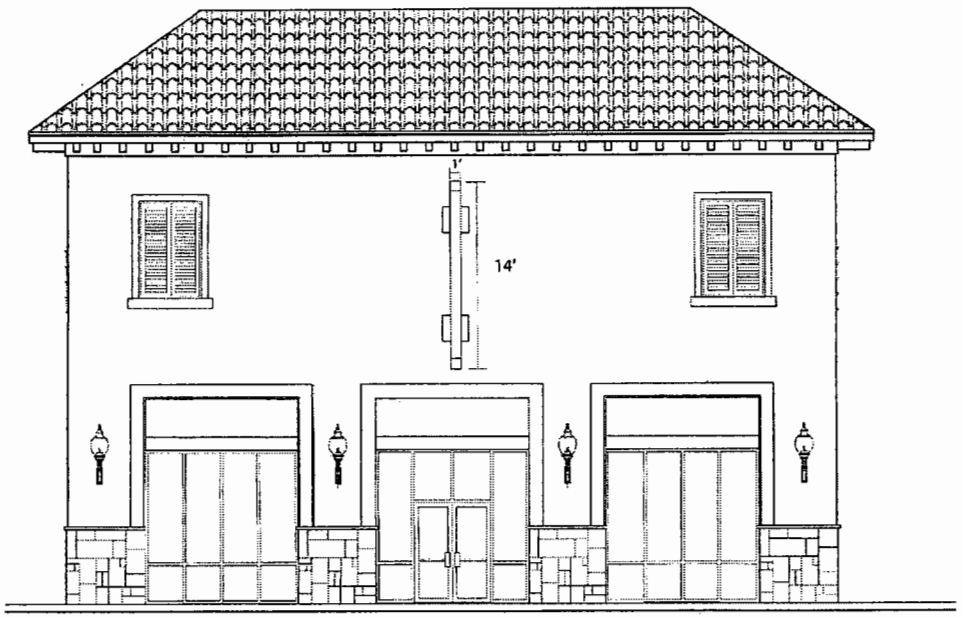
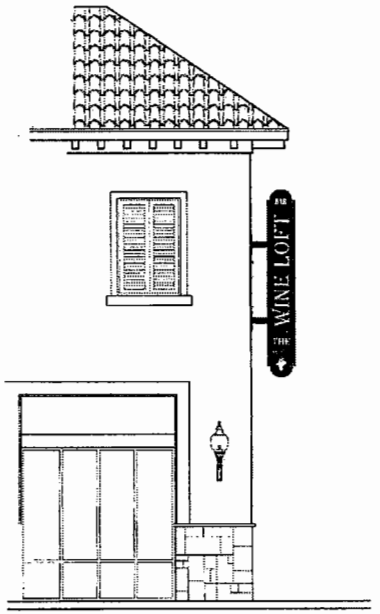
THE PALMS at TOWN & COUNTRY

RETAIL TENANT PRIMARY IDENTITY SIGNS
The Village Life Style Center

Exhibit A-3
Sign Type



Projecting sign centered over entry door



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THE PALMS at TOWN & COUNTRY

EXAMPLE OF MAJOR ID PROJECTING SIGN
The Village Life Style Center

Exhibit E-4

Sign Type

Signs located on this facade shall be placed with equal space above and below sign. Sign shall center within demising partition lines of tenant space and shall not exceed 60% of the width of the area between the demising partition lines. Sign area shall not exceed 24" in height. Individual letters shall not exceed 18" in cap height. Typical Sign Type A location shown (each building is different). Verify with project manager, architect/ owner for facade of each individual storefront.

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MAR 09 2011
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MIAMI-DADE PLANNING AND ZONING DEPT.
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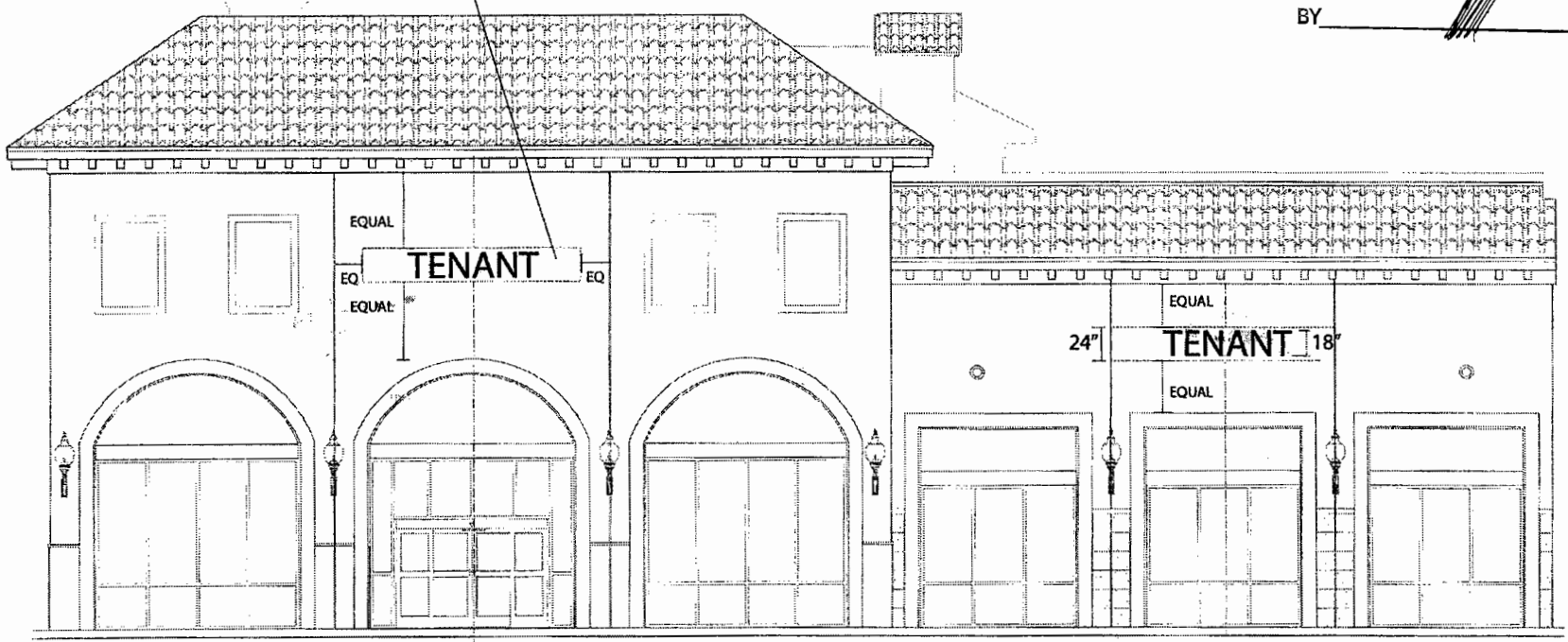

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THE PALMS at TOWN & COUNTRY

RETAIL TENANT PRIMARY IDENTITY SIGNS
The Village Life Style Center

Exhibit A-1
Sign Type

DISTANCE, SQUARE FOOTAGE AND SEATING CAPACITY FROM THE PROPOSED APPLICATIONS FOR THE PALMS AT KENDALL TOWN AND COUNTRY								
#	NAME	TYPE	SQUARE FOOTAGE	SEATING CAPACITY	CORNER "A"	CORNER "B"	CORNER "C"	CORNER "D"
1	(PROPOSED) TOTAL WINE AND MORE (FULL LIQUOR)	BUSINESS	N/A	N/A	LOCATED IN SUBJECT SHOPPING CENTER			
2	CASAVANA RESTAURANT 8702 MILLS DR. (BEER AND WINE*)	BUSINESS	4525	160	649	201	1273	1082
3	ON THE BORDER RESTAURANT/BAR 12295 SW 88 ST. (FULL LIQUOR)	BUSINESS	7300	322	2659	2205	1781	2435
4	SUSHI MAKI REST. 11531 SW 88 ST (WINE AND BEER*)	BUSINESS	N/A	N/A	1605	2278	1897	1417
5	CHILI'S RESTAURANT/BAR 11500 SW 88 ST. (FULL LIQUOR)	BUSINESS	6000	N/A	2695	2158	1456	2143
6	LA FOGATA RESTAURANT 8732 MILLS DR. (BEER AND WINE*)	BUSINESS	2000	74	1643	1101	521	1175
7	OUTBACK RESTAURANT/BAR 11800 SHERRI LANE (FULL LIQUOR)	BUSINESS	6000	250	1110	1242	418	426
8	GATSBY'S RESTAURANT/BAR 8575 SW 124 AVE (FULL LIQUOR)	BUSINESS	N/A	112	2708	1835	1754	2345
9	BLUE MARTINI 8405 MILLS DR. (FULL LIQUOR)	BUSINESS	N/A	N/A	LOCATED IN SUBJECT SHOPPING CENTER			
10	ALE HOUSE RESTAURANT./BAR 11625 N. KENDALL DR. (FULL LIQUOR)	BUSINESS	7100	199	1135	1857	1616	977
11	LA CARRETA RESTAURANT 11740 SW 88 ST. (FULL LIQUOR*)	BUSINESS	N/A	N/A	1758	1803	721	1079
12	FUJI HANA RESTAURANT 11768 SW 88 ST. (BEER*)	BUSINESS	3000	51	1843	1754	664	1166
13	FOOD SPOT STORE 11662 SW 88 ST. (BEER AND WINE)	BUSINESS	N/A	N/A	1879	2013	1045	1175
14	SECRETO ITALIAN RESTAURANT 11652 SW 88 ST.(BEER AND WINE*)	BUSINESS	1500	59	1841	2041	1113	1168
15	LATIN AMERICAN RESTAURANT 8601 SW 124th Ave (FULL LIQUOR)*	BUSINESS	N/A	N/A	2821	2077	1233	2436
16	BAHAMA BREEZE RESTAURANT/BAR 12395 SW 88th St. (FULL LIQUOR)	BUSINESS	N/A	N/A	3430	2695	2356	3008
17	CORK & BOTTLE LIQUOR STORE 12180 SW 88th St (FULL LIQUOR)	BUSINESS	N/A	N/A	3523	2927	2483	3157
18	MACARONI GRILL RESTAURANT 12100 SW 88th St (FULL LIQUOR*)	BUSINESS	N/A	N/A	3438	2767	2268	2955
19	KENDALL VILLAGE DINER 8695 SW 124th Ave (FULL LIQUOR)	BUSINESS	N/A	N/A	3332	2534	2361	2992
20	ROCKFISH GRILL RESTAURANT 12042 SW 88th St (BEER AND WINE*)	BUSINESS	N/A	N/A	3467	2858	2236	2935
21	PORTOFINO PIZZA RESTAURANT 11535 SW 88th St (BEER AND WINE*)	BUSINESS	N/A	N/A	1586	2245	1887	1395
22	SHELL GAS STATION 11695 SW 88 ST (BEER)	BUSINESS	N/A	N/A	1438	2073	1536	1102
23	CVS PHARMACY 8330 MILLS DRIVE (BEER AND WINE)	BUSINESS	N/A	N/A	1397	550	987	1239
24	CHEF CHEN 11537 SW 88 ST (BEER AND WINE*)	BUSINESS	N/A	N/A	1526	2210	1855	1356
25	MOES SOUTHWEST GRILL 8746 MILLS DR (BEER*)	BUSINESS	N/A	N/A	1482	1205	191	856
26	PUBLIX SUPERMARKET 8250 MILLS DR. (BEER AND WINE)	BUSINESS	N/A	N/A	1276	404	1250	1314

* TABLE SERVICE ONLY
N/A DENOTES INFORMATION NOT APPLICABLE OR UNAVAILABLE

SURVEYOR'S NOTES:

1. This sketch represents a "SPECIFIC PURPOSE SURVEY" to and "Pursuant to Sec. 33-150 of the Miami-Dade County Code, the distances from the proposed package store to other establishments within fifteen hundred (1,500) feet and any church or public school within twenty-five hundred (2,500) feet have been measured. In addition, this survey includes the distance between the proposed place of business and any existing alcoholic beverage establishments within 2,000 feet, and any church or school within 3,000 feet. 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. Distances shown hereon are measured from nearest portion of the proposed Applications to the nearest portion of the existing place of business.
4. There are no churches or public schools within 3000 feet of the proposed Applications.
5. Prepared For: Flagler Development

I HEREBY CERTIFY:

That the attached "SPECIFIC PURPOSE SURVEY" of the land 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 applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers contained in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Schwebke - Shiskin & Associates, Inc.

By: ______________________
Jose L. Sanfiel Ass't Vice Pres.
Professional Land Surveyor No 5636
State of Florida

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Z11-084
AUG 17 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ______

REVISIONS

AJ-4823

SPECIFIC PURPOSE SURVEY

A portion of Tract "F," "Kendall Kathryn Mills – Section One," according to the plat thereof, as recorded in Plat Book 125, at Page 45, of the Public Records of Miami-Dade County, Florida.

Section 36, Township 54 South, Range 39 East, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • ARCHITECTS • LAND SURVEYORS

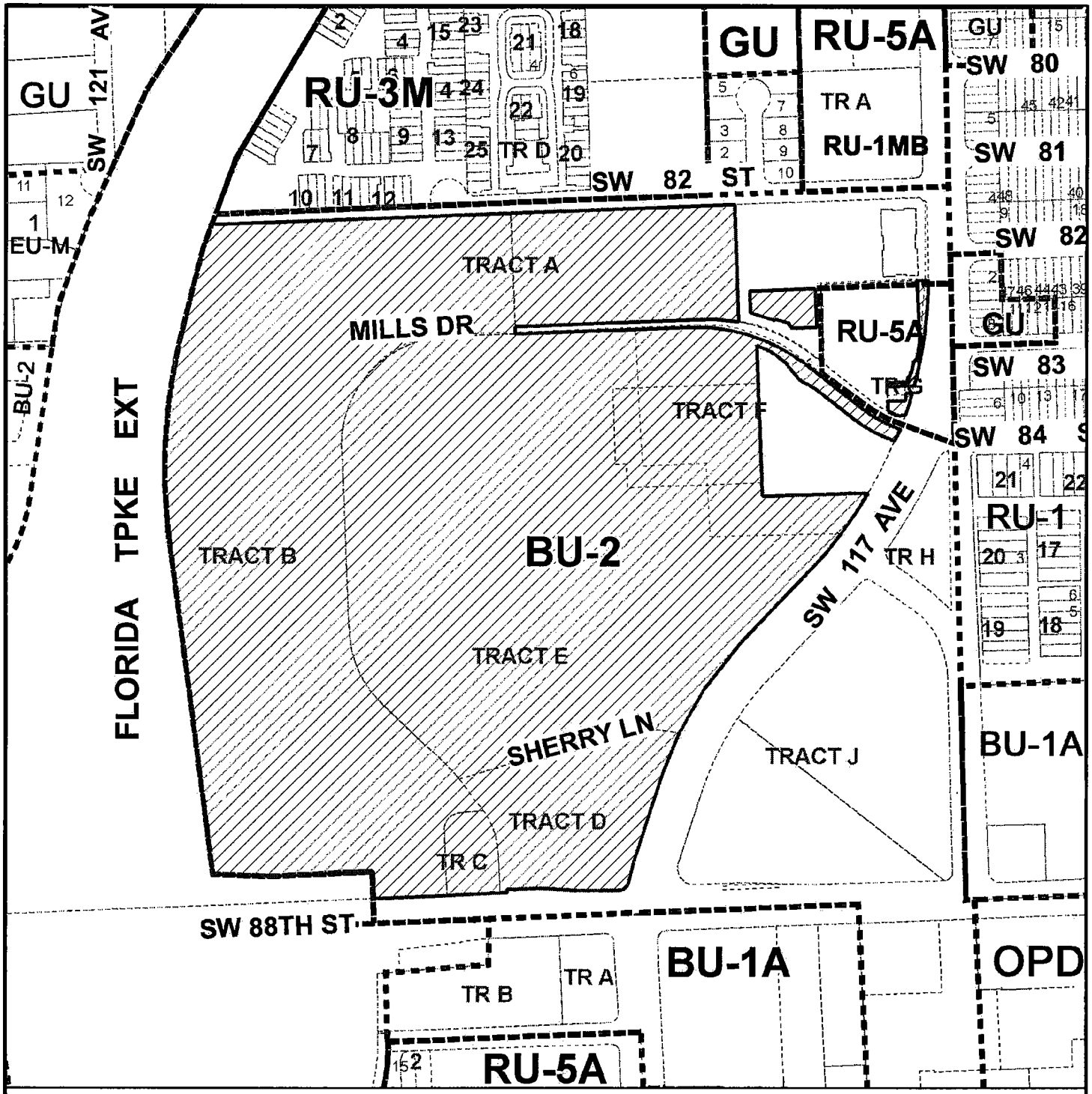
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a not a "Boundary Survey."

Scale 1"=400'

AJ-4823

50



MIAMI-DADE COUNTY

HEARING MAP

Process Number
Z2011000034

Section: 36 Township: 54 Range: 39
Applicant: WRC PROPERTIES, INC.
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON:

REVISION	DATE	BY
	51	

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000034

Section: 36 Township: 54 Range: 39
Applicant: WRC PROPERTIES, INC.
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

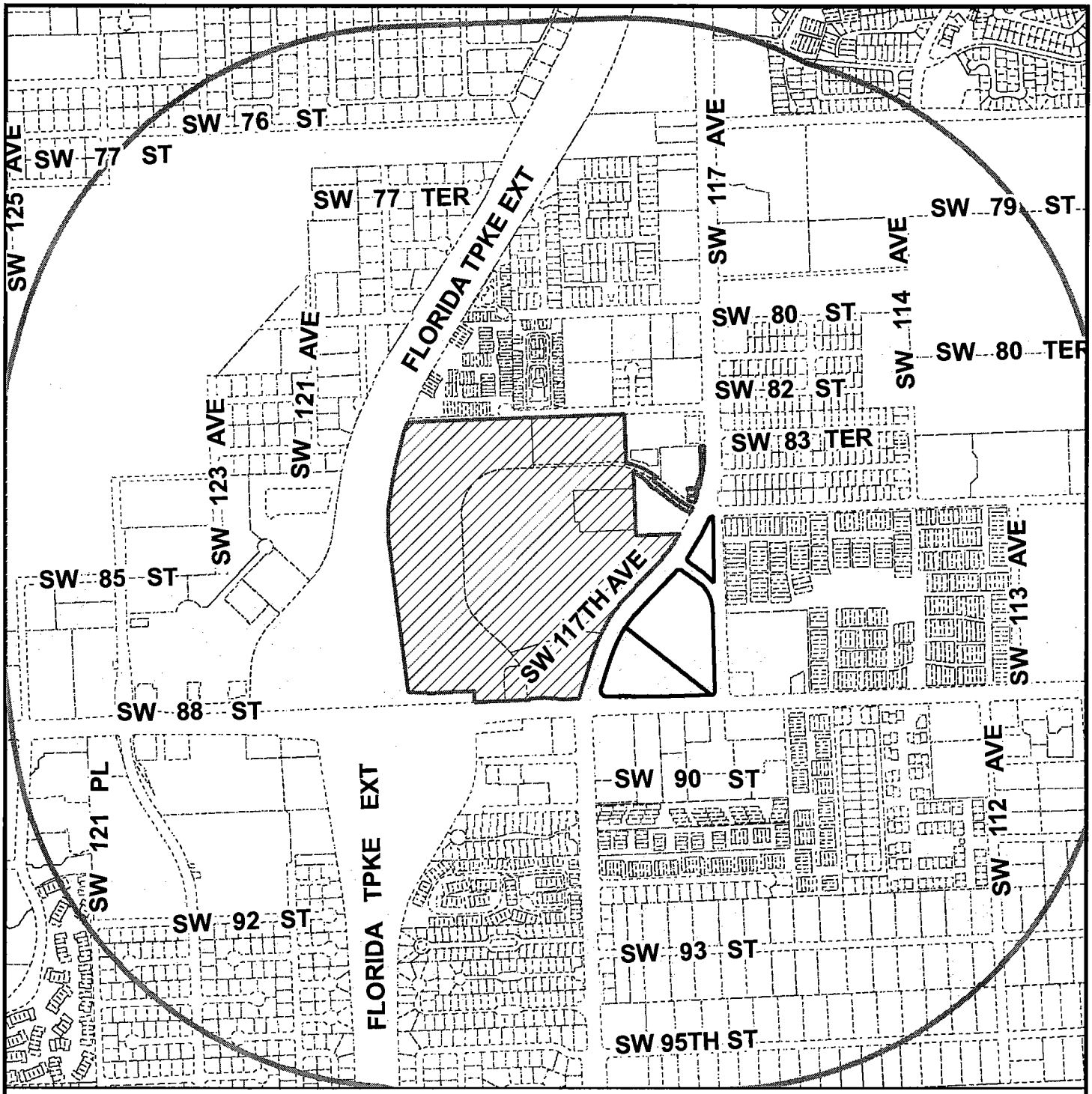
Subject Property

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON:

REVISION	DATE	BY
	52	



MIAMI-DADE COUNTY

RADIUS MAP

Section: 36 Township: 54 Range: 39
Applicant: WRC PROPERTIES, INC.
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2011000034

RADIUS: 2640

Legend

- Subject Property
- Contiguous Properties
- Buffer

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 21, 2011

REVISION	DATE	BY

Miami-Dade County Department of Permitting Environment and Regulatory Affairs
Staff Report to Community Council No. 12

PH: Z11-068 (11-11-CZ12-2) **November 22, 2011**
Item No. 2

Recommendation Summary	
Commission District	7
Applicant	Medallion International, Inc.
Summary of Requests	The applicant is seeking to allow a zone change to EU-M and to permit a reduced right-of-way width.
Location	7710 SW 47 Avenue, Miami-Dade County, Florida.
Property Size	0.91 gross acres
Existing Zoning	EU-1
Existing Land Use	Single-Family Residence
2015-2025 CDMP Land Use Designation	Estate Density, 1 to 2.5 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, subject to the acceptance of the proffered covenant**

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from EU-1 to EU-M.

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width, to permit a right-of-way width of 25' (40' required) for the west half of SW 47 Avenue.

A Boundary Survey is on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "For Medallion Builders, Inc." as prepared by County-Wide Land Surveyors, Inc., dated stamped received 6/8/2011 and consisting of 1 sheet..

PROJECT DESCRIPTION:

The survey submitted depicts the 0.91 acre parcel subdivided into two (2) parcels, with the reduced dedication along SW 47 Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
North	RU-1; vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
East	City of Coral Gables: single-family residences	Low Density Residential (2.5 to 6 dua)

West	EU-1; vacant land	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 39,640 sq. ft. EU-1, Single-Family One Acre District lot, located at 7710 SW 47 Avenue. The area surrounding the subject property is primarily characterized by single-family residences and vacant lots. The properties located to the east are in the City of Coral Gables and are developed on lots that are similar to the RU-1, Single-Family Residential District. The abutting properties located to the north are vacant lots that are zoned RU-1. However, the abutting parcel to the south contains a single-family residence and is zoned EU-1, similar to the abutting vacant parcel to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to split the subject parcel into two (2) lots and to develop it with one (1) more single-family residence than is currently allowed and to provide less right-of-way dedication than required. This will result in additional impacts on schools, and other services in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2015-2025 Land Use Plan (LUP) map. This density range is characterized by detached estate residences that typically occupy a small portion of the parcel and can be developed at a maximum of 2.5 dwelling units per acre. The applicant has proffered a covenant restricting the development of the 0.91 acre parcel to two (2) units which is the maximum allowed under the density threshold of the LUP map. The applicant has indicated that they intend to utilize Severable Use Rights (SURs) to develop the site. ***Policy LU-9C*** of the CDMP states that the County shall continue to encourage and promote the transfer of SURs 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. The SUR bonus would allow the reduction of the required lot frontages from 120' to 100' for EU-M zoned properties. Staff notes that the survey submitted by the applicant reflects an equal subdivision of the parcel that could result in the development of two (2) lots with frontages of 106.57 with the utilization of the SUR bonus for lot frontage. As such, the applicant's proposal of two (2) EU-M zoned lots, utilizing SURs, is within the density range permitted under the Estate Density Residential use designation of the LUP map of the CDMP. Further, staff opines that the approval of the applicant's request to rezone the subject property would provide a logical transition between the more intensive RU-1 zoned properties located to the east and north and the EU-1 properties located to the south. As such, the rezoning of the subject property to EU-M, Single-Family Modified Estate District would be **compatible** with the surrounding area and **consistent** with the LUP map of the CDMP.

ZONING ANALYSIS:

When the applicant's request to rezone the 0.91 acre parcel to EU-M (request #1), is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have a unfavorable impact on the environment, the natural resources, or the economy of the County. Further, in staff's opinion, although the property to the west is and would remain EU-1, the approval of this request will provide a transition from the more intensive

RU-1 zoned properties to the north and the EU-1 properties located to the south. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on memoranda from DERM or the Public Works Department. Additionally, staff notes that the rezoning of this property to EU-M, is similar to the trend of development in this area to smaller residential lots than the EU-1 parcels. For example, the abutting properties to the north were respectively rezoned to RU-1, in 2006, pursuant to Resolution #CZAB12-25-06 and Resolution #CZAB12-1-07, in 2007.

The applicant is proposing to purchase SUR's which would allow the existing 0.91 acre parcel to be subdivided into two (2) EU-M lots with reduced frontages. The utilization of SUR's, for the proposed EU-M zoned lots would permit a minimum frontage of 100' thereby allowing the applicant to develop the site with two (2) residential units. Further, staff notes that the Property Appraiser's records indicate that the residential properties located to the east have lot frontages of approximately 100', which is similar to what the applicant proposes. As such, the proposed rezoning of the property to EU-M will be **compatible** with the surrounding area. Additionally, staff notes that the applicant has proffered a covenant that will limit the development of the property to two (2) residential units, which is within the density threshold allowed by the Estate density designation on the LUP map and as such, will be **consistent** with the CDMP. **Staff therefore, recommends approval of the request #1 under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant**.

When request #2 is analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of this request will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff's research indicates that there have been approvals of similar requests in the surrounding area and as such, the approval of this request will not set a precedent for the reduction of roadway dedication in this area. For example, in January 2007, pursuant to Resolution #CZAB12-1-07, the abutting property located to the north was approved for a variance to permit 25' of dedication where 40' is required on the west side of SW 47 Avenue. Further, staff notes that the Public Works Department does not object to this request. However, staff recommends as a condition for approval that the applicant comply with the condition of the Public Works Department to replat the subject site. **Staff therefore, recommends approval with a condition of request #2, under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITION FOR APPROVAL (For request #2 only):

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among

other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "For Medallion Builders, Inc." as prepared by County-Wide Land Surveyors, Inc., dated stamped received 6/8/2011 and consisting of 1 sheet. 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 applicants comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

CD:GR:NN:AN:CH

Charles Danger, P.E., Interim Director
Miami-Dade County Department of Permitting,
Environment and Regulatory Affairs

Mark R. Woerner, AICP Interim Assistant Director of Planning
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

Medallion International, Inc.
Z11-068

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
DERM	No objection
Public Works and Waste Management	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*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.*
Urban Development Boundary – Severable Use Rights (Pg. I-57)	*The entire unincorporated area within the UDB is eligible to receive and utilize **Severable Use Rights (SURs)** 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.*
Policy LU-9C (Pg. I-19)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311	*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;*

ZONING RECOMMENDATION ADDENDUM

Medallion International, Inc.
Z11-068

	(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 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.* *(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.*

2. MEDALLION INTERNATIONAL, INC. **11-11-CZ12-2 (11-068)**
(Applicant) **Area 12/District 07**
Hearing Date: 11/22/11

Property Owner (if different from applicant) **Martha Bogaards TR.**

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

If so, who are the interested parties? **Medallion International, Inc.**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
No History				

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

Memorandum

MIAMI-DADE COUNTY

Date: July 4, 2011

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

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

Subject: C-12 #Z2011000068
Medallion International, Inc.
7710 S.W. 47 Avenue
District Boundary Change from EU-to EU-M and to Permit 25' Right-of-Way
(EU-1) (.91 Acres)
31-54-41

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 Supply and Wastewater Disposal

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

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

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

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

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

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

Tree Preservation
The subject property may contain specimen-sized trees (trunk diameter 18 inches or greater). 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 Section 24 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 records for the subject property.

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

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

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

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

PH# Z2011000068
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MEDALLION INTERNATIONAL, INC.

This Department has no objections to this application.

This Department has no objections to the request to permit a right-of-way width of 25 feet for the west side of SW 47 Ave. SW 47 Ave., which borders the city of Coral Gables, acts as a local road and similar requests have been granted just north of the subject property.

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

Raul A Pino, P.L.S.
27-JUN-11

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2011000068: MEDALLION INTERNATIONAL, INC.
District Boundary Change from EU-1, Single-family to EU-M, Estate Modified District and Non-use Variance to permit a right-of-way width of 25' (40' Required) on the west side of SW 47 Ave

---

Application Name: MEDALLION INTERNATIONAL, INC.

Project Location: The site is located at 7710 SW 47 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a District Boundary Change from EU-1, Single-family to EU-M, Estate Modified District and Non-use Variance to permit a right-of-way width of 25' (40' Required) on the west side of SW 47 Ave.

Impact and demand: The proposed single family unit generates the need for .01 acres of parkland based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population. The site is located in Park Benefit District 2 which has a surplus of 475.26 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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

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

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

Memorandum

Date: 27-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000068

Fire Prevention Unit:

No objection via case # Z2011000068.

Service Impact/Demand

Development for the above Z2011000068
located at 7710 SW 47 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1762 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: 7:59 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 8

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 20-OCT-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

MEDALLION INTERNATIONAL, INC.	7710 SW 47 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000068

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
None

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

None

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

N/A

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE **Inspection Date**

Evaluator: CARL HARRISON 10/12/11

Process #:	**Applicant's Name**
Z2011000068	MEDALLION INTERNATIONAL, INC.

Locations: 7710 SW 47 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: .91 ACRE **Folio #:** 3041310000160

Request:

1 DBC from EU-1 to EU-M

2 The applicant is requesting to permit a right-of-way width of 25' (40' required) on the west side of SW 47 Ave.

EXISTING ZONING

Subject Property EU1,

EXISTING USE SFR19

SITE CHARACTERISTICS

STRUCTURES ON SITE:

NONE

USE(S) OF PROPERTY:

NA

FENCES/WALLS:

NONE

LANDSCAPING:

VACANT LOT WITH TREES & BRUSH

BUFFERING:

NONE

VIOLATIONS OBSERVED:

NA

OTHER:

Process #	**Applicant's Name**
Z2011000068	MEDALLION INTERNATIONAL, INC.

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
RU1 RESIDENTIAL HOMES

SOUTH:
EU1 RESIDENTIAL HOMES

EAST:
MUNICIPALITY OF CORAL GABLES -RESIDENTIAL

WEST:
EU1 RESIDENTIAL HOMES

SURROUNDING AREA
ALL RESIDENTIAL PROPERTIES SURROUNDING THE SUBJECT PROPERTY

NEIGHBORHOOD CHARACTERISTICS:
RESIDENTIAL

COMMENTS:

DISCLOSURE OF INTEREST*

If a **COMPANY** owns or leases the subject property, list principal stockholders and percent interest 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].

COMPANY NAME: _____

NAME AND ADDRESS	Percentage of Stock

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: Martha Bogaards Revocable Trust of 2001 Under Date of November 28, 2001

NAME AND ADDRESS	Percentage of Stock
ANN F HARPER 1120 PINAR DR, ORLANDO FL 32825	33 1/2 % interest
ANTHONY R BOGAARD: 703 KIRKPATRICK ROW, BRIDGEPORT AL 35740	33 1/3 % interest
STEVEN E BOGAARDS, 1381 S.W. 151st TER. SUNRISE, FL. 33326	33 1/3 % 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 Stock
	Z11-068

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: Medallion International, Inc., a Florida Corporation

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Stock
Rafael Alfonso	100%
9840 SW 77th Avenue, Suite 203	
Miami, Fl 33156	

Date of contract: April 14, 2011

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)

Fl DL A417-767-52479

Sworn to and subscribed before me this 6 day of June, 2011

Affiant is personally known to me or has produced Fl DL A417-767-52479 as identification.

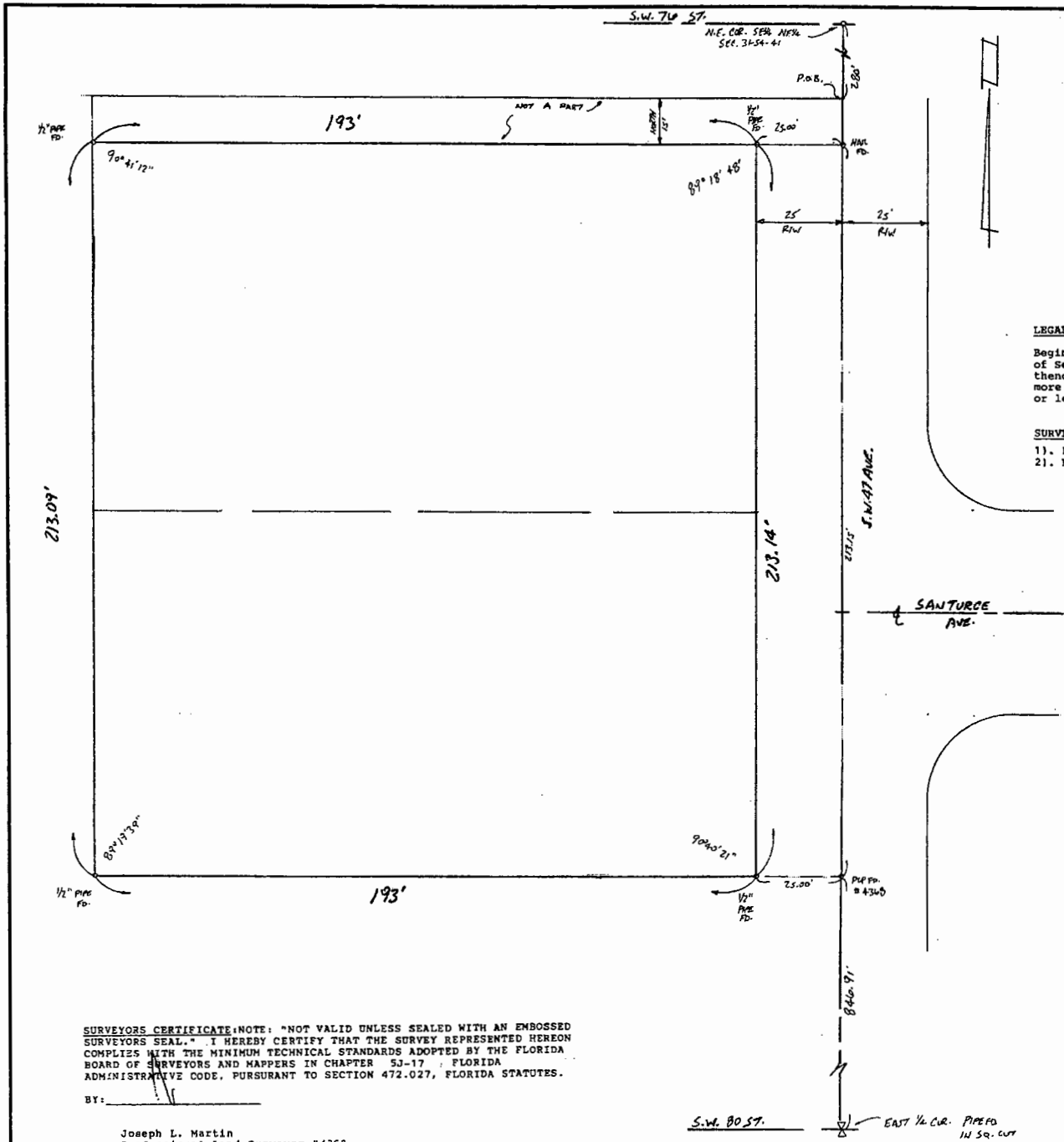
_____ (Notary Public)

EDWARD NANKIN
Commission # DD 855145
Expires March 10, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires _____

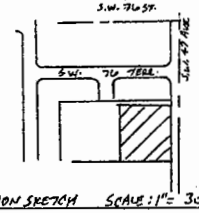
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

Z11-068
JUN 0 6 2011



COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS

P.O. BOX 823271 South Florida, Fl. 33082-3271 (305) 772-0766
15358 S.W. 140 St. Miami, Fl. 33196 LB# 4680



LOCATION SKETCH SCALE: 1"= 300'

LEGAL DESCRIPTION

Beginning 280 feet more or less South of the NE corner of the SE¼ of the NE¼ of Section 31, Township 54 South, Range 41 East, Miami-Dade County, Florida; thence proceed West a distance of 218 feet more or less; thence South 228 feet more or less; thence East 218 feet more or less; thence North 228 feet more or less to the Point of Beginning, Less the North 15 feet thereof.

SURVEYORS NOTES:

1). Legal description provided by client.
2). Right of way information obtained from Miami-Dade County.

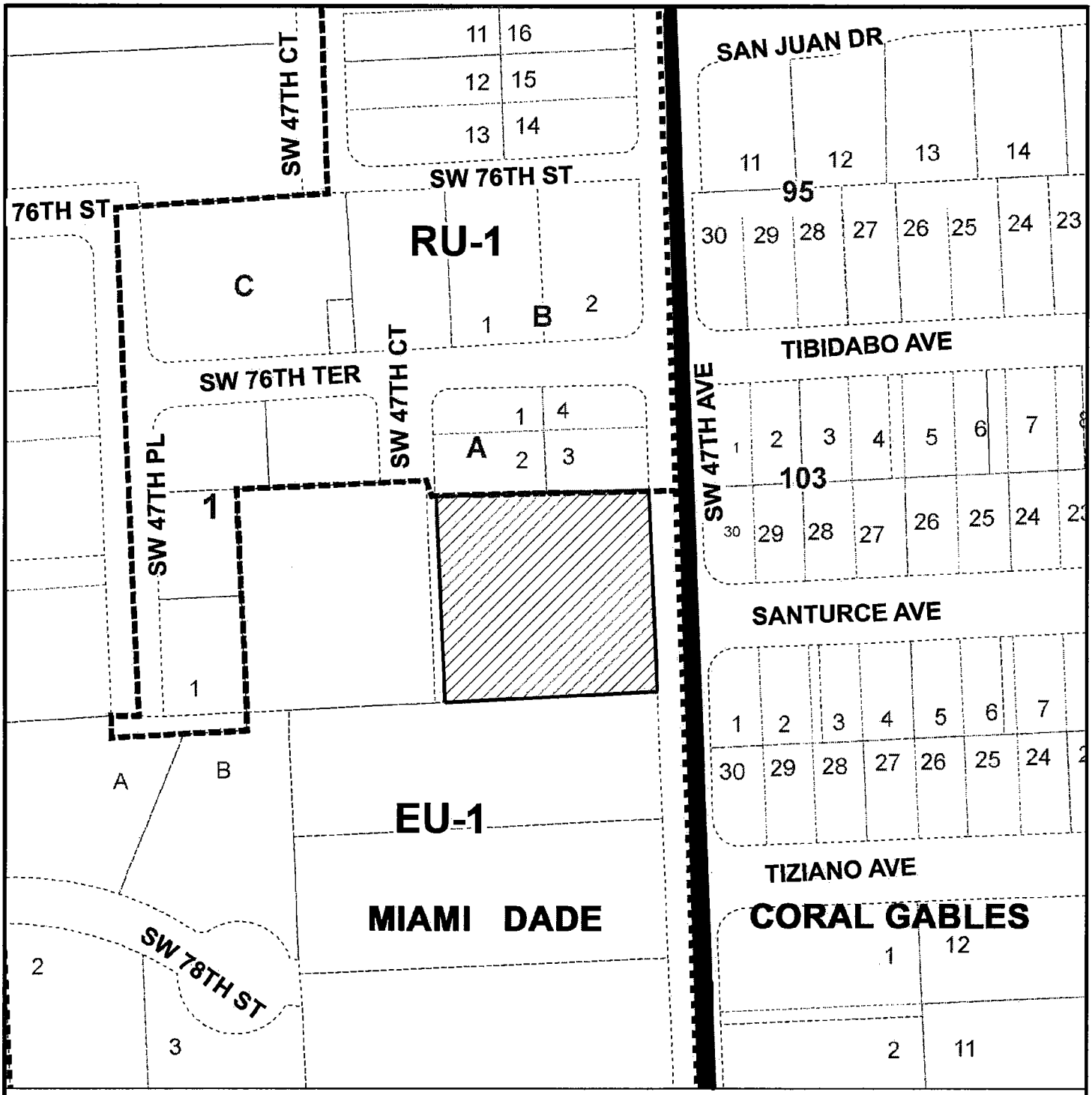
RECEIVED
2-11-08
JUN 0 8 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SURVEYORS CERTIFICATE: NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 , FLORIDA ADMINISTRATIVE CODE, PURSURANT TO SECTION 472.027, FLORIDA STATUTES.

BY:

Joseph L. Martin
Professional Land Surveyor #4368
State of Florida

FOR: MEDALLION BUILDERS, INC.		
SCALE: 1"= 20'	APPROVED BY:	DRAWN BY JLM
DATE: 6-4-2011		REVISED
BOUNDARY SURVEY		
7710 S.W. 47 AVE. MIAMI, FL. 33143		DRAWING NUMBER 2011



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000068

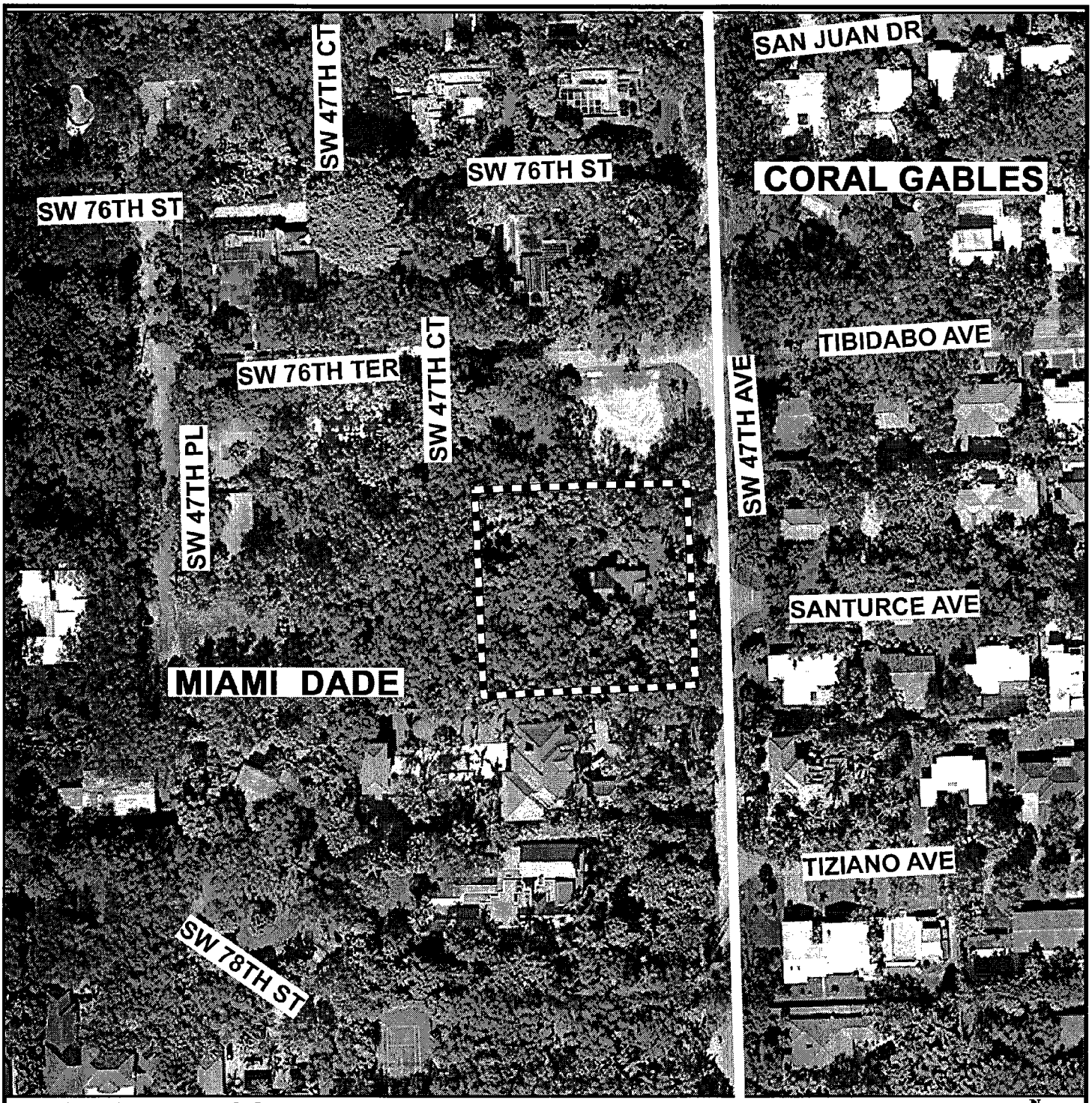
Section: 31 Township: 54 Range: 41
Applicant: MEDALLION INTERNATIONAL, INC.
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

SKETCH CREATED ON: Friday, June 24, 2011

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000068

Section: 31 Township: 54 Range: 41
Applicant: MEDALLION INTERNATIONAL, INC.
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

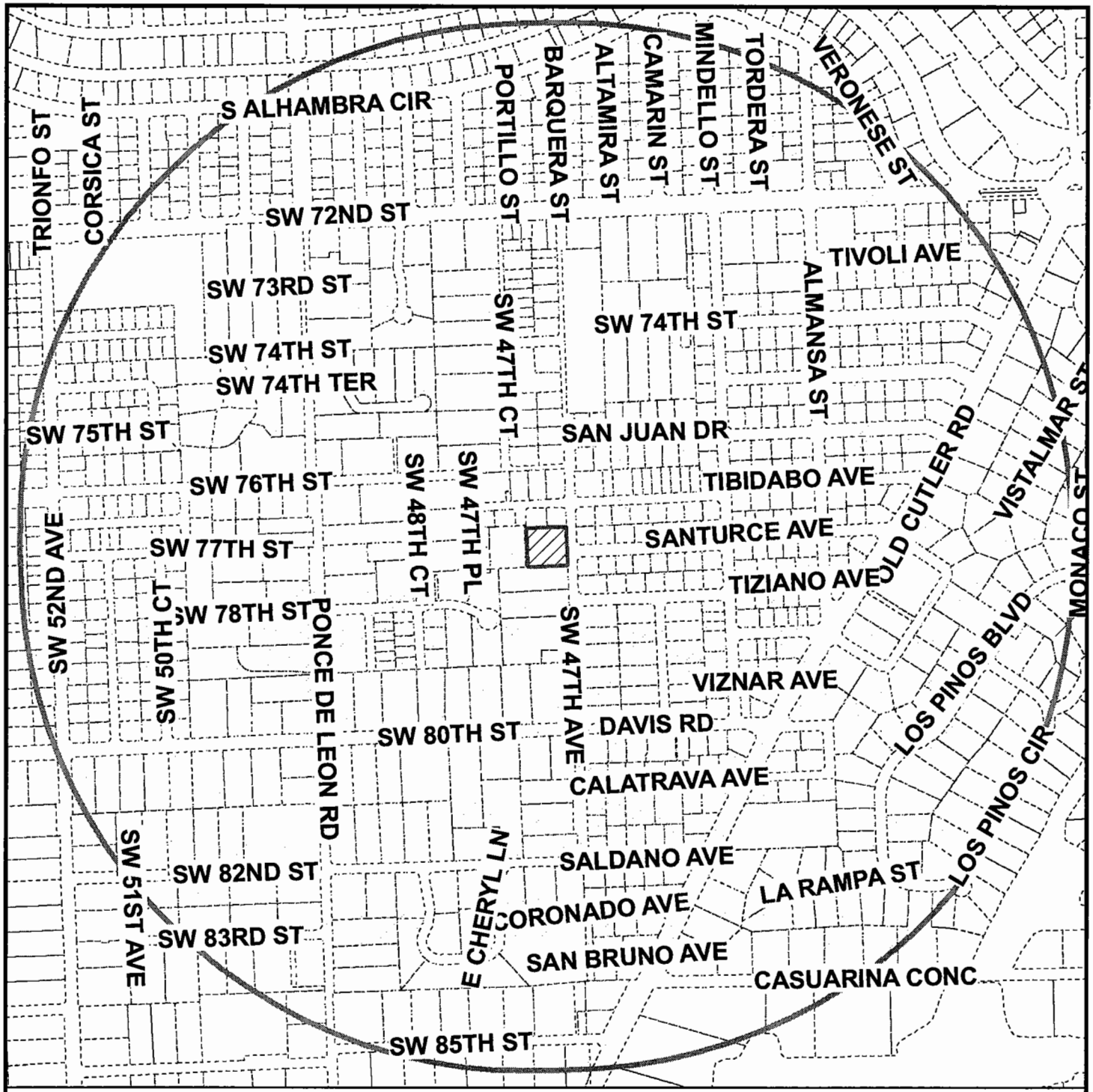
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 24, 2011

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000068

RADIUS: 2640

Section: 31 Township: 54 Range: 41
Applicant: MEDALLION INTERNATIONAL, INC.
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 24, 2011

REVISION	DATE	BY

PLANNING AND ZONING
AGENDA OFFICE

2011 SEP 27 A 9:19

CZAB 12 —— November 22, 2011
Item # —— Z11-068
Medallion International, Inc.

This instrument was prepared by:
Name:
Gilberto Pastoriza, Esq.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

Draft Covenant

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2011-68 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) Notwithstanding the district boundary change to EU-M, Owner shall restrict the development of the Property to two (2) lots.

(2) In order to develop the Property with two (2) lots, the Owner will be acquiring one (1) Severable Use Rights.

(3) Houses on the Property shall be limited to one (1) story in height.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

(Space reserved for Clerk)

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void

and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

IN WITNESS WHEREOF, the Owner has caused these presents to be executed and signed in its name.

Signed, witnessed, executed and acknowledge this 26 day of September, 2011.

WITNESSES:

Signature

Gilberto Pastoriza
Print Name

Signature

Mayra Nuñez
Print Name

OWNER:
Medallion International, Inc., a Florida corporation

By: _____
Rafael Alfonso, President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Rafael Alfonso, as President of Medallion International, Inc., a Florida. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 26 day of September, 2011, in the County and State aforesaid.

NOTARY PUBLIC, STATE OF FLORDA
Print Name:
Commission No.:
Commission Expires:

MARILYN SOMODEVILLA
MY COMMISSION # EE 116532
EXPIRES: September 13, 2015
Bonded Thru Budget Notary Services

L:\forms\3325766

(Public Hearing)

Section-Township-Range: 31-54S-41E
Folio number: 30-4131-00-0160

Exhibit "A"
Legal Description

Beginning 280 feet more or less South of the NE corner of the SE 1/4 the NE 1/4 of Section 31, Township 54S, Range 41E, Miami-Dade County, Florida; then proceed West a distance of 218 feet more or less; thence South 228 feet more or less; thence East 218 feet more or less, thence North 228 feet, more or less to the point of beginning, less the North 15 feet thereof.
Street Address: 7710 SW 47th Ave. (Erwin Road), Miami, Florida

Miami-Dade County Department of Permitting, Environment and Regulatory Affairs
Staff Report to Community Council No. 12

PH: Z11-076 (11-11-CZ12-3) **November 22, 2011**
Item No. 3

Recommendation Summary	
Commission District	7
Applicant	Roberto Suris, Jr. Irrevocable Trust
Summary of Requests	The applicant is seeking to permit a proposed single-family residence and existing pool on a substandard lot to setback closer to the interior side property lines and with less lot frontage and lot area than required.
Location	7115 SW 70 Avenue, Miami-Dade County, Florida.
Property Size	11,709 Sq. Ft.
Existing Zoning	EU-M
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 75.02' (120' required) and a lot area of 11,709 square feet (15,000 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 7.5' from the interior side (north) property line and setback 12.5' from the interior side (south) property line (15' required).

(3) NON-USE VARIANCE to permit an existing swimming pool setback 5.61' (20' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "New Residence" as prepared by Caymart Design, Inc. and dated stamped received 06/22/11, with sheet SP-1 last handwritten revision dated 07/05/11 and consisting of five (5) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Single-family residence site plan with requested variances.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-M; single-family residence	Estate Density Residential (1.0 to 2.5 dua)
North	EU-M; single-family residence	Estate Density Residential (1.0 to 2.5 dua)
South	EU-M; single-family residence	Estate Density Residential (1.0 to 2.5 dua)

East	RU-1; railroad easement	Transportation
West	EU-M; single-family residence	Estate Density Residential (1.0 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 7115 SW 70 Avenue. Single-family residences characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

Approval of this application will permit the construction of a new single-family residence and permit an existing swimming pool. It is staff's opinion that the proposed single-family residence will have a positive impact on the surrounding neighborhood. However, the requested variances are due to the size constraints of the property and could have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** on the Adopted 2015-2025 Land Use Plan (LUP) map. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed by the Land Use Map of the CDMP. Therefore, the request is **consistent** with the density threshold of the LUP map of the CDMP.

ZONING ANALYSIS:

The applicant seeks to demolish the existing single-family residence and develop the site with a new single family residence with an existing lot frontage of 75.02' (120' required), an existing lot area of 11,709 sq. ft. (15,000 sq. ft. required), a proposed setback of 7.5' from the interior side (north) property line (15' required) and a proposed setback of 12.5' from the interior side (south) property line (15' required). The applicant also seeks to permit an existing swimming pool setback 5.61' (20' required) from the interior side (north) property line.

When requests #1 through #3 are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b) (see attached Zoning Recommendation Addendum), staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. With respect to compatibility, staff notes that the surrounding neighborhood is characterized by similar substandard lots by EU-M standards. Furthermore, staff notes that similar variances have been approved in this residential area. Staff notes that in June 2006, the property located at 7025 S.W. 70th Avenue was approved pursuant to Resolution CZAB12-16-06, to permit a single family residence with less lot frontage, lot area, and setbacks than required. Consequently, approval of the subject requests #1 through #3, will not result in an obvious departure from the aesthetic character of the surrounding area.

Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the interior side (north and south) property lines of the subject property, which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting properties. Therefore, staff recommends that as a condition for approval of this application, that the applicant maintain the 6' high wood fence along said

property lines. **As such, staff recommends approval of requests #1 through #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Residence" as prepared by Caymart Design, Inc. and dated stamped received 06/22/11, with sheet SP-1 last handwritten revision dated 07/05/11 and consisting of five (5) 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 applicant provides a visual buffer along the interior side (north) property line either in the form of a hedge, 3' tall at the time of planting to grow and be maintained at a height of 6', or in the alternative, erect a 6' high wood fence or CBS wall, prior to obtaining a building permit for the proposed single-family residence and existing pool.

5. That the applicant shall obtain a building permit for the existing pool from the Department of Permitting, Environment and Regulatory Affairs within 90 days after final public hearing approval of this application.

6. That the existing 6' high wood fence running along the interior side (north and south) property lines be maintained.

CD:ES:GR:NN:CH:JC

Charles Danger, P.E., Interim Director
Department of Permitting, Environment
and Regulatory Affairs

Mark R. Woerner, AICP Interim Assistant Director of Planning
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *Roberto Suris, Jr. Irrevocable Trust*
PH: *Z11-076*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
DERM	No objection
Public Works	No objection
Parks	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in the Department's attached memorandum.	

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

Estate Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Estate Density Residential****. This category allows a range in density from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The types of housing typically found in areas designated estate density include detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

3. ROBERTO SURIS, JR IRREVOCABLE TRUST **11-11-CZ12-3 (11-076)**
(Applicant) **Area 12/District 07**
Hearing Date: 11/22/11

Property Owner (if different from applicant) **Roberto Suris, Jr Irrevocable Trust.**

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1947	E.L. Cotton	- Zone change from LRU to RU-1 - Non-Use Variance lot frontage.	BCC	Approved
1950	Ray Matticks	- Zone change from RU-1 to LRL.	BCC	Approved

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

Memorandum

MIAMI-DADE COUNTY

Date: September 7, 2011

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

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

Subject: C-12 #Z2011000076-2nd Revision
Roberto Suris, Jr
7115 S.W. 70th Avenue
To Permit a Parcel of Land with Less Lot Frontage and Lot Area than Required and to Permit a Swimming Pool Setback Less than Required from Property Lines
(EU-M) (.27 Acres)
26-54-40

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 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.

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. Pursuant to Section 24-43.1(3), 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. However, the applicant has demonstrated that the subject property was created by warranty deed in 1950, prior to the effective date of the requirement, therefore the property is considered grandfathered. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

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

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

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

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

Tree Preservation
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. According to the submitted boundary survey that includes a tree survey , dated August 5, 2011 and prepared by AFA and Company Inc, the specimen trees on the site do not appear to be impacted by the proposed home and driveway. However, please be advised that 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.

Also, please be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen (trunk diameter 18 inches or greater) and non specimen trees, also during construction 10-12 feet barriers should be placed around specimen trees and 6-8 feet barriers around non specimen trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact tree resources on the referenced property.

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 records for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP

for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

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

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

PH# Z2011000076
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ROBERTO SURIS,JR IRREVOCABLE TRUST

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.
11-JUL-11

10

Memorandum

MIAMI-DADE COUNTY

Date: June 30, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2011000076: Roberto Suris, Jr. Irrevocable Trust
Non-Use Variance to facilitate construction of a single-family residence.

Application Name: Roberto Suris, Jr. Irrevocable Trust.

Project Location: The site is located at the 7115 SW 70 Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting the modifications to facilitate construction of a single-family residence to replace an existing residence.

Impact and demand: Because this application proposes to replace an existing single family residence, it does not generate any new residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

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

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

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

11

Memorandum

Date: 22-AUG-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000076

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000076
located at 7115 SW 70 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1716 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: 5:45 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 8

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 20-OCT-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ROBERTO SURIS,JR IRREVOCABLE TRUST	7115 SW 70 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000076

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
None

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

None

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

N/A

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE **Inspection Date**

Evaluator: JACQUELINE CARRANZA 10/11/11

Process #:	**Applicant's Name**
Z2011000076	ROBERTO SURIS,JR IRREVOCABLE TRUST

Locations: 7115 SW 70 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 11,709 Sq. Ft. **Folio #:** 3040260130780

Request:

1 Applicant is requesting to permit a parcel of land with a lot frontage of 75.02' (120' required) and a lot area of 11,709' (15,000' required).
2 Applicant is requesting to permit a single family residence setback 7'6" from the interior side (north) and setback 12'6" from the interior side (south) property lines (15' required for both).
3 Applicant is requesting to permit an existing swimming pool setback 5.61' (20' required) from the interior (north) property line.

EXISTING ZONING

Subject Property EU-M,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

HOUSE & POOL

USE(S) OF PROPERTY:

RESIDENTIAL

FENCES/WALLS:

6' ALUMINUM PICKET FENCE & WOOD FENCE AROUND PERIMETER

LANDSCAPING:

TREES & SHRUBS THROUGHOUT REAR & FRONT OF PROPERTY

BUFFERING:

HEDGES IN REAR ON NORTH SIDE ONLY

VIOLATIONS OBSERVED:

OTHER:

Process # **Applicant's Name**

ZONING INSPECTION REPORT

Z2011000076 ROBERTO SURIS,JR IRREVOCABLE TRUST

SURROUNDING PROPERTY

NORTH:
RESIDENTIAL HOMES EU-M

SOUTH:
RESIDENTIAL HOMES EU-M

EAST:
SINGLE FAMILY RESIDENCES

WEST:
RESIDENTIAL HOMES EUM

SURROUNDING AREA
ALL RESIDENTIAL MIX OF EUM & SINGLE FAMILY

NEIGHBORHOOD CHARACTERISTICS:
RESIDENTIAL USES

COMMENTS:

211-076

AG

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME Roberto Suris, Jr., Irrevocable Trust

NAME AND ADDRESS	Percentage of Interest
Roberto Suris	100%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: Anne Marie Garcia

(Applicant) Anne Marie Garcia, as Trustee for the Roberto Suris, Jr., Irrevocable Trust

Sworn to and subscribed before me this 7th day of June, 2011. Affiant is personally know to me or has produced _____ as identification.

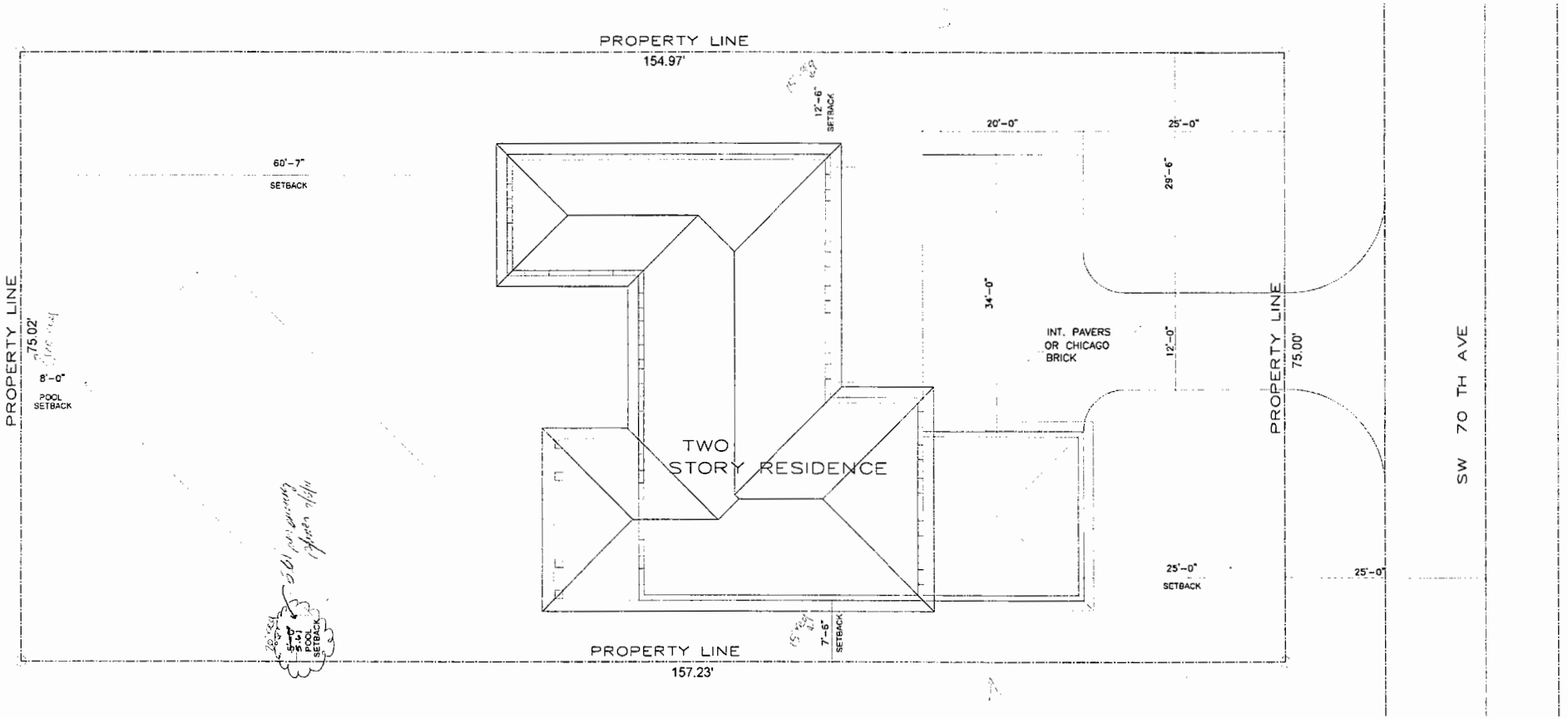
_____
(Notary Public)

My commission expires: 7/2/14

CATHERINE ELIZABETH MEDINA
MY COMMISSION # EE003163
EXPIRES July 02, 2014
(407) 398-0153 FloridaNotaryService.com
Seal

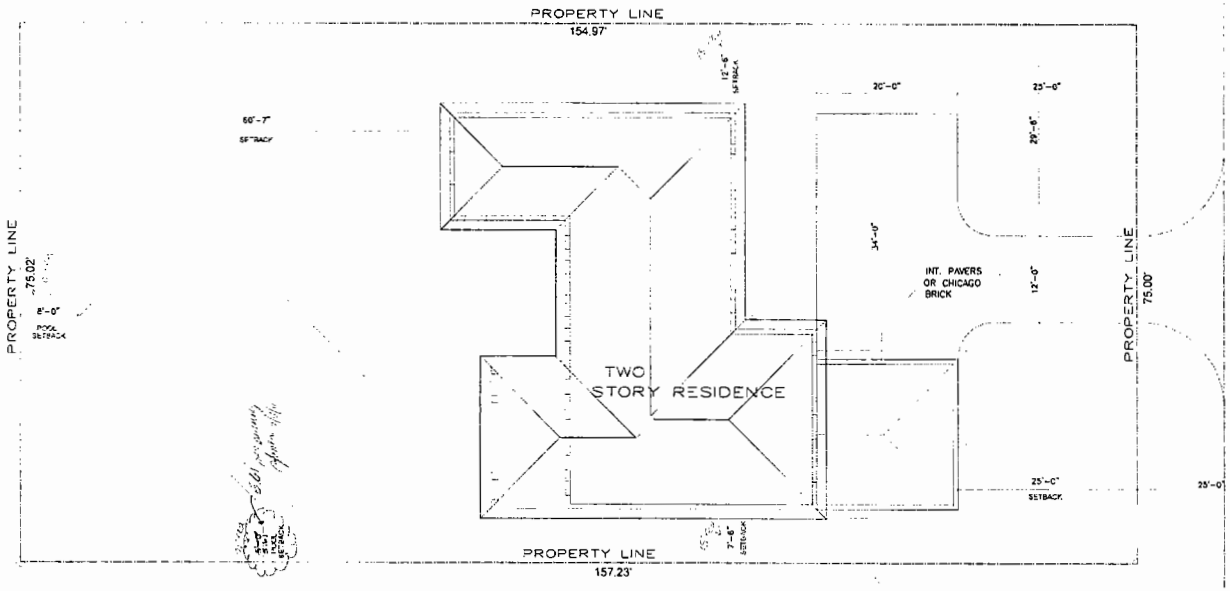
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

RECEIVED
21-076
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z11-076
DATE: JUN 22 2011
BY: JGR



ZONING LEGEND

ZONING: EU-M
HEIGHT (TO RIDGE OF ROOF): 28'-0"

GROSS AREA	14,350 S.F.
NET LAND AREA	11,792.25 S.F.
LOT COVERAGE (EVERYTHING UNDER ROOF) REQ	11,792.25 S.F. X .30% = 3,537.67 SQ.FT
LOT COVERAGE (EVERYTHING UNDER ROOF) PROP.	2,450 sq ft : 22%

		REQ.	PROPOSED
SETBACKS:	FRONT	25'-0"	25'-0"
	SIDE RIGHT		12'-6"
	SIDE LEFT		7'-6"
	REAR	25'-0"	60'-7"

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 OF STORMWATER ONTO ADJACENT PROPERTY.
APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION:
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.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPT.

THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY.

THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.

LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area(including basement).An unfinished or flood resistant enclosure,usable for parking of vehicles, building access or storage in an area other than a basement area,is not considered a building's lowest floor;provided that such enclosure is not built so to render the structure in violation of the applicable non-elevation design requirements in sections 11c-3,11c-4,11c-5.

GARAGE OR STORAGE (SFHA,OSHA(11c-5-f)- Fully enclosed areas below the base elevations shall be design to preclude finished living space except allowable uses i.e.parking,limited storage and building access and shall be design to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls.
Design for complying with this requirement must be either certified by a proffessional engineer or architect and meet the following criteria:

(1) Provide a minimum of two(2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area size,Bottom of all opening shall be no more higher than one(1) foot above grade.

(2) The interior portion of such enclosed area shall NOT be partitioned or finish into separate rooms or air conditioned.

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

North

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Z11-076
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

CAYMART DESIGN, INC.
ARCHITECTURAL AND CONSTRUCTION MANAGEMENT
P.E. Lic.# 64629
A.R. Lic.# 94291
7120 NW 44 St.
Miami, FL 33166
Ph: 305.594.1567
Fax: 305.418.1684
caymart@sbcglobal.net
www.caymartdesign.com

NEW RESIDENCE
7115 SW 70 TH AVENUE
MIAMI, FL 33143

NO.	DATE
1	
2	
3	
4	
5	
6	
7	

SP-1

20

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MIAMI-DADE COUNTY
PROCESS #: 211-076
DATE: JUN 22 2011
BY: SDR

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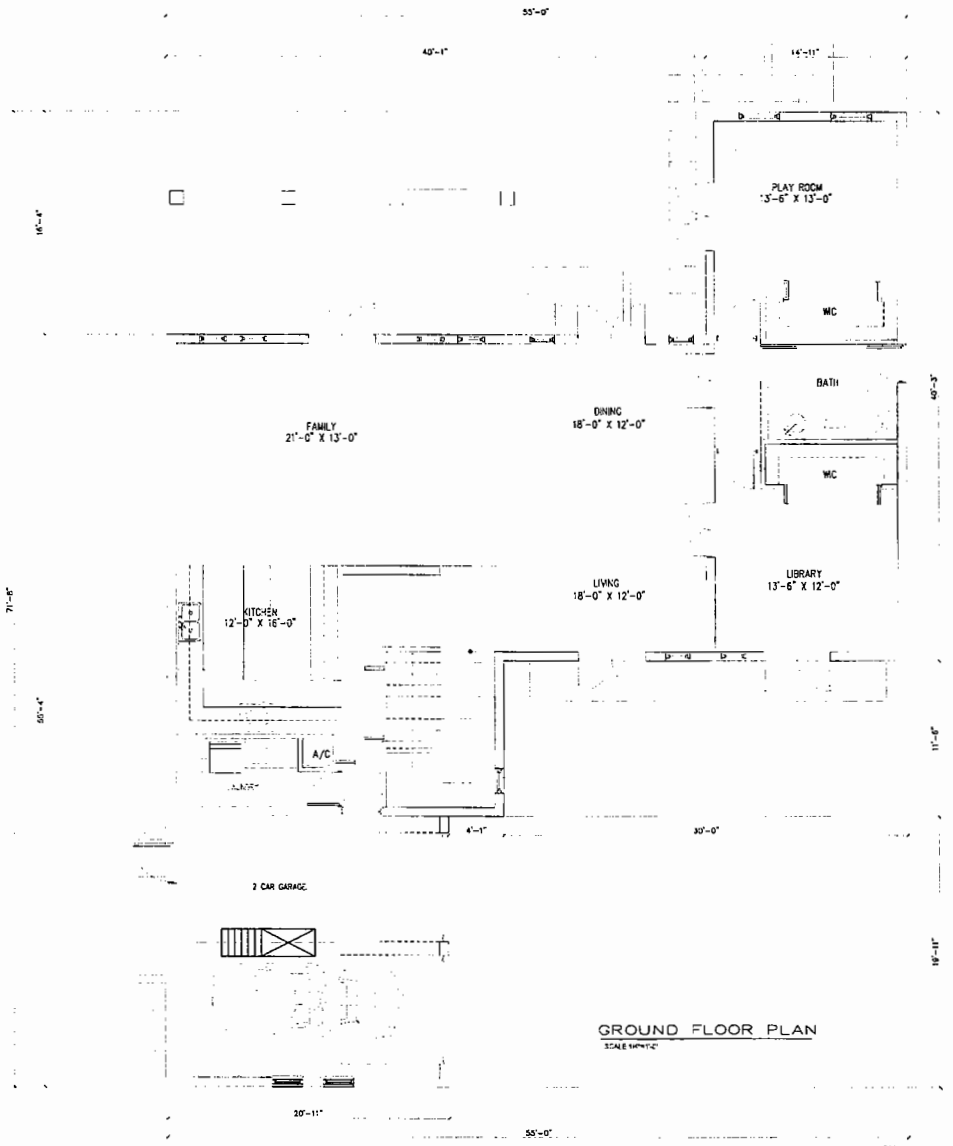
211-076
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



GROUND FLOOR PLAN

AREA TABLE	
GROUND FLOOR A/C	1850 S.F.
SECOND FLOOR A/C	1150 S.F.
TOTAL A/C	3000 S.F.
GARAGE	400 S.F.
COVERED TERR.	200 S.F.
BALCONY	200 S.F.
TOTAL AREA	3,800 Sq. ft.

CAYMART DESIGN, INC.

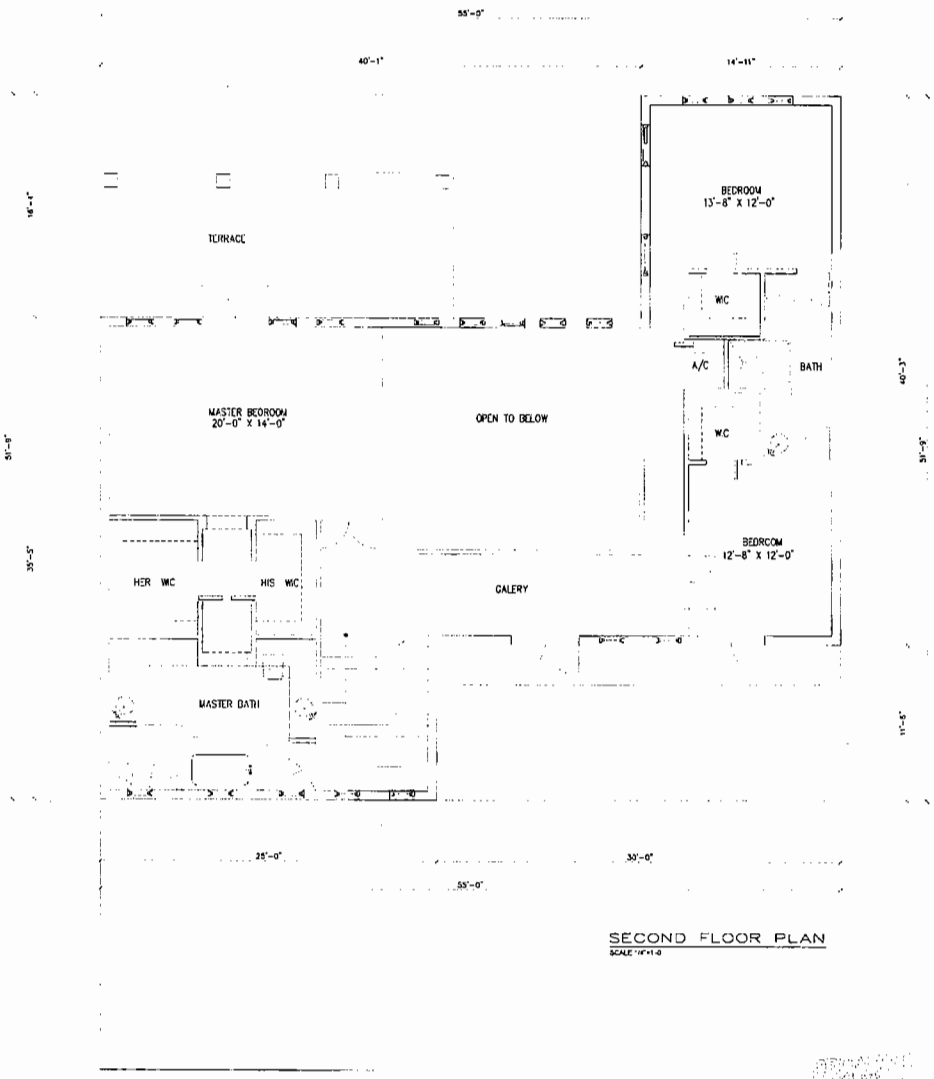
NEW RESIDENCE

7115 SW 70 TH AVENUE
MIAMI, FL 33143

A-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z11-076
DATE: JUN 22 2011
BY: SDR

RECEIVED
Z11-076
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



SECOND FLOOR PLAN

CAYMART DESIGN, INC.

NEW RESIDENCE

7115 SW 70 TH AVENUE
MIAMI, FL 33143

A-2

21

22

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 211-076
DATE: JUN 22 2011
BY: [illegible]

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211-076
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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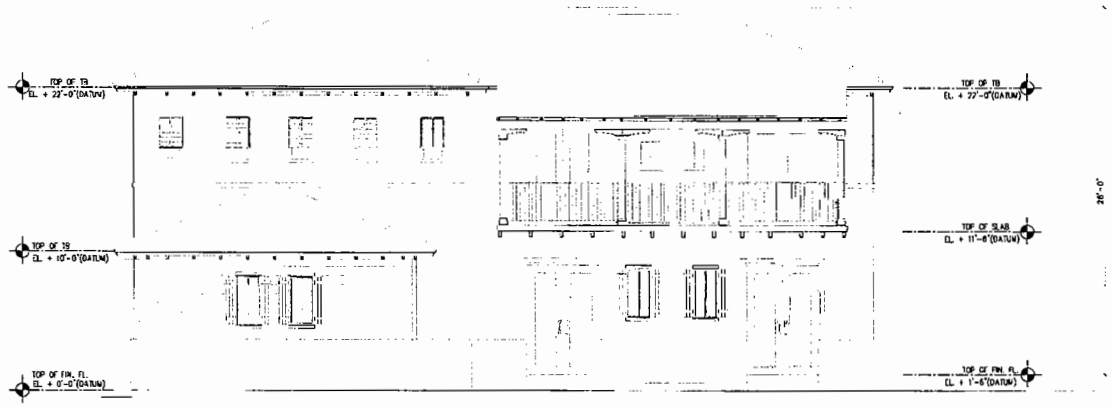


FRONT ELEVATION

REAR ELEVATION

CAYMART DESIGN, INC.

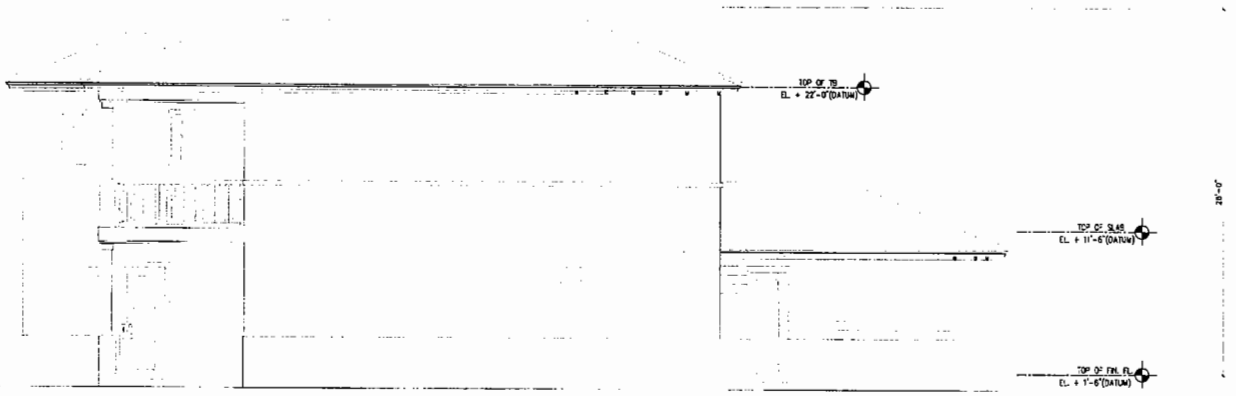
NEW RESIDENCE

7115 SW 70 TH AVENUE
MIAMI, FL 33143

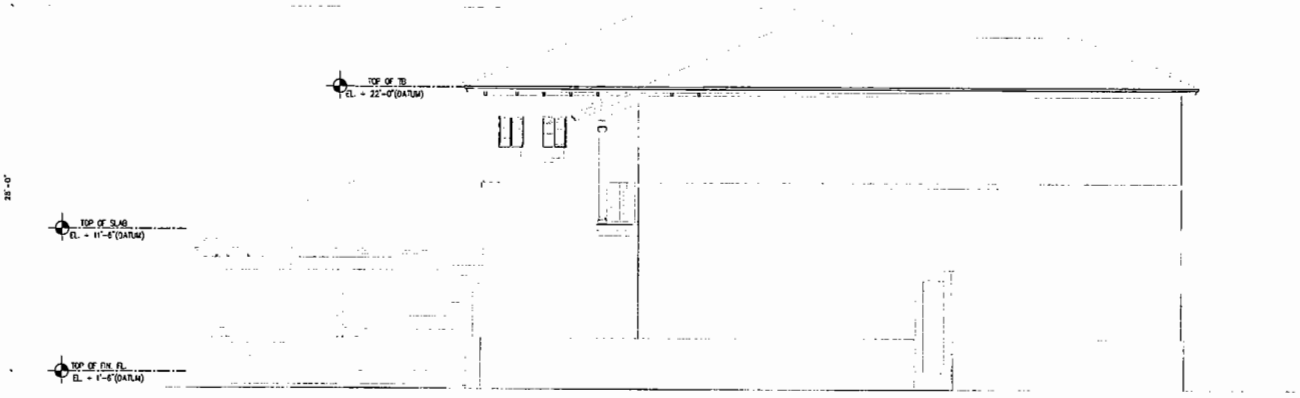
A-3

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 211-076
DATE: JUN 22 2011
BY: SDE

RECEIVED
211-076
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



LEFT ELEVATION



RIGHT ELEVATION

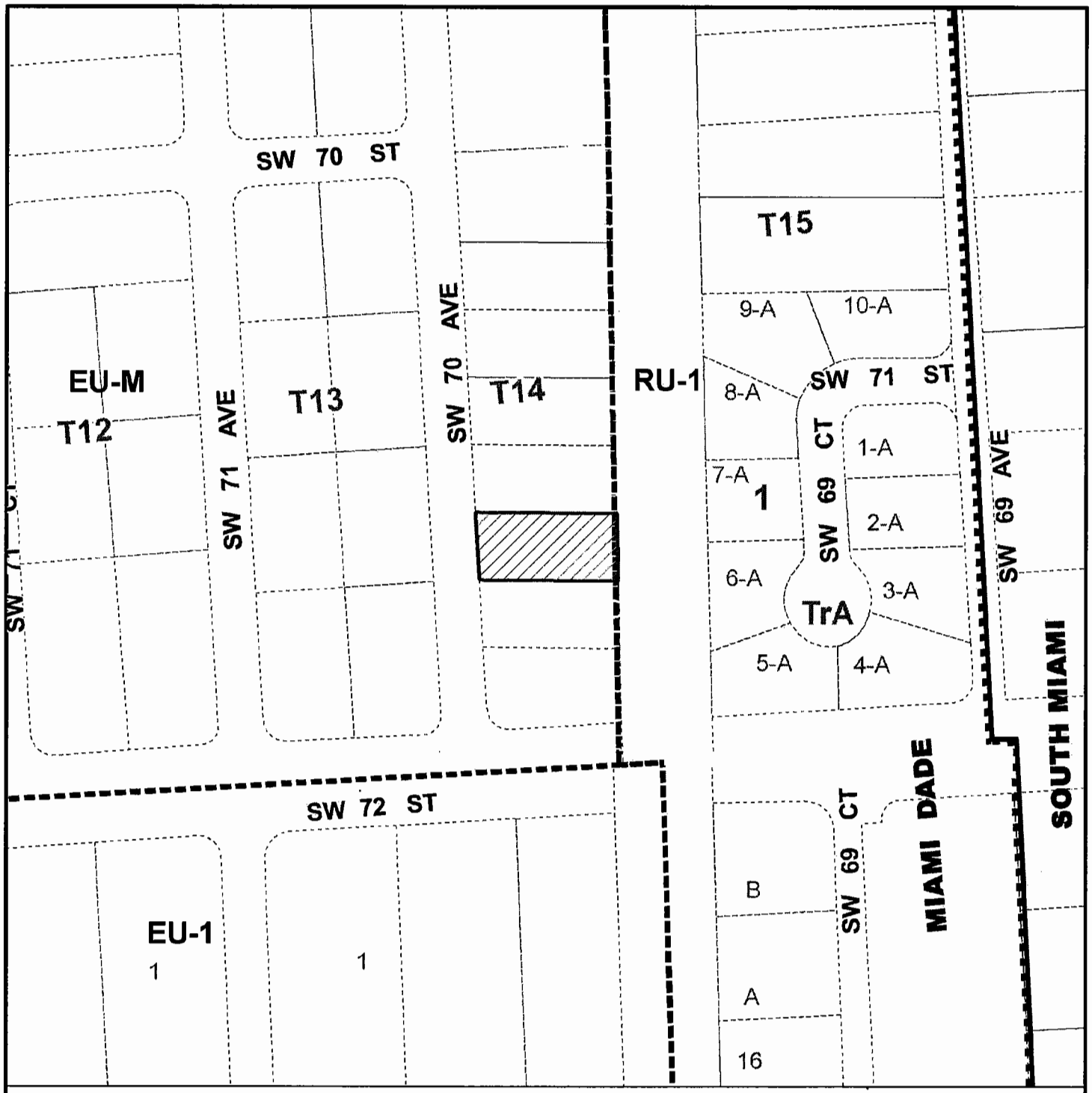
CAYMART DESIGN, INC.

NEW RESIDENCE

7115 SW 70 TH AVENUE
MIAMI, FL 33143

A-4

23



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000076

Section: 26 Township: 54 Range: 40
Applicant: ROBERTO SURIS,JR IRREVOCABLE TRUST
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY
	24	

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000076

Section: 26 Township: 54 Range: 40
Applicant: ROBERTO SURIS,JR IRREVOCABLE TRUST
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

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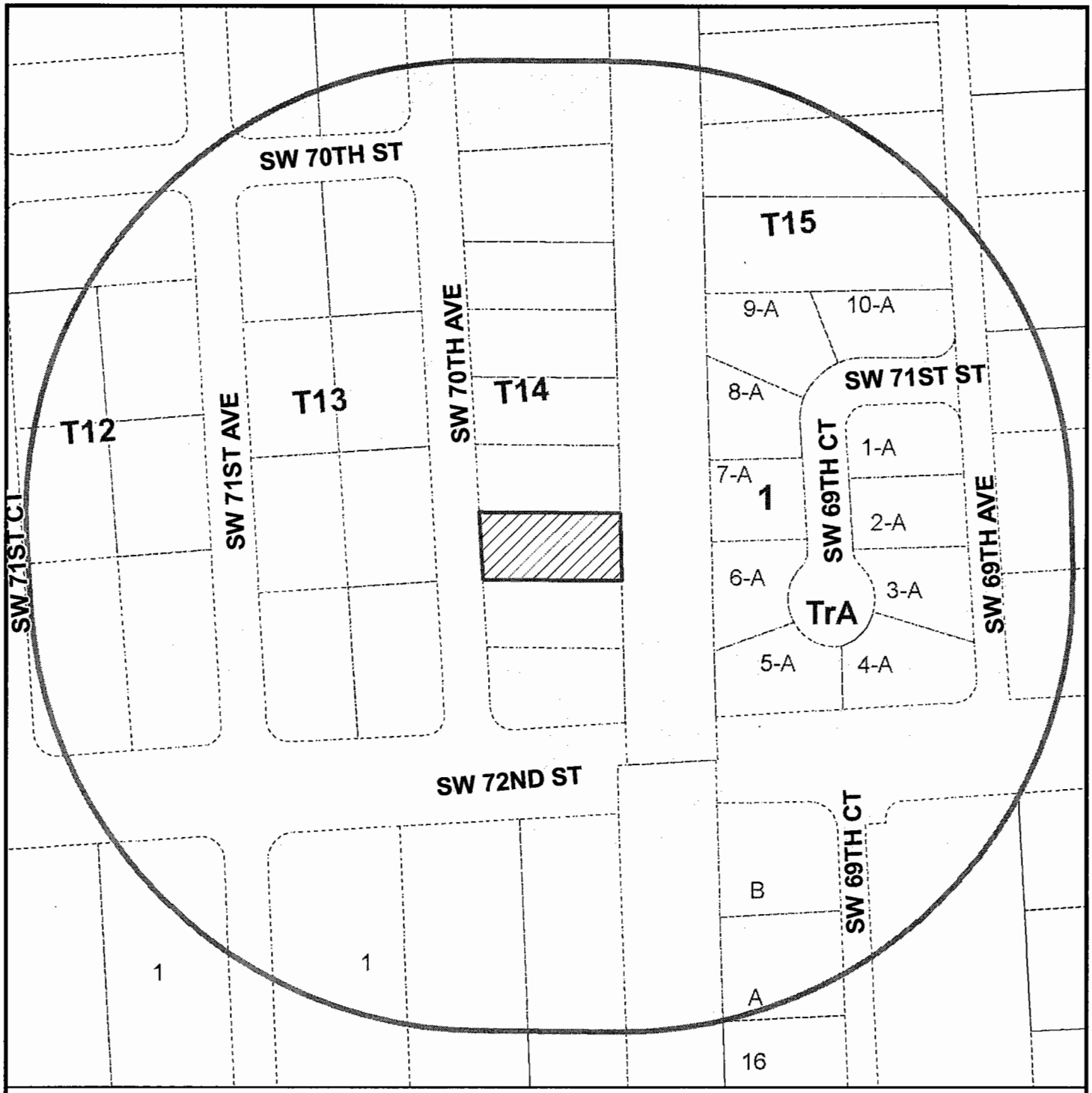
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY
	25	



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000076

RADIUS: 500

Section: 26 Township: 54 Range: 40
Applicant: ROBERTO SURIS,JR IRREVOCABLE TRUST
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

Buffer

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY