

FINAL AGENDA

4-30-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, June 5, 2012 at 6:30 p.m.

CURRENT

1. 12-6-CZ12-1 CHABAD CENTER OF KENDALL, INC 11-18 09-55-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, JUNE 5, 2012

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

- (1) SPECIAL EXCEPTION to permit the expansion of the religious facility onto additional property to the south.
- (2) UNUSUAL USE to permit a day nursery.
- (3) MODIFICATION of Condition #2 of Resolution CZAB12-30-99, passed and adopted by the Community Zoning Appeals Board #12, 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 "Chabad of Kendall, Phase 1," as prepared by Charles H. Benson, dated received 9/15/99, except as modified herein such that a hedge, at least 3' high at the time of planting that will grow to a height of 6', be provided along the west property line and that the site comply with lawn area requirements."

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Chabad Center Of Kendall and Pinecrest". Sheet A-102 dated stamped received 2/21/12 and the remaining 6 sheets dated stamped received 1/31/12 for a total of 7 sheets."

The purpose of request #3 is to allow the applicant to submit a new site plan showing an expansion of the religious facility onto additional property to the south and to include a day nursery use for the previously approved religious facility.

- (4) NON-USE VARIANCE to permit a religious facility setback a minimum of 15' (75' required) from the interior side (west) property line.
- (5) NON-USE VARIANCE to permit a classroom building setback 16'-8" from the interior side (west) property line and setback 22'-9" from the interior side (south) property lines (75' required from both).
- (6) NON-USE VARIANCE to permit a multi-purpose building & Mikvah setback 15'-3" (75' required) from the interior side (west) property line and to located in front of the principal use on a dual frontage lot.
- (7) NON-USE VARIANCE to permit a lot coverage of 27.61% (15% maximum permitted).
- (8) NON-USE VARIANCE to permit parking within 25' of right-of-way (not permitted).
- (9) NON-USE VARIANCE to permit 4'1" wide greenbelt (7' required) along the right-of-way.
- (10) NON-USE VARIANCE to permit 81 parking spaces (86 required) and to permit parking spaces on natural terrain (hard surface required).

OR IN THE ALTERNATIVE TO REQUEST #10, THE FOLLOWING:

- (11) NON-USE VARIANCE to permit 45 parking spaces (86 required)

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

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department, or its successor department, entitled: "Proposed Site Plan" as prepared by Juan A. Rodriguez, RA and dated stamped received 8/16/11. Plans may be modified at public hearing.

LOCATION: Lying west of SW 87 Avenue, between SW 112 Street and SW 114 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.26 ACRES

Department of Permitting, Environment
And Regulatory Affairs
Recommendation:

Approval with conditions of requests #1 through #10 and denial without prejudice of request #11.

Protests: 4

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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.

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

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

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

PH: Z11-018 (12-6-CZ12-1)

June 5, 2012

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Chabad Center of Kendall, Inc.
Summary of Requests	The approval of this application will allow the applicant to modify a condition of a prior resolution in order to submit revised plans showing the expansion of the existing religious facility onto additional property. Additionally, the applicant seeks to establish a daycare center along with the religious facility and allow said facility with reduced setbacks, increased lot coverage and a smaller greenbelt than required. Approval would also allow the applicant to establish the facility with less parking than required and allow parking within 25' of a right-of-way and parking on natural terrain.
Location	Lying west of SW 87 Avenue, between SW 112 Street and SW 114 Street, Miami-Dade County, Florida.
Property Size	2.26 acres
Existing Zoning	EU-1
Existing Land Use	Religious facility
2015-2025 CDMP Land Use Designation	Estate Density Residential, 1 – 2.5 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 through #10 and denial without prejudice of request #11.

REQUESTS:

- (1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the south.
- (2) Unusual Use to permit a day nursery.
- (3) MODIFICATION of Condition #2 of Resolution #CZAB12-30-99, passed and adopted by the Community Zoning Appeals Board 12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Chabad of Kendall, Phase 1,' as prepared by Charles H. Benson, dated received 9/15/99, except as modified herein such that a hedge, at least 3' high at the time of planting that will grow to a height of 6', be provided along the west property line and that the site comply with lawn area requirements."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Chabad Center of Kendall and Pinecrest,' sheet A-102 dated stamped received 2/21/12 and the remaining 6 sheets dated stamped received 1/31/12 for a total of 7 sheets."

The purpose of Request #3 is to allow the applicant to submit a revised site plan showing an expansion of the religious facility onto additional property to the south and to include a day nursery use for the previously approved religious facility.

- (4) NON-USE VARIANCE to permit a religious facility setback a minimum 15' (75' required) from the interior side (west) property line.
- (5) NON-USE VARIANCE to permit a proposed classroom building setback 16'-8" from the interior side (west) and 22' 9" from the front (south) property lines (75' required for both).
- (6) NON-USE VARIANCE to permit a multi-purpose building and Mikvah setback 15' 3" (75' required) from the interior side (west) property line and to be located in front of the principal use on a dual frontage lot.
- (7) NON-USE VARIANCE to permit a lot coverage of 27.61% (15% maximum permitted).
- (8) NON-USE VARIANCE to permit parking within 25' of the right-of-way (not permitted).
- (9) NON-USE VARIANCE to permit a 4'-1" wide greenbelt (7' required) along the right of way
- (10) NON-USE VARIANCE to permit 81 parking spaces (86 required) and to permit parking spaces on natural terrain (hard surface required).

OR IN THE ALTERNATIVE:

- (11) NON-USE VARIANCE to permit 45 parking spaces (86 required).

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

PROJECT DESCRIPTION:

The applicant seeks to expand the previously approved approximately 3,800 sq. ft. religious facility which currently exists on the northern 1.63-acres portion of the subject parcel onto additional property located to the south. The south parcel, which is approximately 31,798 sq. ft. in area, currently contains a 1,995 sq. ft. single-family residence. The submitted plans depict the proposed 39,480 sq. ft. religious facility consisting of three (3) separate buildings containing a sanctuary building and a 2-story classroom building and a 2-story multi-purpose building with encroachments into the setback areas on the 2.26-acre parcel. The plans also show the proposed development with parking on hard surface and additional parking on natural terrain with ingress and egress drives along SW 87 Avenue and SW 112 Street.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; synagogue and single-family residence	Estate Density Residential (1 to 2.5 dua)
North	EU-S; county-owned vacant land	Estate Density Residential (1 to 2.5 dua)
South	EU-1; vacant land	Estate Density Residential (1 to 2.5 dua)
East	EU-1; school, single-family residences	Estate Density Residential (1 to 2.5 dua)
West	EU-1; single-family residences, vacant land	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The submitted plans depict the proposed sanctuary, daycare and multi-purpose building on the 2.26 acre parcel. The proposed development consists of three (3) separate buildings that will house the aforementioned uses, with a total footprint of 27,080 sq. ft. on the subject parcel. The surrounding properties to the east and west contain single-family residences that are approximately 4,000 sq. ft. in size and a private school that is approximately 2,000 sq. ft. in size. Additionally, staff notes that in March 2009, pursuant to Resolution #R-316-09, the vacant parcel located to the north was approved to a Miami-Dade County park and library facility and the properties located to the east and west of this parcel contain a school and a religious facility as well.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue to provide the community with religious services and new daycare services. However, the increased encroachments of the public assemblage uses into the setback area could have negative visual and noise impacts on the surrounding residential uses. Additionally, the lack of adequate landscaping, adequate parking and the location of the parking areas in close proximity to the right-of-way and on natural terrain could have a negative visual and environmental impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is currently zoned EU-1, Single-Family Estate District and contains an existing religious facility on the northern portion of the parcel that was approved with a number of variances in 1999 pursuant to Resolution #CZAB12-30-99. The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Estate Density*** use. This land use category 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.* Further, the Land Use Element interpretative text for Institutions Utilities and Communications, states that ***neighborhood or community-serving institutional uses, may be approved where compatible in all urban land use categories.*** The applicant now seeks to expand the use onto additional property located to the south and to permit a daycare use with the religious facility on the larger parcel. As such, the existing religious facility and the

proposed daycare use which are both institutional uses are **consistent** with the CDMP Estate Density LUP map designation.

The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, **daycare centers** and **houses of worship**, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which are *access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.* Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.* Said interpretative text under the Residential Communities also states that *the areas along section line roads between transition areas are also authorized for eligible higher residential densities, **public** and **semi-public** uses.*

Staff opines that the proposed development which includes three (3) separate buildings on the 2.26 acre parcel, the largest of which will be the sanctuary and lobby, is similar in scale to the surrounding residential and institutional developments to the west and east. Additionally, staff opines that the site will be adequately buffered along the interior side (west) property line with a wall, hedge and row of trees on the northern portion of the property abutting existing residences. The plans also indicate a continuation of the hedge and trees along the remainder of the interior side (west) property line, along the front (south and north) property lines and also along the side-street (east) property line. As such, staff opines that the proposed development including the parking areas will be adequately buffered and will not have a negative visual or aural impact on the surrounding properties or on passersby along the abutting roadways and therefore would satisfy the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

Therefore, staff opines that the existing religious facility, the proposed expansion and the proposed daycare use are **compatible** with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities**, CDMP Land Use Element **Policy LU-4D** and the CDMP Land Use Plan map designation for the entire subject property.

ZONING ANALYSIS:

When request #1, to expand the existing religious facility onto additional property located to the south and request #2, to establish a daycare use on the property are reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, staff opines that the approval of these requests would be **compatible** with the surrounding residential and educational uses. Staff opines that based on memoranda from the Environmental Division of the Permitting, Environment and Regulatory Affairs (PERA) Department, Miami-Dade Fire Rescue Department (MDFRD) and the Public Works and Waste Management Department, the approval of the applied for exception would not generate or result in excessive noise or traffic. Further, staff opines that the proposed expansion would not cause undue or excessive burden on public facilities, tend to create a fire or other equally or greater dangerous hazards, when considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned. Staff notes that the religious facility use on the north portion of the parcel has been approved at this location since October 1999, pursuant to

Resolution #CZAB12-30-99. Further, staff notes that the subject property is surrounded by two (2) schools which are similar institutional uses to the east and northeast and a much larger religious facility located to the northwest along SW 112 Street. Additionally, the submitted plans for the proposed expansion and the daycare center have been designed with three (3) separate buildings which are similar in architectural scale to the surrounding residential and institutional uses. **Therefore, staff recommends approval with conditions of requests #1 and #2, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When request #3, to allow the modification of a condition of a prior resolution pertaining to the site plan, is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval of this request would be **compatible** with the surrounding area. As previously mentioned, the proposed plans depict the expansion of the existing religious facility onto additional property to the south and the addition of a daycare use. This will result in an increase of approximately 33,965 sq. ft. of building area on the 2.26-acre parcel. The plans show the proposed redevelopment of the site to show the existing 1-story sanctuary building and the proposed 2-story classroom and 2-story multipurpose buildings on the additional property to the south which will occupy a total building footprint of 27,080 sq. ft. on the subject parcel. Although the proposed expansion depicted in the submitted plans result in a lot coverage that is greater than allowed in the EU-1, Single-Family One Acre Estate District, the interior side setback of the buildings meet the minimum requirement of 15' for residences in this zoning district. However, as noted earlier, the existing religious facility use and the proposed daycare use are public assemblage uses as classified under Section 33-17 of the Code. As such, the setback variances being requested are based on the existing and proposed public assemblage uses. Staff opines that the site plan which depicts the existing facility and the proposed expansion comprised of one and two-story buildings running north to south within the parcel, is visually similar in scale and compatible with the one and two-story single-family residences and institutional uses that surround the subject property. Additionally, as previously mentioned, staff opines that approval of this application would not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #3, under the Generalized Modification Standards, Section 33-311(A)(7).**

Additionally, the applicant also seeks the approval of variances to the setbacks for the religious facility and the proposed daycare use which are classified as public assemblage uses in the Zoning Code (Section 33-17). Requests #4 through #6 pertain to the physical setback encroachments of the proposed sanctuary building, the preschool building and the multi-purpose building from the abutting residential property lines to the west.

When request #4 through #6 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of these requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Staff notes that the religious facility was approved in 1999, pursuant to Resolution #CZAB12-30-99, to allow the building of public assemblage to setback 12.9' from the interior side (west) property line. Staff notes that the minimum setback from the interior side (west) property line being requested in this application is 15' for the sanctuary building (request #4). As such, staff opines that the approval of the setback variances varying from 15' to 16' 8" in requests #4 through #6 would be less intensive than what was previously approved for the existing facility and would not set a precedent for the encroachment of buildings for public assemblage in this area. Further, staff opines that the proposed redevelopment of this religious

facility to include an expansion of the uses onto additional property is similar in scale and character of the surrounding residential uses and the schools located to the east and northeast of the subject property.

Further, in staff's opinion the aforementioned requests #4 through #6, are germane to the applicant's requests to expand the religious facility and establish the daycare use (requests #1 and #2) and to modify the site plan for the existing facility from a prior approval (request #3). As previously noted staff opines that the proposed redevelopment of the site is not overly intensive and would not have negative visual or aural impacts on the surrounding area. Additionally, staff opines that the approval of the requests herein would not create any additional noise impacts on the abutting residential uses than what has existed since the initial approval of the religious facility in 1999.

Similarly, when requests #7, pertaining to the lot coverage of the proposed development, request #8, to permit parking within 25' of the right-of-way and request #9 pertaining to the greenbelt requirement along the rights-of-way, are similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of these requests would not be out of character with the surrounding area and would be **compatible** with same. Staff opined previously that although the lot coverage is 7.61% more than allowed for 2-story buildings in the EU-1 zoning district, the campus like layout of the proposed buildings is similar in architectural scale to the surrounding residential and educational uses. Further, the applicant has provided adequate buffering along the side street (east) and interior side (west) property lines which staff opines will mitigate any negative visual impact from the increased lot coverage from the parking areas within 25' of the right-of-way. Additionally, staff opines that the site has adequate landscaping that will mitigate any negative visual impact of the reduced greenbelt along the rights-of-way (request #9). **Therefore, staff recommends approval with conditions of requests #4 through #9 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

The applicant is also seeking approval to permit fewer parking spaces than the 86 spaces required, and to permit 36 of the 81 spaces being proposed to be on natural terrain which is not permitted (request #10); or in the alternative, to allow 45 (86 required) parking spaces on hard surface (request #11). The submitted plans indicate a total of 81 parking spaces, of which 45 spaces are on pavement and 36 are on natural terrain. When request #10 or the alternative request #11 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that although almost 50% of the parking area is unpaved, the use of this area would most likely be on weekends or during special events. As such, staff is supportive of the applicant's request to permit parking on the unpaved portion of the lot to supplement the onsite parking capacity on weekends. Further, based on the memorandum from the Public Works and Waste Management Department, which does not object to the application, staff opines that approval of this request (request #10) would not result in a spillage of parking onto the abutting roadways. However, staff recommends as a condition for approval of request #10 that the parking spaces be marked with parking stops to ensure a proper coordination of on-site parking in the unpaved areas of the site.

Alternatively, staff opines that approval of the reduced number of parking spaces (request #11), could result in the spillage of parking onto the abutting roadways, SW 87 Avenue and SW 112 Street during religious events at the subject site. Staff opines that although the paved parking spaces would be adequate to meet the daily needs of the daycare and office uses on the site during the week, it would not be sufficient for the weekend use of the property for religious services. **Based on the aforementioned, staff recommends approval with conditions of**

request #10 and denial without prejudice of the alternative request, request #11, under Section 33-311(A)(4)(b), Non-Use Variance Standards.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has two (2) ingress and egress drives along SW 87 Avenue and one along SW 112 Street. The plans also show a total of 81 parking spaces, 45 of which are on a paved surface.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

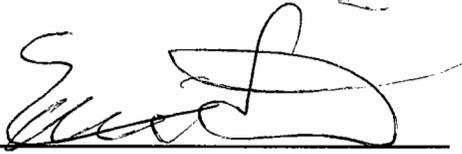
OTHER: Not applicable.

RECOMMENDATION: Approval of requests #1 through #10 with conditions and denial without prejudice of request #11.

CONDITIONS FOR APPROVAL: (For requests #1 through #10 only)

1. That all the conditions of Resolution #CZAB12-30-99, remain in full force and effect except as herein modified.
2. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Fire Department, the Miami-Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).
3. That the daycare use shall be restricted to a maximum number of 108 children.
4. That the hours of operation for the daycare shall be between 7:00 A.M. to 6:00 P.M.
5. That the daycare use may be conducted on the premises Monday through Friday.
6. That the applicant obtain a Certificate of Use from, and promptly renew the same annually with, the Department upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
7. That all signage be in compliance with the zoning regulations and that no caricatures be placed on the fences or walls of the structure.
8. That the thirty-six (36) parking spaces on natural terrain be marked with wheel stops.
9. That the applicant comply with all applicable conditions and requirements of the Department of Public Works and Waste Management.

ES:MW:GR:NN:JC:CH



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

*NDN
CME*

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

Chabad Center of Kendall, Inc.
Z11-018

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

<p>Estate Density Residential (Pg. I-31)</p>	<p><i>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.</i></p>
<p>Residential Communities (Pg. I-26)</p>	<p><i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i></p> <p>Guidelines for Urban Form. <i>The following guidelines establish a generalized pattern for location of different uses, their intensity and density, and the interconnecting network of vehicular and pedestrian movement. The general pattern of land use in residential communities should conform to the following guidelines to the maximum extent consistent with the land use patterns and densities authorized and encouraged by the Land Use Plan (LUP) map, and future amendments to the LUP map should endeavor to promote this localized form within the metropolitan pattern of urban centers and transit corridors. Exceptions may occur (a) for Developments of Regional Impact and Development of County Impact or (b) to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements as the general pattern of use, intensity and infrastructure which exists in an established neighborhood.</i></p> <p><i>4. Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.</i></p>
<p>Institutions, Utilities and Communications (Pg. I-53)</p>	<p>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</p>
<p>Policy LU-4A (Page I-11)</p>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>
<p>Policy LU-4D (Pg. I-11)</p>	<p><i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i></p>

ZONING RECOMMENDATION ADDENDUM

Chabad Center of Kendall, Inc.
Z11-018

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>
<p>Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.</p>	<p><i>All building or other structures or any part thereof, intended for public assemblage, wherein provisions are made for fifty (50) or more persons to assemble in one (1) room or such structure as an auditorium, church, club, hospital, sanitarium, school, theater, night club, amusement park structure and similar structures, excluding hotels, motels and apartments shall be located or placed only in business or industrial districts, as herein provided, and shall comply with the following:</i></p> <ol style="list-style-type: none"> <i>(1) No building for public assemblage shall be located closer than twenty-five (25) feet to any property line which abuts on a public highway or alley, or closer than fifty (50) feet of any property line abutting a lot under different ownership than that on which the structure is to be placed, or closer than seventy-five (75) feet to an existing residential building.</i> <i>(3) In EU-1 and EU-2 Districts, where the setback from the front building line is greater than the minimum specified by this section, buildings for public assemblage shall set back at least the minimum distance required, namely, fifty (50) feet from the front property line.</i> <i>(4) No building for public assemblage in EU-M, EU-1 and EU-2 Districts shall be closer than seventy-five (75) feet to any property line abutting a lot under ownership other than that on which the structure is to be placed.</i>

ZONING RECOMMENDATION ADDENDUM

Chabad Center of Kendall, Inc.

Z11-018

	<p>(7) <i>Ample parking facilities for buildings for public assemblage shall be provided off the highway right-of-way. Parking facilities for a church, school, or other buildings used for noncommercial purposes in a residential district may be permitted in the same district with said church, school or other buildings used for noncommercial purposes, provided no parking lot or special parking area is closer than twenty-five (25) feet to any property under different ownership which is zoned RU or EU unless the parking area is separated from such lot by a wall or hedge approved by the Director.</i></p>
--	--

1. CHABAD CENTER OF KENDALL, INC
(Applicant)

12-6-CZ12-1 (11-018)
Area 12/District 08
Hearing Date: 06/05/12

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

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

Disclosure of interest form attached? ? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1952	Charles Gottliab	- Zone change from AU to EU-1.	BCC	Approved
1999	Nick A. Demos	- Special Exception to permit a religious facility. - Non-Use Variance of lot area, Zoning regulations and Zoning setbacks.	C12	Approved with Condition(s)

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

Memorandum



Date: February 13, 2012

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

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

Subject: C-12 #Z2011000018-4th Revision
Chabad Center of Kendall, Inc.
8700 S.W. 112th Street
Modification of a Resolution to Permit a Religious Facility to Expand
to the South
(EU-1) (2.34 Acres)
09-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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

Potable Water Service

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

The closest public sanitary sewer system is an abutting force main located along SW 112 Street and SW 87 Avenue. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of the proposed development to the public sanitary sewer system shall be required in accordance with the Code requirements. The applicant is advised a sewer main extension will be required for the installation of the private pump station to connect to said force main.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order. Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this

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

Stormwater Management

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

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

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

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

Wetlands

The subject 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

Per previous comments, the landscape plan submitted with this application depicts the presence of specimen-sized (trunk diameter 18 inches or greater) trees, on the referenced property. Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and/or relocation of any tree on site, a Miami Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply." Note that the applicant has submitted on May 25, 2011 an application to the Tree Program for a Tree Removal/Relocation permit (TREE-3122).

As such, approval of this application is recommended with the condition that the Tree Removal Permit TREE-03122 is duly obtained prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. The applicant is required to comply with the

above tree permitting requirements. Approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

Also note that the applicant must meet the standards of Section 24.49.2(II) of the Code that includes the submittal of a tree survey with the trees numbered, indicating the tree species, diameter at breast height, location of all trees and one of the following:

1. A revised site plan that indicates the preservation of all specimen-sized trees at their current location, or
2. Comply with all specimen tree removal standards set forth in Section 24-49.2(II) of the Code.

The applicant is advised to contact the Tree Program for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CHABAD CENTER OF KENDALL, INC

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division (TED) has no objections to this application.

Driveways to SW 87th Avenue and SW 112th Street must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

Additional improvements may be required at time of permitting/platting.

This land requires 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 application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 50 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

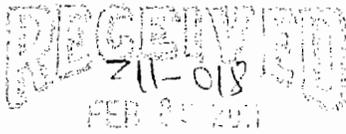
Sta.#		LOS present	LOS w/project
F-2276	Don Shula Expwy. n/o Killian Pkwy.	C	C
F-1093	SW 112 St. w/o US-1	B	B
F-1077	SW 87 Ave. n/o SW 132 St.	C	C
F-1089	SW 112 St. e/o SR 874	B	B

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



Raul A Pino, P.L.S.

09-JUN-11



PLANNING & TRAINING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: ATH

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

School Name: Chabad Center of Kendall and Pinecrest

School Address: 8700 SW 112 Street Miami, FL 33176 Tax Folio # 30 - _____

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____
2. Total size of site: _____ x _____ = 101,800 ^{SF.} + 43,560 sq. ft. = 2.34 acres
3. Number of children or students requested: 100 Ages: Infants - 5 yrs. old
4. Number of teachers: 12 Number of administrative & clerical personnel: 3
5. Number of classrooms: 12 Total square footage of classroom area: 1125 SF (net)
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 4,341 SF.
7. Amount of outdoor recreation/play area in square footage: 6,162 SF.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: Parent drop off and pick up
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 30 parking spaces required by §33-124(L) 15
10. Indicate the number of auto stacking spaces: 10 provided 10 required.
11. Proposed height for the structure(s): 32' See §33-151.18(g).
12. Size of identification sign: 2' x 10' = 20 sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: Monday - Friday 7am - 6pm. (3pm. on Fridays)
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

RECEIVED
211-018
FEB 17 2011

ZONING AND PLANNING SECTION
MUNICIPAL PLANNING AND ZONING DEPT.
BY: ATT

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

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

CLASSROOM SPACE: Calculated by grade levels.

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

35 sq. ft. x 100 (number of children) = 3,780 sq. ft. of classroom area required.

- b. Elementary Grades 1-6 N/A

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

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

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

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,780 SF.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 3,780 SF.

OUTDOOR RECREATION SPACE:

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

45 sq. ft. x 54 (1/2 of children) = 2,430 SF.

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

300 sq. ft. x _____ (remaining children) = _____

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

300 sq. ft. x _____ (next 300 children) = _____

150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 2,430 SF.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: ~~6,100 SF.~~ 2,430 SF.

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

- a. 28 trees are required per net acre. Trees required: 65.52 Trees provided: 66

- b. Ten shrubs are required for each tree required. Shrubs required 660 Shrubs provided 660

- c. Grass area for organized sports/play area in square feet: 9,100 SF.

- d. Lawn area in square feet (exclusive of organized sports/play area): 9,100 SF.

RECEIVED
211-013
FEB 09 2011

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

School Address: 8700^{SW} 112nd Street, Miami, FL Zip Code: 33176

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

Signed, sealed, executed and acknowledged on this 9 day of February at Miami-Dade County, Florida.

Signature MANUEL SYRZYCKI, AIA, LEED AP

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 9 day of February, 2011, before me personally appeared Manuel Syrzycki, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: April 19, 2014



Memorandum



Date: 31-JAN-12
To: , Director
 Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000018

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated May 19, 2011.
 APPROVAL
 No objection to site plan date stamped received January 6, 2012.

Service Impact/Demand

Development for the above Z2011000018
 located at LYING WEST OF SW 87 AVENUE, BETWEEN SW 112 STREET & SW 114 STREET, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid 1926 is proposed as the following:

N/A <u>residential</u>	dwelling units	N/A <u>industrial</u>	square feet
N/A <u>Office</u>	square feet	39,420 <u>institutional</u>	square feet
N/A <u>Retail</u>	square feet	N/A <u>nursing home/hospitals</u>	square feet

Based on this development information, estimated service impact is: 26.50 alarms-annually.
 The estimated average travel time is: 7:04 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 23 - Suniland - 7825 SW 104 Street
 Rescue, BLS 75' Ladder

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped January 6, 2012. Substantial changes to the plan will require additional service impact analysis.

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

Memorandum



Date: February 27, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and economic Enhancement

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

Subject: Z2011000018: Chabad Center of Kendall and Pinecrest
Revised Documents Dated Stamped Received through 1/31/2012

Application Name: Chabad Center of Kendall and Pinecrest.

Project Location: The site is located at 8700 SW 112 St., Miami-Dade County.

Proposed Development: The applicant is requesting approval to replace the existing facility with a phased replacement including use and non-use variances. Revised Documents Dated Stamped Received through 1/31/2012 have been submitted.

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

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

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

MN:jb

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

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CHABAD CENTER OF KENDALL,
INC

LYING WEST OF SW 87 AVENUE,
BETWEEN SW 112 STREET & SW
114 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000018

HEARING NUMBER

HISTORY:

FOLIO: 3050090030040

NC: THERE ARE NO CURRENT NEIGHBORHOOD COMPLIANCE CASES

BLDG: BUILDING SUPPORT CASE #G2012148658-UG, WAS OPENED ON NOVEMBER 3, 2011, BY THE MIAMI DADE POLICE DEPARTMENT. A NOTICE OF VIOLATION WAS POSTED ON JANUARY 4, 2012, FOR A STRUCTURE *2A2*, MAIN DWELLING PROPERTY WHICH WAS IDENTIFIED BY MDPD AS A GROW HOUSE; WITH PLUMBING, ELECTRICAL, AND MECHANICAL WORK. THERE IS ALSO A GARAGE CONVERTED INTO A LIVING SPACE, SCREEN PORCH ENCLOSURE AND WINDOW REPLACEMENT THAT WAS CONSTRUCTED WITHOUT THE REQUIRED PERMITS [EXPIRED ROOFING PERMIT#1993000919].

REPORTS OF ELECTRICAL, PLUMBING, STRUCTURAL, AND MOLD CONDITIONS BEFORE A FINAL PERMIT INSPECTION WAS SCHEDULED, HAVE TO BE SUBMITTED AND APPROVED BY THE UNSAFE STRUCTURE DEPARTMENT. THE CASE IS CURRENTLY IN A NON-COMPLIANCE STATUS AND IS PENDING A SCHEDULED HEARING.

FOLIO: 3050090001130

THERE ARE NO CURRENT NEIGHBORHOOD COMPLIANCE OR BUILDING SUPPORT CASES

CHABAD CENTER OF KENDALL, INC

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

Memorandum



Date: May 11, 2012

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

From: Pete Hassun, Zoning Services Inspector 
Department of Permitting, Environment and Regulatory Affairs

Subject: Hearing Application Process No. Z2011000018 CHABAD CENTER OF KENDALL
INC, Folio No. 30-5009-000-1130 a.k.a. 8700 SW 112 ST & 30-5009-003-0040 a.k.a.
11390 SW 87 AVE

There is a current Certificate of Use No. 2005052080 issued on 05/10/2002 for Chabad of Kendall 8700 SW 112 ST.

Everything as per Zoning Inspection Report dated 08/05/2011, except for new case no. G20120148658 opened by Unsafe Structures on 11/03/2011 for a Grow House pending compliance at folio no. 30-5009-003-0040 a.k.a. 11390 SW 87 AVE.

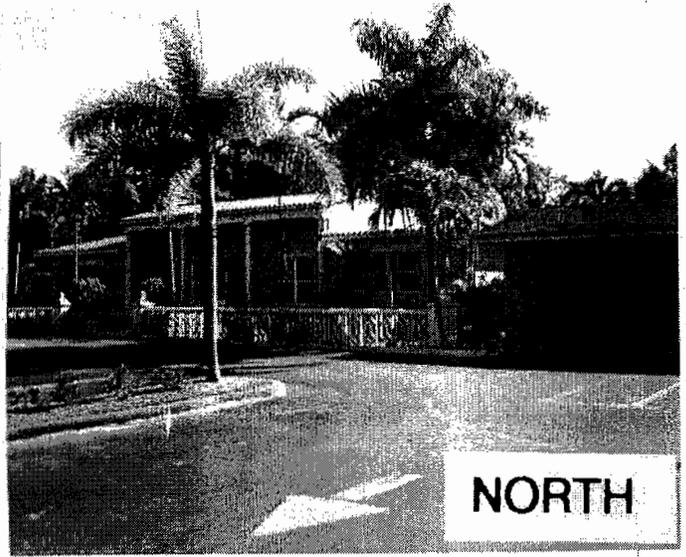
According to proposed site plan if approved at Public hearing; the property under folio no. 30-5009-003-0040 a.k.a. 11390 SW 87 AVE will have total demolition.

PHOTOGRAPHS

FRONT ELEVATION



NORTHEAST



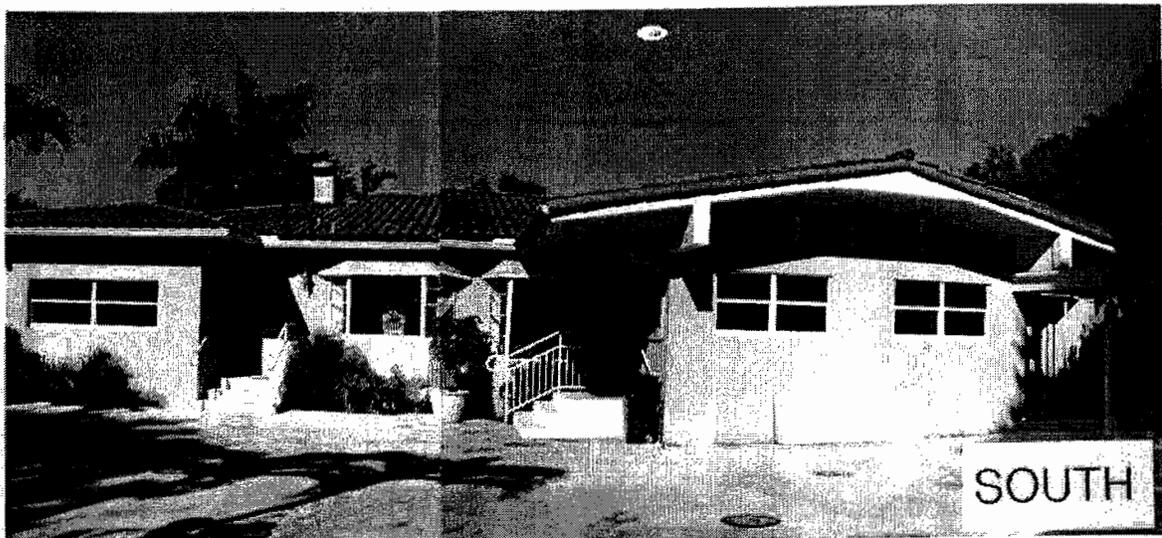
NORTH

SIDE ELEVATION



WEST

REAR ELEVATION



SOUTH

make copy

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: Chabad Center of Kendall, and Pinewest

NAME AND ADDRESS

not for profit
Percentage of Stock

<u>Chabad Center of Kendall, Inc.</u>	<u>100%</u>
<u>Rabbi Yossi Farlig</u>	
<u>8700 SW 112 Street</u>	
<u>Hawhi, FL 33176</u>	



ZONING HEARINGS SECTION
NEW-DADE PLANNING AND DEVELOPMENT DEPT.

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 _____

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 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

_____	_____
_____	_____
_____	_____
_____	_____

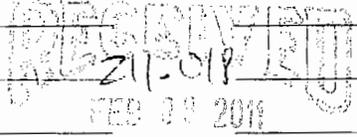
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other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



ZONING HEARINGS SECTION
MAYOR OCEAN DRIVE AND COUNTY DEPT. 1.
BY AK

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: _____
(Applicant) Rebbi Yossi Hestig

Sworn to and subscribed before me this 8 day of Feb, 2014. Affiant is personally know to me or has produced N/A as identification.

Isabel C. Marin
(Notary Public)



My commission expires: April 19, 2014

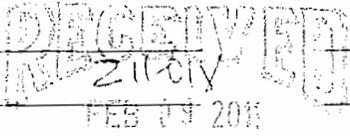
*Disclosure shall not be required of: 1) any entity, the equity interests of which are regularly traded on an established securities market in the United States or another country; 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

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: Clubbed Center of Kendall, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Clubbed Center of Kendall, Inc.</u>	<u>100% not for profit</u>



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME. _____

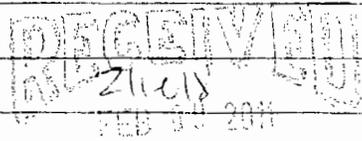
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

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

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: _____
BY: AX

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: _____
(Applicant) Rebbei Yossi Hastig

Sworn to and subscribed before me this 8 day of Feb., 2011. Affiant is personally know to me or has produced N/A as identification.

Isabel C. Marin
(Notary Public)

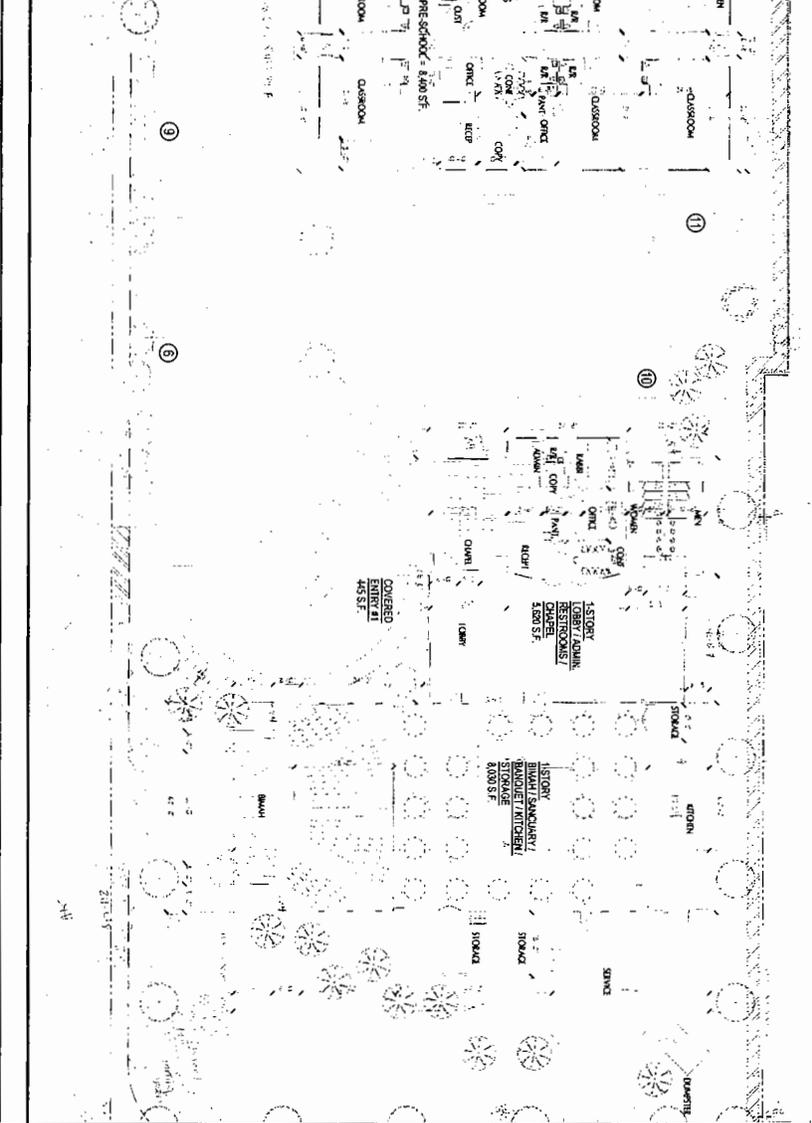
My commission expires: April 19, 2014



*Disclosure shall not be required of: 1) any entity, the equity interest 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.

1 OVERALL FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 CHILD CARE CHECKLIST

CHILD CARE CHECKLIST

1. Has the building been inspected by the local health department? Yes

2. Has the building been inspected by the local fire department? Yes

3. Has the building been inspected by the local police department? Yes

4. Has the building been inspected by the local building department? Yes

5. Has the building been inspected by the local environmental health department? Yes

6. Has the building been inspected by the local fire marshal? Yes

7. Has the building been inspected by the local police chief? Yes

8. Has the building been inspected by the local building commissioner? Yes

9. Has the building been inspected by the local environmental health director? Yes

10. Has the building been inspected by the local fire marshal? Yes

11. Has the building been inspected by the local police chief? Yes

12. Has the building been inspected by the local building commissioner? Yes

13. Has the building been inspected by the local environmental health director? Yes

14. Has the building been inspected by the local fire marshal? Yes

15. Has the building been inspected by the local police chief? Yes

16. Has the building been inspected by the local building commissioner? Yes

17. Has the building been inspected by the local environmental health director? Yes

18. Has the building been inspected by the local fire marshal? Yes

19. Has the building been inspected by the local police chief? Yes

20. Has the building been inspected by the local building commissioner? Yes

21. Has the building been inspected by the local environmental health director? Yes

22. Has the building been inspected by the local fire marshal? Yes

23. Has the building been inspected by the local police chief? Yes

24. Has the building been inspected by the local building commissioner? Yes

25. Has the building been inspected by the local environmental health director? Yes

GENERAL REQUIREMENTS FOR CHILD CARE FACILITIES

1. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 1, and the Florida Fire Code, Chapter 6, Part 1.

2. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 2, and the Florida Fire Code, Chapter 6, Part 2.

3. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 3, and the Florida Fire Code, Chapter 6, Part 3.

4. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 4, and the Florida Fire Code, Chapter 6, Part 4.

5. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 5, and the Florida Fire Code, Chapter 6, Part 5.

6. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 6, and the Florida Fire Code, Chapter 6, Part 6.

7. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 7, and the Florida Fire Code, Chapter 6, Part 7.

8. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 8, and the Florida Fire Code, Chapter 6, Part 8.

9. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 9, and the Florida Fire Code, Chapter 6, Part 9.

10. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 10, and the Florida Fire Code, Chapter 6, Part 10.

11. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 11, and the Florida Fire Code, Chapter 6, Part 11.

12. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 12, and the Florida Fire Code, Chapter 6, Part 12.

13. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 13, and the Florida Fire Code, Chapter 6, Part 13.

14. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 14, and the Florida Fire Code, Chapter 6, Part 14.

15. The building shall be designed and constructed in accordance with the Florida Building Code, Chapter 6, Part 15, and the Florida Fire Code, Chapter 6, Part 15.

RECEIVED

JAN 31 2012

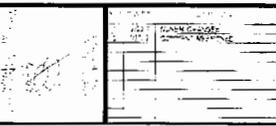
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

BY: *[Signature]*

A-101

FLOOR PLAN

CHABAD CENTER
OF KENDALL AND PINECREST
8700 112 STREET (KILLIAN DRIVE)
MIAMI, FLORIDA 33176



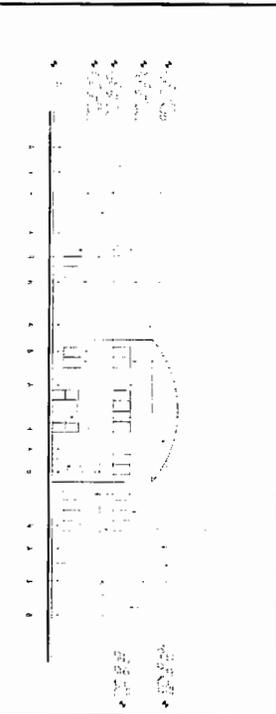
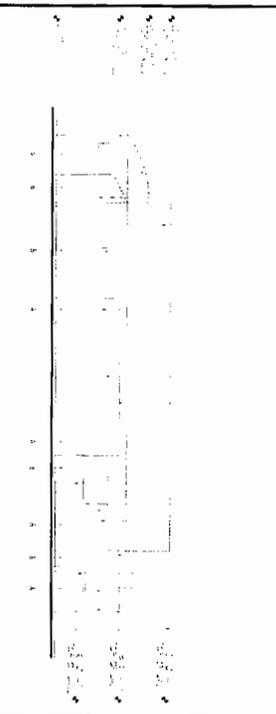
ms

MANUEL SYRACUSA
ARCHITECTS, P.A.
2801 N.W. 11th St.
MIAMI, FLORIDA 33135
TEL: 305.556.1111
WWW.MSARCHITECTS.COM

RECEIVED
 100-101
 JAN 31 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY XU

7 NOT USED

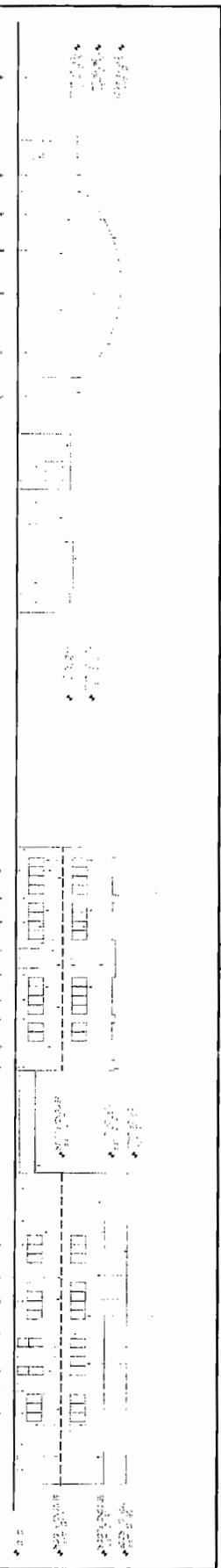
6 SOUTH BUILDING ELEVATION - LOBBY/BANQUET BUILDING



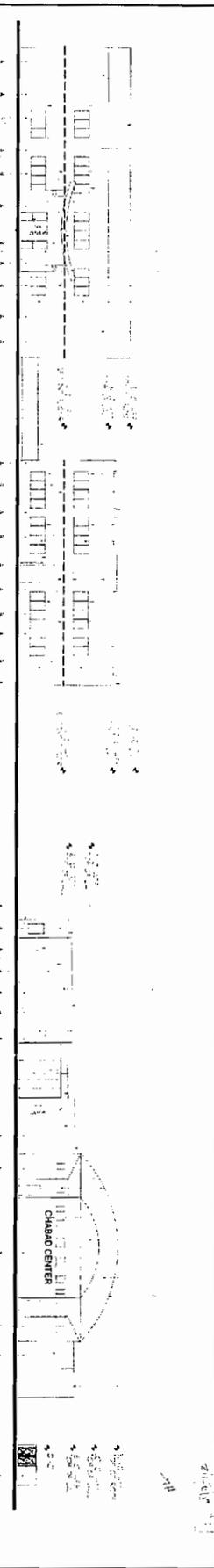
5 KEYNOTES

4 NORTH SITE ELEVATION

3 SOUTH SITE ELEVATION



2 WEST SITE ELEVATION



1 EAST SITE ELEVATION

A-201

EXTERIOR ELEVATIONS

CHABAD CENTER
 OF KENDALL AND PINECREST
 8700 112 STREET (KILLIAN DRIVE)
 MIAMI, FLORIDA 33176



Architectural
 Associates, LLC
 100 N.W. 10TH ST.
 MIAMI, FL 33136
 (305) 575-1111

RECEIVED
 THE CITY OF MIAMI
 DEPARTMENT OF CITY PLANNING
 3150 N.W. 75th Street
 Miami, Florida 33155

RECEIVED
 JAN 31 2012

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

4 - FRONT COLOUR SIGN PROPOSED
 5 - REAR COLOUR SIGN PROPOSED

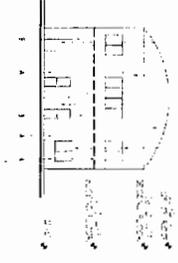
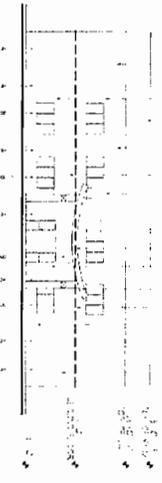
8 KEYNOTES

7 WEST BUILDING ELEVATION - MULTI-PURPOSE BUILDING



6 SOUTH BUILDING ELEVATION - MULTI-PURPOSE BUILDING

5 EAST BUILDING ELEVATION - MULTI-PURPOSE BUILDING



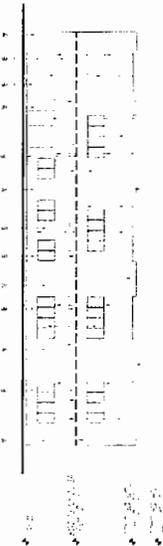
4 NORTH BUILDING ELEVATION - MULTI-PURPOSE BUILDING

3 SOUTH BUILDING ELEVATION - PRE-SCHOOL/CLASSROOM BUILDING



2 EAST/WEST BUILDING ELEVATION - PRESCHOOL BUILDING

1 NORTH BUILDING ELEVATION - PRE-SCHOOL/CLASSROOM BUILDING



CHABAD CENTER
 OF KENDALL AND PINECREST
 8700 112 STREET (KILLIAN DRIVE)
 MIAMI, FLORIDA 33176

BUILDING
 ELEVATIONS

A-202

34

2 NOT USED

RECEIVED
JAN 31 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY XXX

1 LANDSCAPE DEMOLITION PLAN
SCALE: 1" = 30'

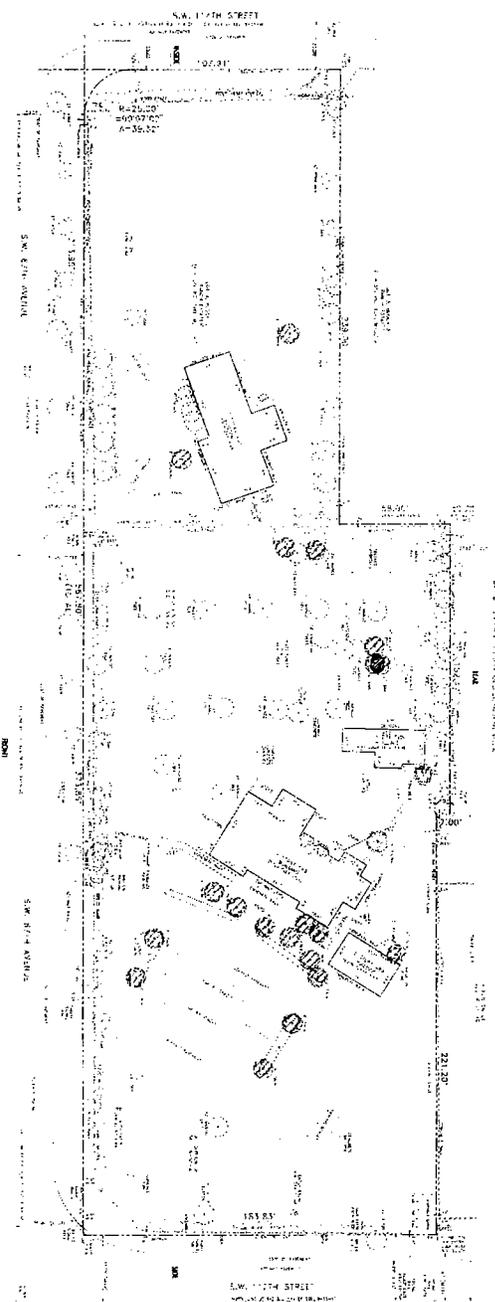


LEGEND	
	EXISTING STRUCTURE
	STRUCTURE TO BE DEMOLISHED
	UTILITY LINES
	LANDSCAPE DEMOLITION

SEE THESE SPECIFICATIONS
FOR THE DEMOLITION OF ALL
STRUCTURES AND UTILITIES
WITHIN THE SITE.

LAND OCCUPANCY:
LOT 4, BLOCK 2, OF 7540th STREET FIRST ADDITION, "ECONOMIC" TO THE P.A.T. OF Miami Dade County, FL 33153.

NOTICES W/IN:
THE EAST 1/2 OF THE N. 1/4 OF THE N. 1/4 OF THE SE 1/4 OF THE SE 1/4, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



LD-101

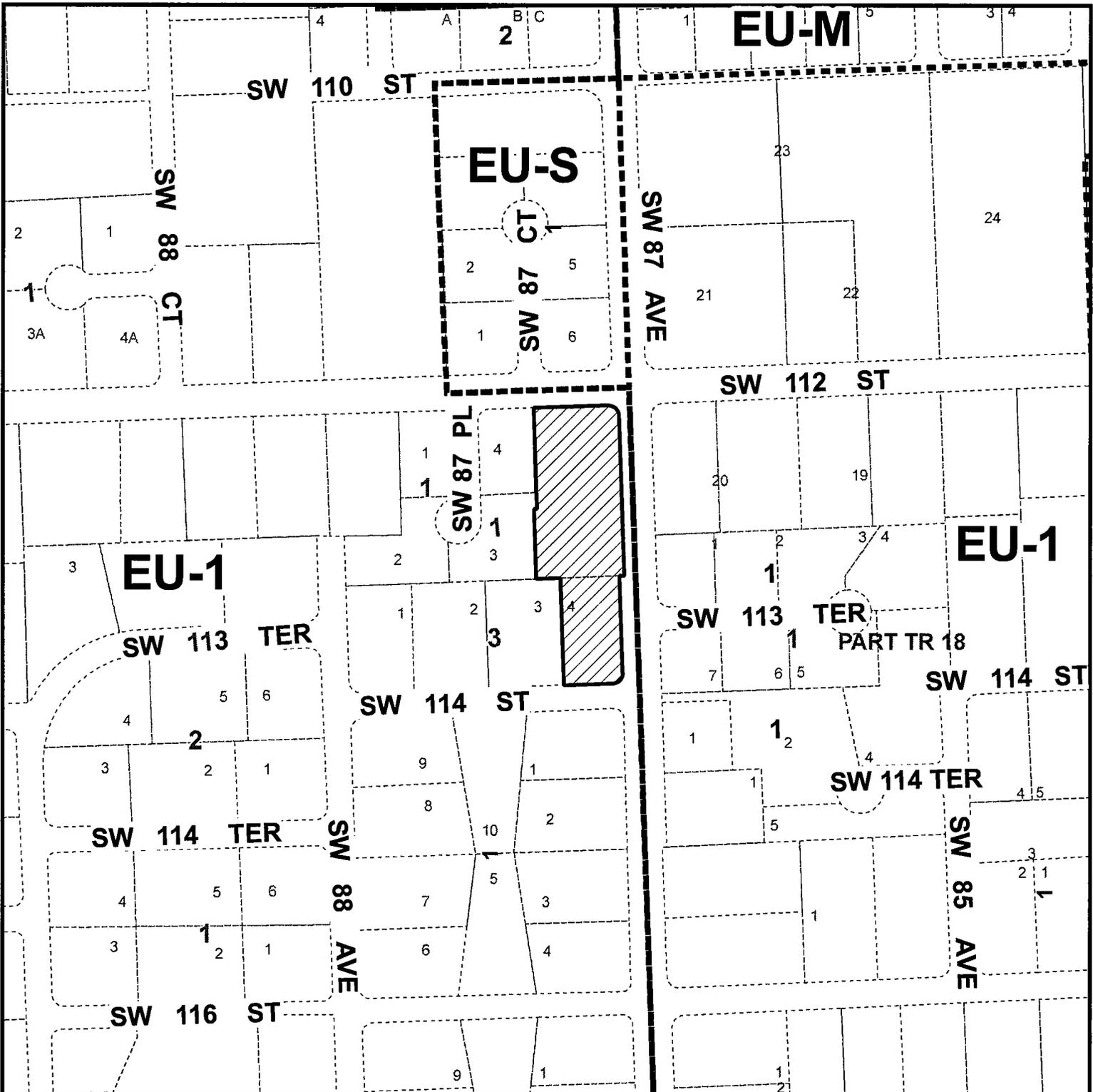
LANDSCAPE
DEMOLITION PLAN

CHABAD CENTER
OF KENDALL AND PINECREST
8700 112 STREET (KILLIAN DRIVE)
MIAMI, FLORIDA 33176

DATE: 1/2/12
BY: [Signature]

NO.	REVISION

Miami Professional
Association, LLC
1800 B.W. 4th St.
Miami, FL 33137
Phone: 305.375.1100
Fax: 305.375.1101
www.miami-professional.com



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000018



Section: 09 Township: 55 Range: 40
 Applicant: CHABAD CENTER OF KENDALL, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY
		37



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000018



Section: 09 Township: 55 Range: 40
 Applicant: CHABAD CENTER OF KENDALL, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

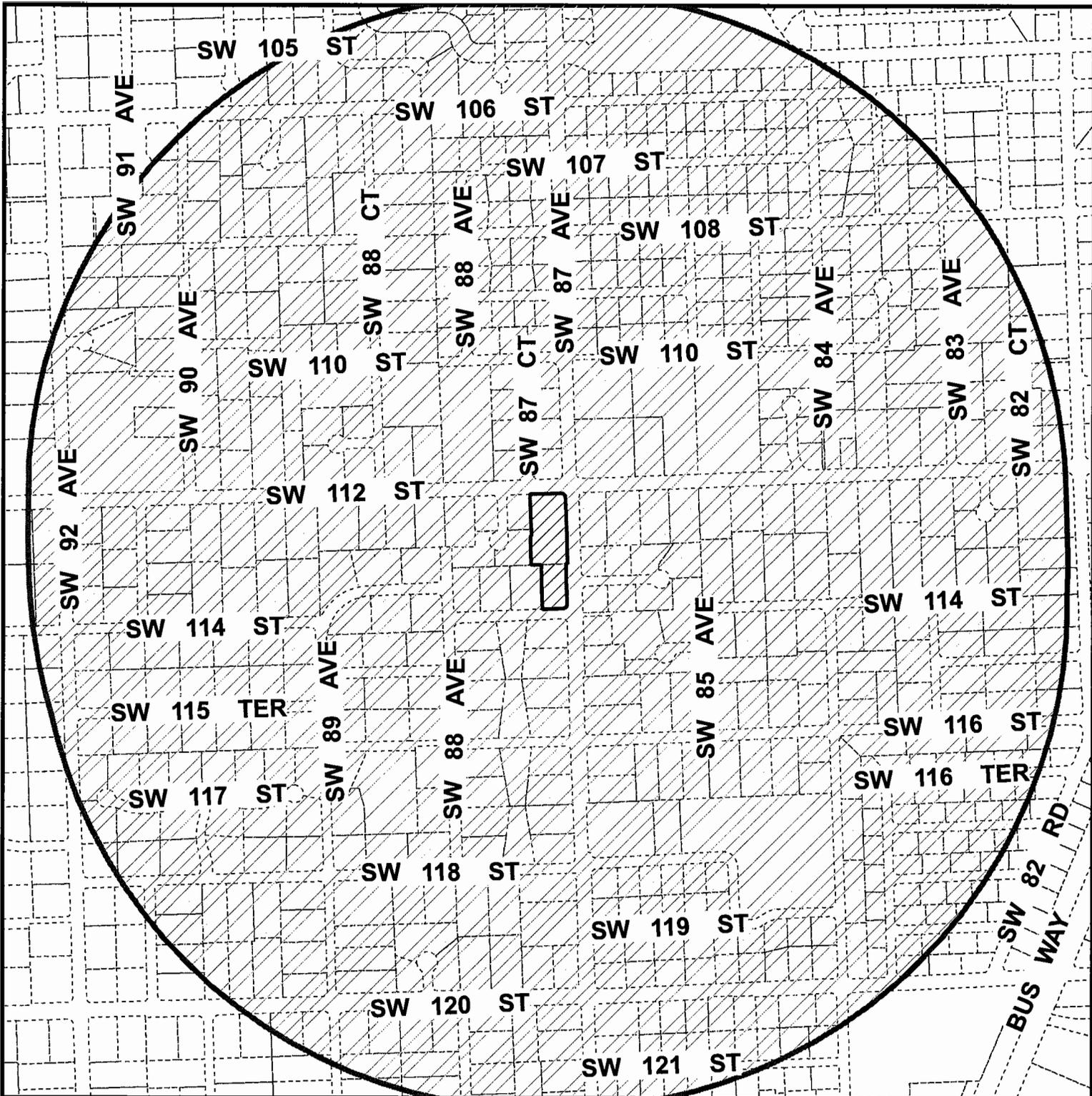
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY
		38



MIAMI-DADE COUNTY
RADIUS MAP

Section: 09 Township: 55 Range: 40
 Applicant: CHABAD CENTER OF KENDALL, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2011000018

RADIUS: 2640

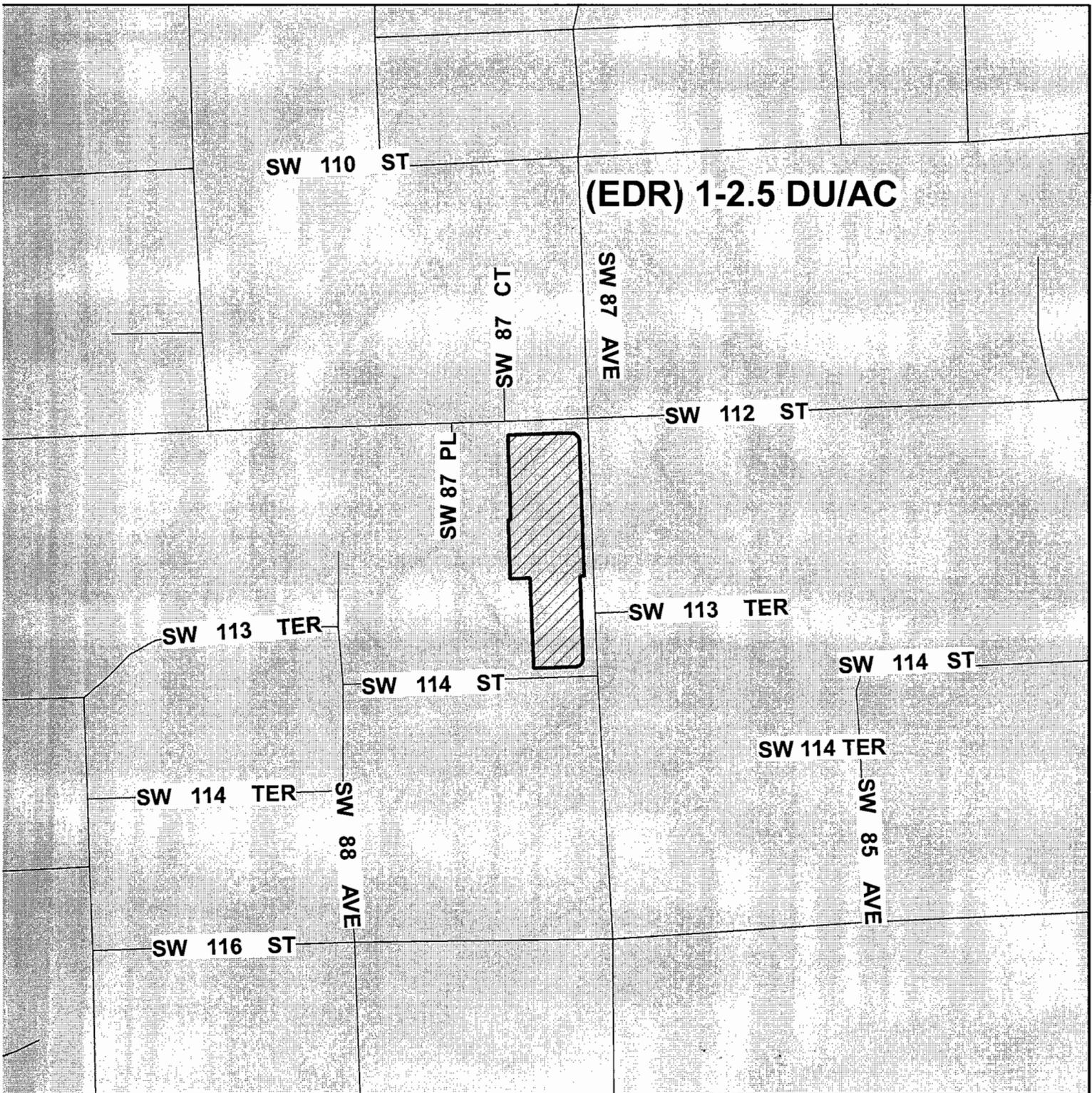
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000018



Section: 09 Township: 55 Range: 40
 Applicant: CHABAD CENTER OF KENDALL, INC
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY