MIAMI-DADE COUNTY

PRE-KIT REVIEW COMMENTS

COMMUNITY ZONING APPEALS BOARD 12

Wednesday, September 5, 2012 at 6:30 p.m.

A. CHABAD CENTER OF KENDALL, INC — 11-18

Insert Revised Recommendation ——— OK

Insert Revised Plan Sheets ——— OK

1. LYDIA MANRIQUE — 12-48

Recommendation Ok ——— OK

Insert Revised Plan (Sheet A-2) ——— OK

2. RAUL & EVELYN MARRERO — 12-52

Insert Revised Recommendation ——— OK

3. CARMEN SUEIRO — 12-60

Recommendation Ok ——— OK

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CAO-Approved CAO Review Comments

C: ACA ABBIE SCHWADERER

Revised: 08/08/12
Reviewed:

FINAL AGENDA

7-31-2012 Version # 1

MIAMI-DADE COUNTY

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

PREVIOUSLY DEFERRED

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

CURRENT

1.	12-9-CZ12-1	LYDIA MANRIQUE	12-48	28-54-40	N
2.	12-9-CZ12-2	RAUL & EVELYN MARRERO	12-52	03-55-40	N
3.	12-9-CZ12-3	CARMEN SUEIRO	12-60	24-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF WEDNESDAY, SEPTEMBER 5, 2012

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. CHABAD CENTER OF KENDALL, INC. (12-6-CZ12-1/11-018) **09-55-40**
Area 12/District 08

(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.

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 Regulatory and Economic Resources Recommendation: Approval with conditions of requests #1 through #10 and denial without prejudice of request #11.

Protests: 4 Waivers: 1

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from June 5, 2012

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1. LYDIA MANRIQUE (12-9-CZ12-1/12-048) **28-54-40**
Area 12/District 07

(1) NON-USE VARIANCE to permit an existing storage room addition to a single family residence setback 8'6" (25' required) from the rear (east) property line and setback 5' (7'6" required) from the interior side (north) property line.

(2) NON-USE VARIANCE to permit an existing seating room addition to the single family residence setback 6'11" (7'6" required) from the interior side (south) property line.

Plans are on file and be examined in the Department of Regulatory and Economic Resources entitled "Storage Legalization for Manrique's Residence" dated stamped received 3/19/12 with sheet A-2 dated stamped received 7/6/12 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 6041 SW 93 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 13,822 sq. ft.

Department of Regulatory and Economic Resources Recommendation: Approved with conditions of request #2, denial without prejudice of request #1.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. RAUL & EVELYN MARRERO (12-9-CZ12-2/12-052) **03-55-40**
Area 12/District 08

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

LOCATION: 8395 SW 96 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 159.87' X 290.79'

Department of Regulatory and Economic Resources Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. CARMEN SUEIRO (12-9-CZ12-3/12-060) **24-54-40**
Area 12/District 07

(1) NON-USE VARIANCE to permit a portion of an addition to a single family residence setback a minimum of 31' (50' required) from the front (east) property line.

(2) NON-USE VARIANCE to permit a portion of the existing single family residence setback 31' (50' required) from the front (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "An Addition For: Carmen Sueiro" prepared by Sueiro Architectural Group, sheet SP1 dated stamped received 5/14/12 with last handwritten revision dated 5/31/12 and the remaining 4 sheets dated stamped received 4/18/12 for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 5450 SW 60 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.04 +/- Acres Gross

Department of Regulatory and Economic Resources 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 Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12

PH: Z11-018 (12-6-CZ12-1) **September 5, 2012**
Item No. A

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.**

This item was deferred from the June 5, 2012 meeting of Community Zoning Appeals Board (CZAB) 12, to allow the applicant to meet with the neighbors and submit revised plans if necessary. The applicant has submitted revised plans showing the addition two (2) paved parking spaces, an ingress/egress drive along SW 114 Street and the removal of one of the drives shown along SW 87 Avenue.

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 Department of Regulatory and Economic Resources. 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 **Residential Communities Estate Density Residential*** 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.* 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***.

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.

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 Department of Regulatory and Economic Resources (RER), 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. Staff also notes that the applicant has submitted revised plans that indicate the closure of one of the proposed ingress/egress drives along SW 87 Avenue and the inclusion of an additional drive along SW 114 Street to the south. Staff opines that this relocation of the drives will result in an equal distribution of the traffic impact on the abutting roadways surrounding the subject parcel and will not result in a negative impact on traffic in the area. **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 inclusive of the recent revisions which depicts the existing facility and the proposed expansion comprised of one and two-story buildings running north to south within the parcel, along with the relocation of one of the drives to the south along SW 114 Street, 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 total number of 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). Staff notes that the applicant has provided two (2) additional paved parking spaces in the revised plans submitted bringing the total number of parking spaces to 83 which is within the scope of the previous advertisement. The revised plans indicate a total of 83 parking spaces, of which 47 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 ingress and egress drives along SW 87 Avenue, SW 114 Street 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:NN:JC:CH

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

ZONING RECOMMENDATION ADDENDUM

Chabad Center of Kendall, Inc.
Z11-018

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Environmental Division (Regulatory and Economic Resources)	*No objection**
Public Works and Waste Management	*No objection*
Parks	*No objection*
Fire Rescue	*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.*
Residential Communities (Pg. I-26)	*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.* ***Guidelines for Urban Form.** 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 patters 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.* *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.*
Institutions, Utilities and Communications (Pg. I-53)	***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*

ZONING RECOMMENDATION ADDENDUM

Chabad Center of Kendall, Inc.
Z11-018

	approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.
Policy LU-4A (Page I-11)	*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.*
Policy LU-4D (Pg. I-11)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*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.*
Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; 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.*
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*
Buildings for public assemblage—In districts other than business	*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*

ZONING RECOMMENDATION ADDENDUM

Chabad Center of Kendall, Inc.
Z11-018

or industrial. Sec. 33-17.	*comply with the following:* *(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.* *(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.* *(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.* *(7) 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.*

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: **CHABAD CENTER OF KENDALL, INC**

REPRESENTATIVE: Edward Martos

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-6-CZ12-1 (11-018)	June 5, 2012	CZAB12	12

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

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: September 5, 2012 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

☒ OTHER: Deferred to allow the applicant to meet with neighbors and to revise the plans.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCILMAN		Anthony PETISCO	X		
COUNCILMAN		Alberto SANTANA	X		
VICE CHAIRMAN	M	Jose I. VALDES	X		
COUNCIL WOMAN	S	Angela VAZQUEZ	X		
COUCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jorge Luis GARCIGA	X		
		VOTE:	7	0	

EXHIBITS: ☐ YES ☒ NO COUNTY ATTORNEY: THOMAS ROBERTSON

A. CHABAD CENTER OF KENDALL, INC **12-6-CZ12-1 (11-018)**
(Applicant) **Area 12/District 08**
Hearing Date: 09/05/12

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:

Year	Applicant	Request	Board	Decision
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

MIAMI-DADE COUNTY

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

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 recomended 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

REVISION 1

PH# Z2011000018
CZAB - C12

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

RECEIVED
211-018
FEB 2 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

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: 108 Ages: Infants - 5 yrs. old.
4. Number of teachers: 12 Number of administrative & clerical personnel: 3.
5. Number of classrooms: ~~6~~ 12 Total square footage of classroom area: ~~[illegible]~~ sf. (not).
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 2 2011
ZONING HEARINGS SECTION
MILWAUKEE PLANNING AND ZONING DEPT.
BY AH

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 OVERELAP, 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 108 (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 (½ 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 PROVEDED: ~~6,162 SF.~~ 2430 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): 7,100 SF.

RECEIVED
2011-000150
FEB 09 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY: AH

School Address: 8700 SW 112 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 SPRAWKI, 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 Sprawki, 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

ISABEL C. MARIN
MY COMMISSION EXPIRES
April 19, 2014
#DD 98338
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

REVISION 3

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 (residential)	dwelling units	N/A (industrial)	square feet
N/A (Office)	square feet	39,420 (institutional)	square feet
N/A (Retail)	square feet	N/A (nursing home/hospitals)	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

MIAMI-DADE COUNTY

Date: February 27, 2012

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

From: Maria I. Nardi, Chief
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

DATE: 08-MAY-12

REVISION 1

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 ¿A¿, 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-COMPLIACE 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

MIAMI-DADE COUNTY

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

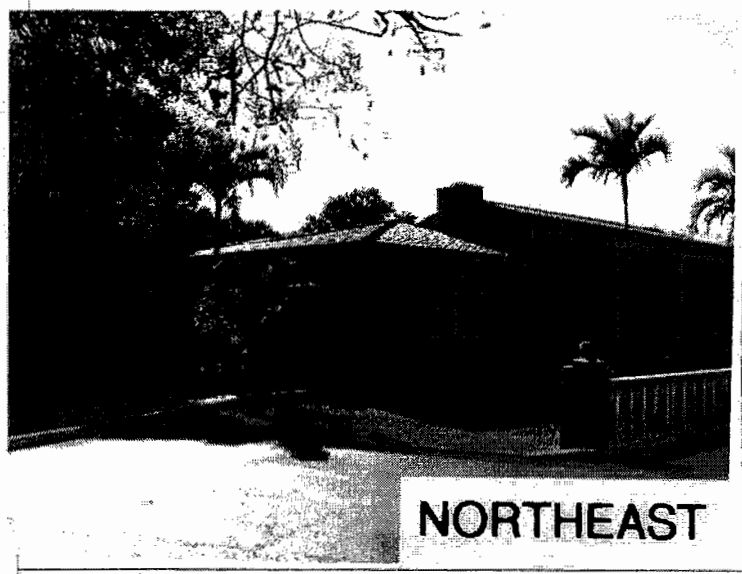
There is a current Certificate of Use No. 2005052080 issued on 05/10/2002 for Chabad of Kendall 8700 SW 112 ST.

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.

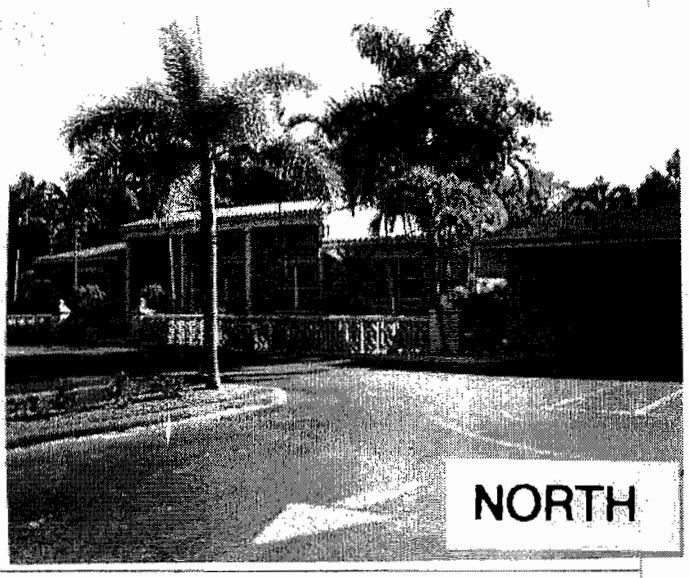
According to proposed site plan if approved at Public hearing; the property under folio no. 30-5009-003-0040 a.k.a. 11390 SW 87 AVE will have total demolition.

PHOTOGRAPHS

FRONT ELEVATION

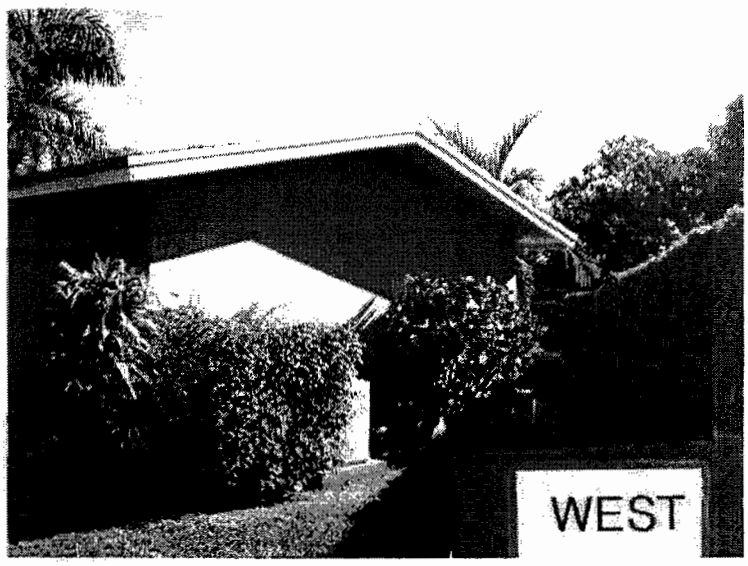


NORTHEAST



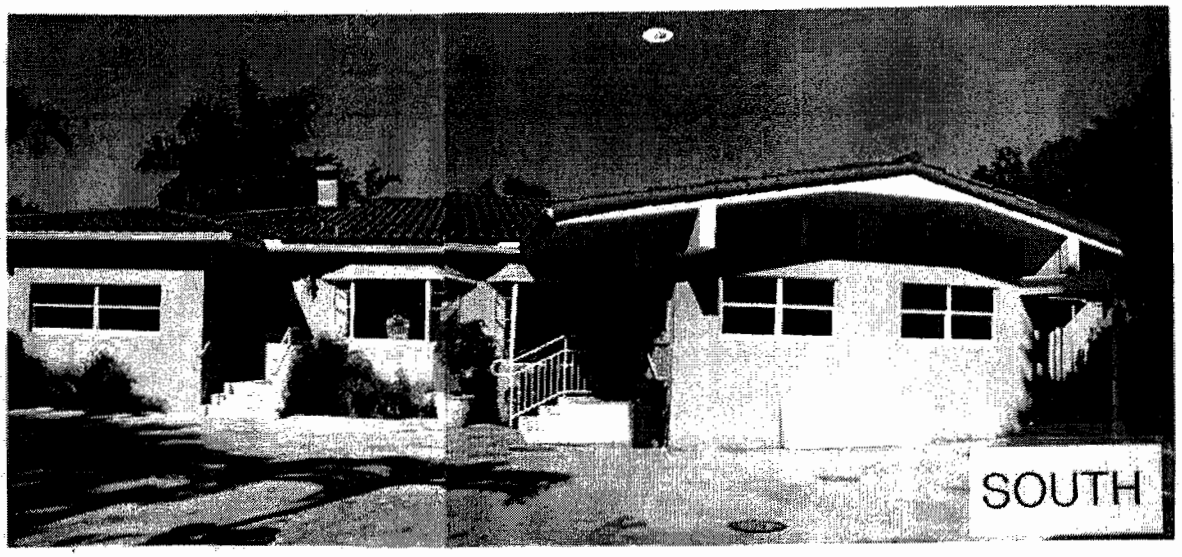
NORTH

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 Pinecrest not for profit

NAME AND ADDRESS	Percentage of Stock
Chabad Center of Kendall, Inc.	100%
Rabbi Yossi Harlig	
8700 SW 112 Street	
Miami, FL 33176	

RECEIVED
FEB 03 2011
ZONING HEARINGS SECTION

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

2e

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

RECEIVED
2-11-2014
FEB 11 2014
ZONING HEARINGS SECTION
MIAMI-DADE COUNTY
BY AH

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) Rabbi Yossi Harlig

Sworn to and subscribed before me this 8 day of Feb 20 14. Affiant is personally know to me or has produced N/A as identification.

Isabel C. Marin

(Notary Public)

My commission expires: April 19, 2014

ISABEL C. MARIN
MY COMMISSION EXPIRES
April 19, 2014
#DD 983394
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

*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; 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.

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, Inc.

NAME AND ADDRESS	Percentage of Stock
Chabad Center of Kendall, Inc.	100% not for profit

RECEIVED
FEB 11 2011
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 _____

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

RECEIVED
FEB 21 2011
FEB 24 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AM

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) Rabbi Yossi Hasting

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

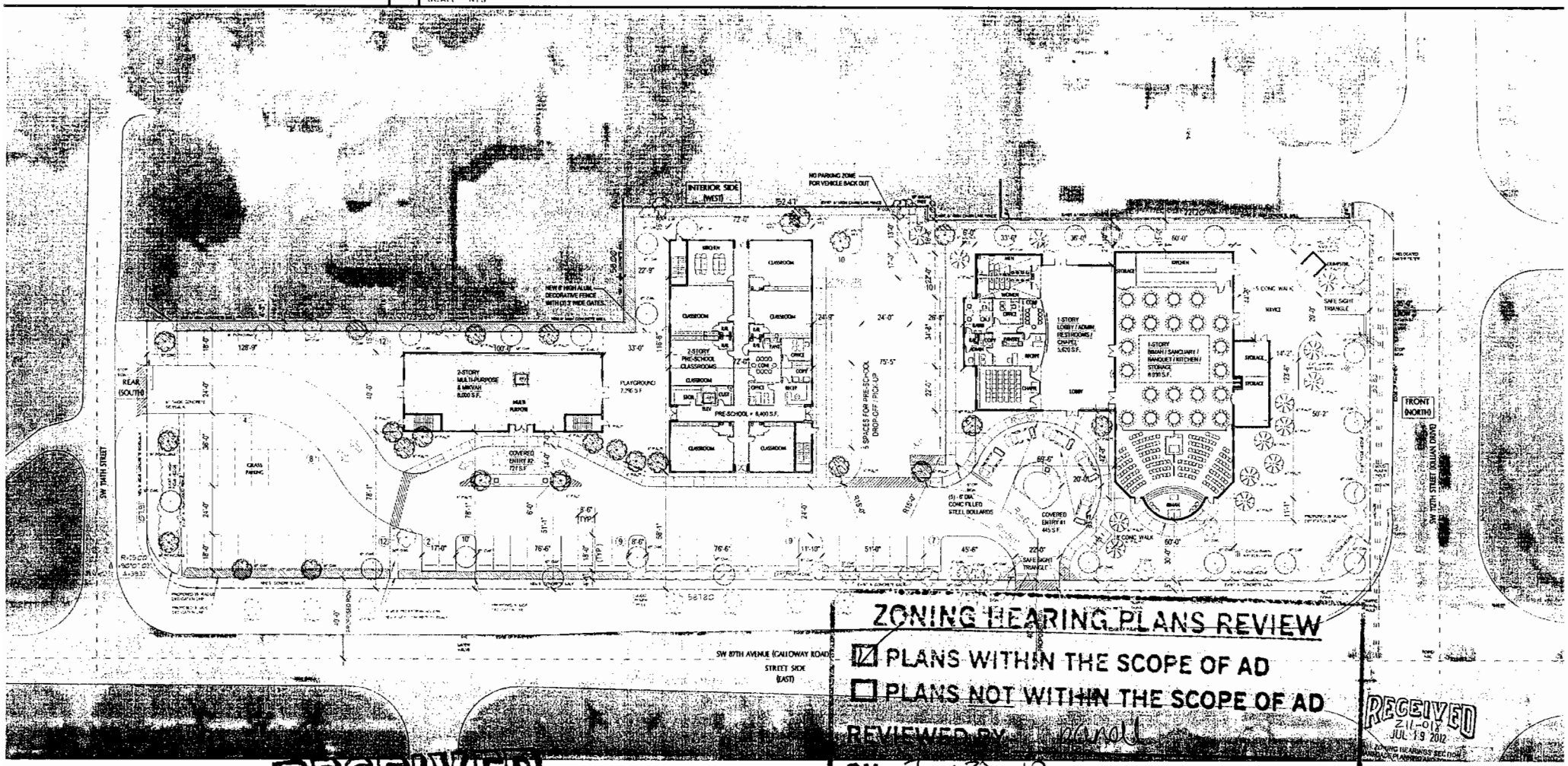
Isabel C. Marin
(Notary Public)

ISABEL C. MARIN
MY COMMISSION EXPIRES
April 19, 2014
#DD 983384
NOTARY PUBLIC STATE OF FLORIDA
Bonded thru Notary Public Underwriters

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; 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.

2 ZONING CODE DATA
SCALE: NTS



ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: [illegible]
ON: 7/20/12
ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: ____ ___/___/___

RECEIVED
Z11-01
JUL 19 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AG

RECEIVED
Z11-01
JUL 19 2012

ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 2111-018
DATE: JUL 19 2012
BY: BDB

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: EU-1 Net Lot Area: 2.26 acres 98,593 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan; Net lot area = 98,593 square feet x 30 % = square feet		
B. Square feet of parking lot open space required by Chapter 33A, as indicated on site plan; The number of parking spaces _____ x 30 square feet per parking space =		
C. Total square feet of landscaped open space required by Chapter 33 = A + B =		
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =		
B. Maximum lawn area (lit. designation and) permitted = 60 % = 59,157 square feet =	35,218	32,579 (33.04%)
TREES		
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements = _____ trees x 30 feet average =	64 (others)	169
B. 30% palm trees allowed (two palms = one tree) Palms provided =		
C. Percentage of native trees required = the number of trees provided x 30% =		
D. Street trees (max. average spacing of 30' o.c.): _____ linear feet along street ÷ 30 = Palms as street trees (max. average spacing 25' o.c.): _____ linear feet along street ÷ 25 =	26	26
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): _____ linear feet along street ÷ 25 =		
F. Total number of trees provided =	64	169
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	640	968
B. The number of shrubs required x 30% = the number of native shrubs required.		

IRRIGATION PLAN: Required by Chapter 33, state irrigation ✓ or type h/b _____ provided.

TABLE containing information as indicated in example:

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Relocate	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

* Required for trees located underground or all structure powerlines and poles need at 1:1 ratio
ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

NOTE: REFER TO LANDSCAPE PLAN SHEETS FOR ADDITIONAL INFORMATION

3 LANDSCAPE DATA

CHAPTER 33 - ARTICLE XXI - EU1 SINGLE FAMILY ONE ACRE ESTATE DISTRICT

SECTION 33-227 LOT AREA:

REQUIRED:	PROVIDED:
ONE ACRE	98,593 SQ. FT. = 2.26 ACRES

SECTION 33-228(a) LOT COVERAGE:

ALLOWED:	PROVIDED:
20%	27.4%

SECTION 33-228(b) LOT WIDTH:

REQUIRED:	PROVIDED:
125 FEET	613 FEET

SECTION 33-228(c) LOT DEPTH:

REQUIRED:	PROVIDED:
200 FEET	186 FEET

SECTION 33-229 HEIGHT OF BUILDINGS:

ALLOWED:	PROVIDED:
2 STORIES - 35 FEET	2 STORY - 35 FEET

CHAPTER 33 - ARTICLE VII - OFF STREET PARKING

SECTION 33-122 MINIMUM PARKING STALL DIMENSIONS - 90 DEGREES:

STANDARD STALL WIDTH:		STANDARD STALL LENGTH:		ADA STALL WIDTH:		ADA STALL LENGTH:	
REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:
8'-6"	8'-6"	18'-0"	18'-0"	12'-0"	12'-0"	18'-0"	18'-0"

SECTION 33-124 STANDARDS
SECTION 33-124(d) CHURCHES

1 PARKING SPACE FOR EACH 100 SQ. FT. OF SEATING IN THE MAIN SANCTUARY

REQUIRED (5,970 SQ. FT. + 365)/ 100 SQ. FT:	PROVIDED:
64 SPACES	81 (45 PAVED/ 36 GRASS)

STAFF PARKING SPACES = 20
AUTO STACKING PARKING SPACES = 5
TOTAL REQUIRED = 25

CHAPTER 33 - ARTICLE II - SETBACKS

SECTION 33-50 SETBACK LINES MAIN BUILDING:

FRONT (NORTH):		REAR (SOUTH):		INTERIOR SIDE (WEST):		SIDE STREET (EAST):	
REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:	REQUIRED:	PROVIDED:
50'-0"	50'-2"	75'-0"	128'-9"	75'-0"	15'-0"	25'-0"	30'-0"

2 ZONING CODE DATA
SCALE: NTS

AND DESCRIPTION

LOT 8, BLOCK 3, OF RANCH ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4, LESS THE SOUTH 264 FEET THEREOF, AND LESS THE WEST 50 FEET THEREOF, AND LESS THE NORTH 25 FEET AND THE EAST 35 FEET THEREOF, FOR ROAD DEDICATION, ALSO LESS THE WEST 7 FEET OF THE EAST 725.87 FEET OF THE NORTH 256.20 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 LESS THE NORTH 35 FEET THEREOF, IN SECTION 9, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

KITCHEN + STORAGE	963 SF
LOBBY / CHAPEL / ADMIN / RESTROOMS	5,465 SF
PRE-SCHOOL	8,400 SF
MULTI-PURPOSE / GYM/AM	4,000 SF
COVED DROP-OFF NOT	445 SF
COVED DROP-OFF NOT	445 SF
TOTAL LOT COVERAGE	27,000 SF = 27.4%
SECOND FLOOR - MULTI-PURPOSE	1,000 SF
SECOND FLOOR - BALCONY/OUT	BASE SF
TOTAL BUILDING FOOTAGE	35,400 SF

LANDSCAPING LEGEND:

INDICATES EXISTING TREE TO REMAIN

INDICATES EXISTING TREE TO BE RELOCATED AS SHOWN

INDICATES NON-DADE TREE OF SIX CENTER MAGNIFICENT LOCATION AS SHOWN MUST BE 12 INCH MIN. AT TIME OF PLANTING

INDICATES NEW PALM TREE SPANISH FRUIT HOOK

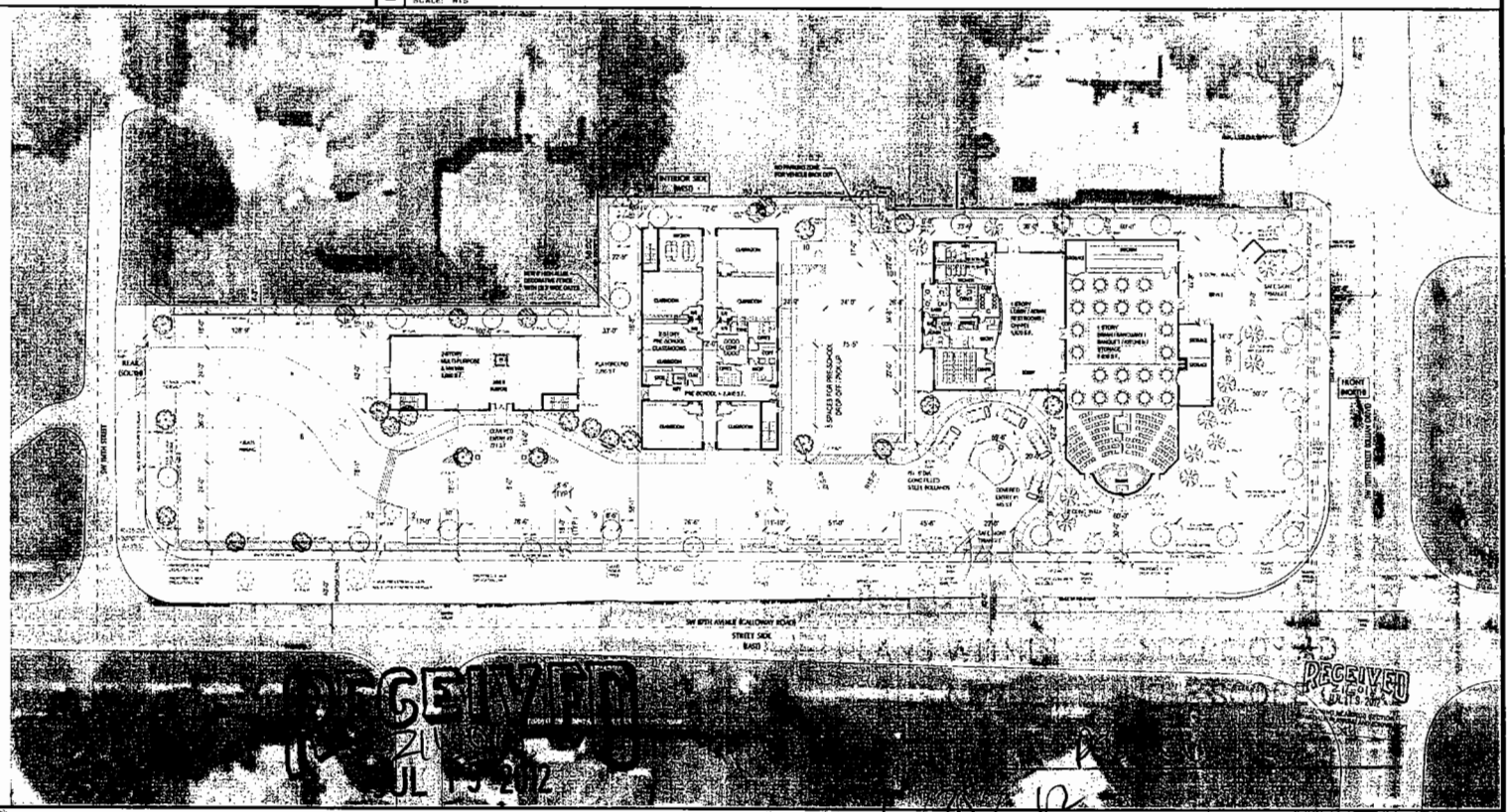
INDICATES NEW PALM HOOK TO BE PLANTED @ 2 HIGH AND SHALL BE MAINTAINED AT HIGH MIN. 8 FEET OF SPACES PROVIDED.

NOTE: PLANTS & SHRUBS SHALL NOT EXCEED 2.5' IN HEIGHT WHEN PLACED WITHIN 10' OF A DRIVE.

LAWN AREA:
GROSS LAWN AREA (PLAY) = 9,611 SQ. FT.
GROSS LAWN AREA (EXCLUSIVE OF PLAY) = 22,968 SQ. FT.
TOTAL LAWN AREA = 32,579 SQ. FT.

32,579 SQ. FT. (TOTAL LAWN) = 33.04%
98,593 SQ. FT. (TOTAL SITE)

1 = INDICATES ASSIGNMENT FOR SCHOOL DROP-OFF / PICK UP SPACES



1 SITE PLAN
SCALE: 1" = 30'-0"

NORTH

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

ZONING EVALUATOR

Manuel Synalowski Associates, LLC
1800 Eller Drive, Suite 300
Fort Lauderdale, Florida 33316
Telephone: 954 961 6666
Facsimile: 954 961 6667
mysfortlauderdale.com

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

SITE PLAN

AS-101

RECEIVED
2/1/2012
JUL 26 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PLANS APPROVED
PLANS NOT APPROVED
REVIEWED BY:
ON: / /
ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By:

Child Care Center Checklist

Day Nursery, Day Care Center, Kindergarten and Private School

School Name: Chabad Center of Kendall and Pinecrest

School Address: 8700 Fl Hwy, Miami, FL Zip Code: 33176

1. Is this an expansion to an existing school? Yes ☐ No ☐ If yes, indicate the number of students ____ and age and parent groups originally registered ____
2. Total size of lot: ____ ☐ acres ☐ sq. ft. = 43,560 sq. ft. × ____ = ____ acres
3. Number of children or students requested: 200 Ages: Infant - 5yrs Old
4. Number of teachers: 11 Number of attendants & shared personnel: 3
5. Number of classrooms: 6 Total square footage of classroom areas: 4,284 sf (est)
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 4,116 sf
7. Amount of outdoor recreation/play area in square footage: 17,615 sf

NOTE: Location requirement for outdoor recreation/play areas (see sections in §33-151.18(j))

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: ____ cars ____ vans ____ buses
9. Number of parking spaces provided for staff, visitors and transportation vehicles (vehicle spaces provided: 86 parking spaces required by §33-124(2): 15
10. Indicate the number of kids served by spaces: 15 provided 15 required.
11. Proposed height for the structure(s): 35' feet 3 stories
12. Size of identification sign: 4' ft. × 8' ft. = 32 sq. ft. Ref. §33-151.18(b). (Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.)
13. Days and hours of operation: Monday - Friday 7:00 - 6:00 pm, Open on Friday
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/child during the hours of operation should be delineated on the plans, pursuant to §33-151.18(j).
15. If the school will be/is functioning as such, do such uses meet the standards provided in §33-151.11? ☐ Yes ☐ No. (If yes, check for the residential uses and indicate same on the plans).

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 delineate the maximum number of children permitted at the facility. THIS PORTION MUST BE COMPLETED AND IS CONSIDERED TO BE THE MOST SIGNIFICANT PART OF THE CHECKLIST.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/kindergarten, preschool and other school care:
30 sq. ft. x 200 (number of children) = 6000 sq. ft. of classroom area required.

b. Elementary Grades 1-6 age
30 sq. ft. x ____ (number of children) = ____ sq. ft. of classroom area required.

c. Junior High and Senior High Schools (Grades 7-12) or 9
25 sq. ft. x ____ (number of children) = ____ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 6,000 sq.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,284 sf

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and other school care:
40 sq. ft. x 75 (No. of children) = 3,000 sf

b. Grades 1-6 age 500 sq. ft. x ____ (Not 30 children) = ____
300 sq. ft. x ____ (remaining children) = ____

c. Grades 7-12 age 800 sq. ft. x ____ (Not 20 children) = ____
300 sq. ft. x ____ (Not 300 children) = ____
100 sq. ft. x ____ (remaining children) = ____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 17,615
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 17,615

UNDER §33-151.18(g), and the Planning Division (17th Floor) for additional requirements:

a. 35 trees are required per net acre. Trees required: 65.55 Trees provided: 66
b. Tree islands are required for each tree required. Islands required: 66 Islands provided: 66
c. Gross area for organized sports/play areas in square feet: 8,900 sf
d. Lawn area in square feet (excluding organized sports/play area): 13,220 sf

School Address: 8700 Fl Hwy, Miami, FL Zip Code: 33176

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

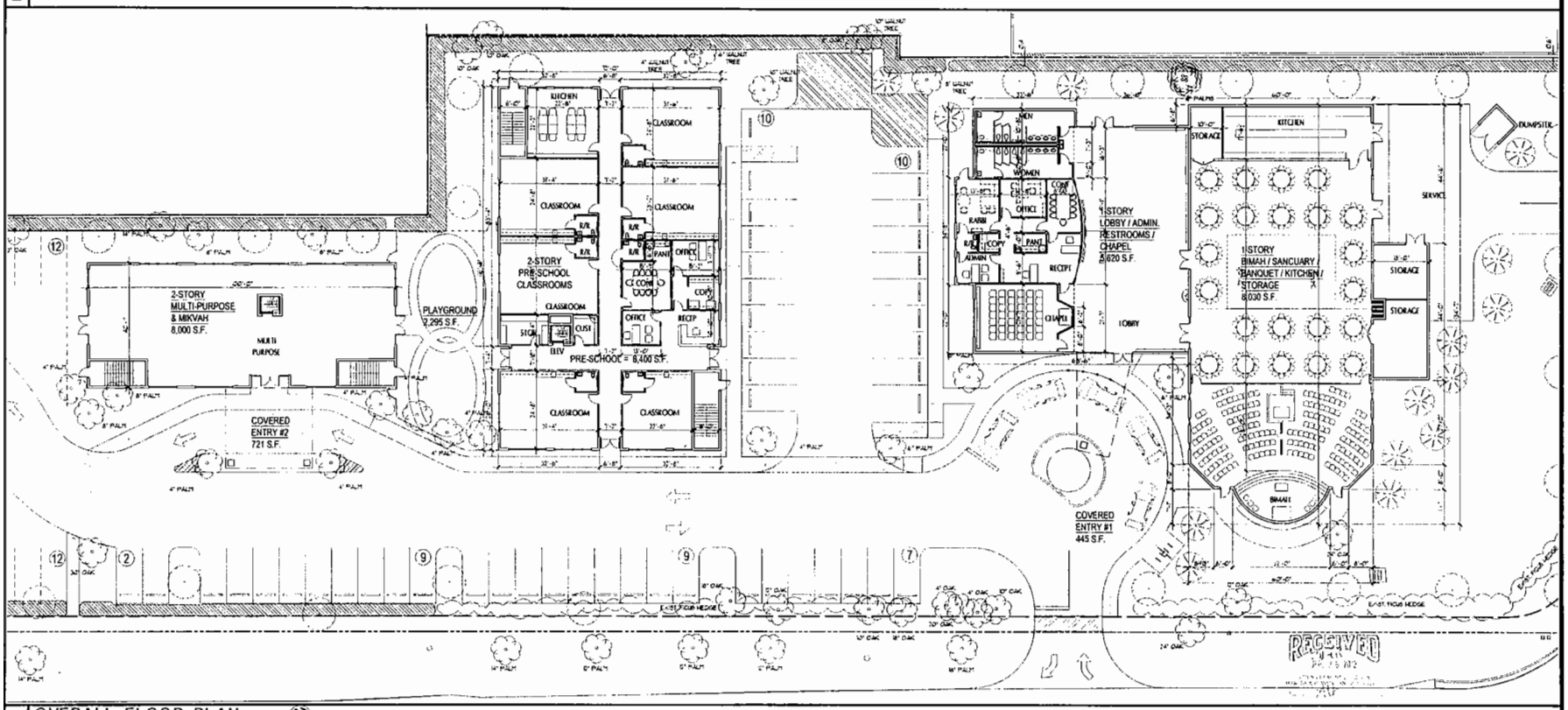
Signed, sealed, executed and acknowledged on the 7 day of February at Miami-Dade County, Florida.

Witness:
Witness:
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 9 day of February 2011, before me personally appeared Manuel Synalovski to me well known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the same for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: April 13, 2011

2 CHILD CARE CHECKLIST



1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0" NORTH

Manuel Synalovski Associates, LLC
1600 Ellen Trow Suite 502
Fort Lauderdale, Florida 33316
Telephone: 954-561-0606
Facsimile: 954-561-0607
manuel@synalovski.com

AA 26001863
2/26/12
MANUEL SYNALOVSKI AR 0011628 SEAL

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

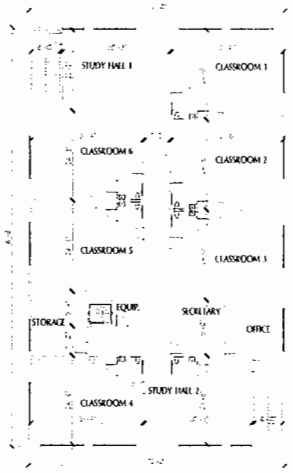
FLOOR PLAN
SHEET TITLE

DRAWN CB
CHECKED MS
DATE 12.23.2011
SCALE AS NOTED
JOB NO 1068-100419
SHEET A-101

RECEIVED
2-11-012
FEB 2 1 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

3 NOT USED

2 SECOND FLOOR - MULTI-PURPOSE BUILDING
SCALE: 1/16" = 1'-0"



1 SECOND FLOOR - CLASSROOM BUILDING
SCALE: 1/16" = 1'-0"

RECEIVED

Manuel Synalovski Associates, LLC

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

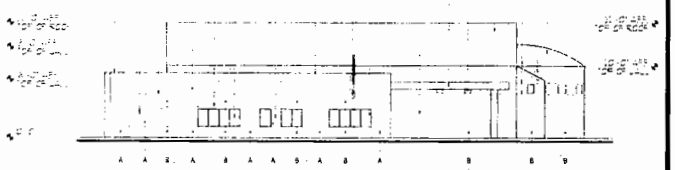
SECOND FLOOR PLANS

A-102

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z11-018
DATE: JAN 31 2012
BY: SDE

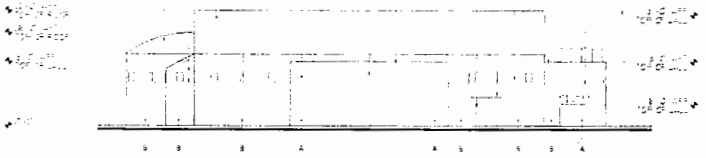
RECEIVED
Z11-018
JAN 3 1 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

34



6 SOUTH BUILDING ELEVATION - LOBBY/BANQUET BUILDING
SCALE: 1/16"=1'-0"

7 NOT USED

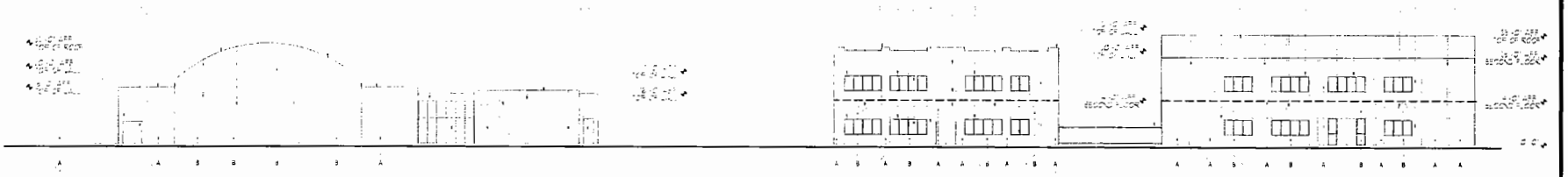


A = PAINT COLOR, SW 6127 (IVOIRE)
B = PAINT COLOR, SW 6150 (KHAKI)

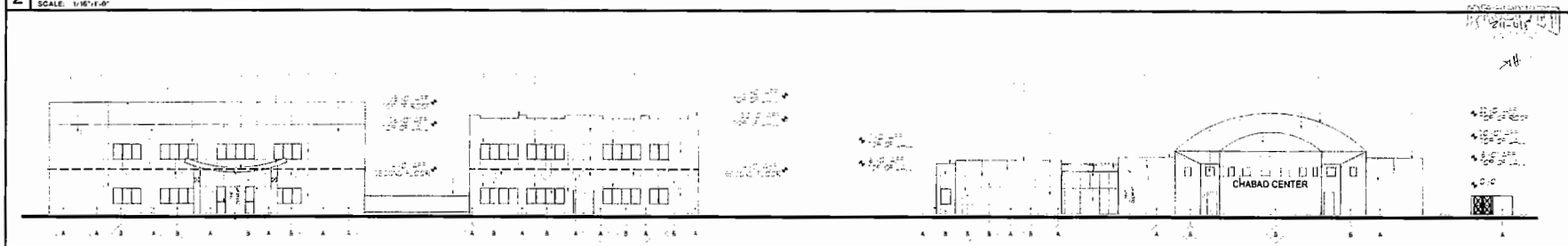
5 KEYNOTES

4 NORTH SITE ELEVATION
SCALE: 1/16"=1'-0"

3 SOUTH SITE ELEVATION
SCALE: 1/16"=1'-0"



2 WEST SITE ELEVATION
SCALE: 1/16"=1'-0"



1 EAST SITE ELEVATION
SCALE: 1/16"=1'-0"

Manuel Synalovski Associates, LLC

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

EXTERIOR ELEVATIONS

A-201

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z11-018
DATE: JAN 31 2012
BY: EDB

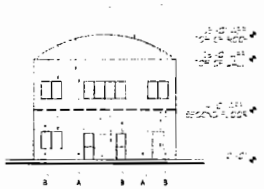
RECEIVED
Z11-018
JAN 31 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

35

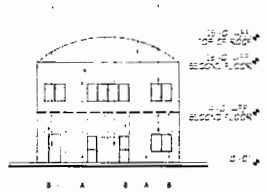
A = PAINT COLOR: SW 6127 (IVOIRE)

B = PAINT COLOR: SW 6150 (KHAKI)

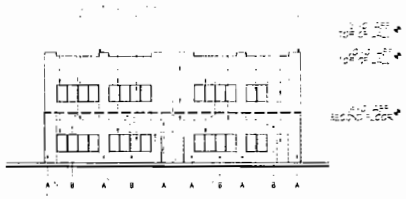
8 KEYNOTES



6 SOUTH BUILDING ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/16"=1'-0"

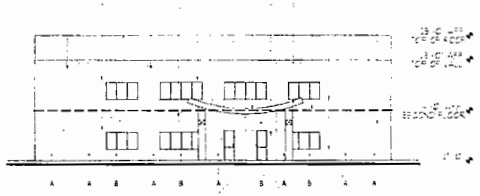


4 NORTH BUILDING ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/16"=1'-0"



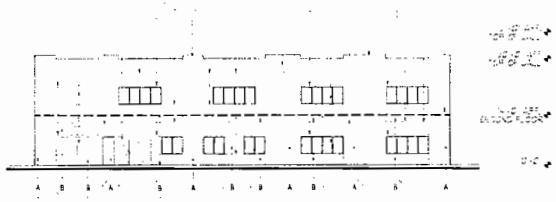
2 EAST/WEST BUILDING ELEVATION - PRESCHOOL BUILDING
SCALE: 1/16"=1'-0"

7 WEST BUILDING ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/16"=1'-0"



5 EAST BUILDING ELEVATION - MULTI-PURPOSE BUILDING
SCALE: 1/16"=1'-0"

3 SOUTH BUILDING ELEVATION - PRE-SCHOOL/CLASSROOM BUILDING
SCALE: 1/16"=1'-0"



1 NORTH BUILDING ELEVATION - PRE-SCHOOL/CLASSROOM BUILDING
SCALE: 1/16"=1'-0"

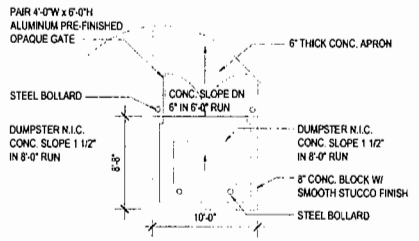
RECEIVED
Z11-018
AH

Manuel Synalovski Associates, LLC

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

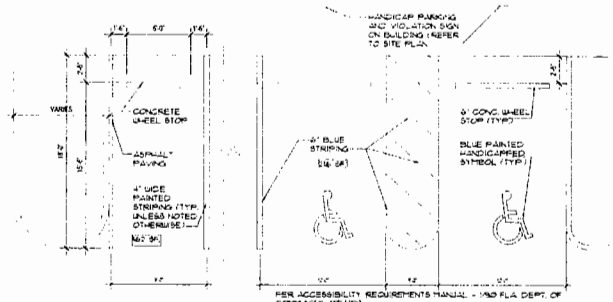
BUILDING ELEVATIONS

A-202



NOTES:
- DUMPSTER PAD & ENCLOSURE SHALL BE UNDER SEPERATE PERMIT.

4 DUMPSTER PLAN
SCALE: 3/16" = 1'-0"



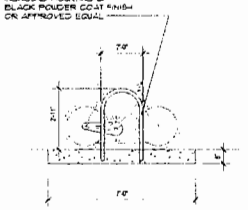
8" STANDARD PARKING

HANDICAPPED PARKING

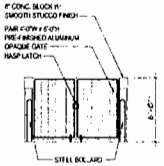
1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION TRAFFIC OPERATIONS STANDARDS MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS, (MAY 1988)
2. ON-SITE PAVEMENT MARKINGS SHALL BE PAINTED.

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SUCH SYMBOL AND CAPTION (SEE FIGURE 32) SUCH SYMBOL SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION

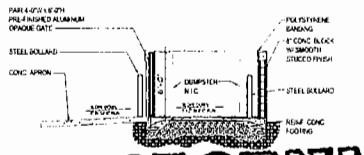
3 PARKING DETAILS
SCALE: AS SHOWN



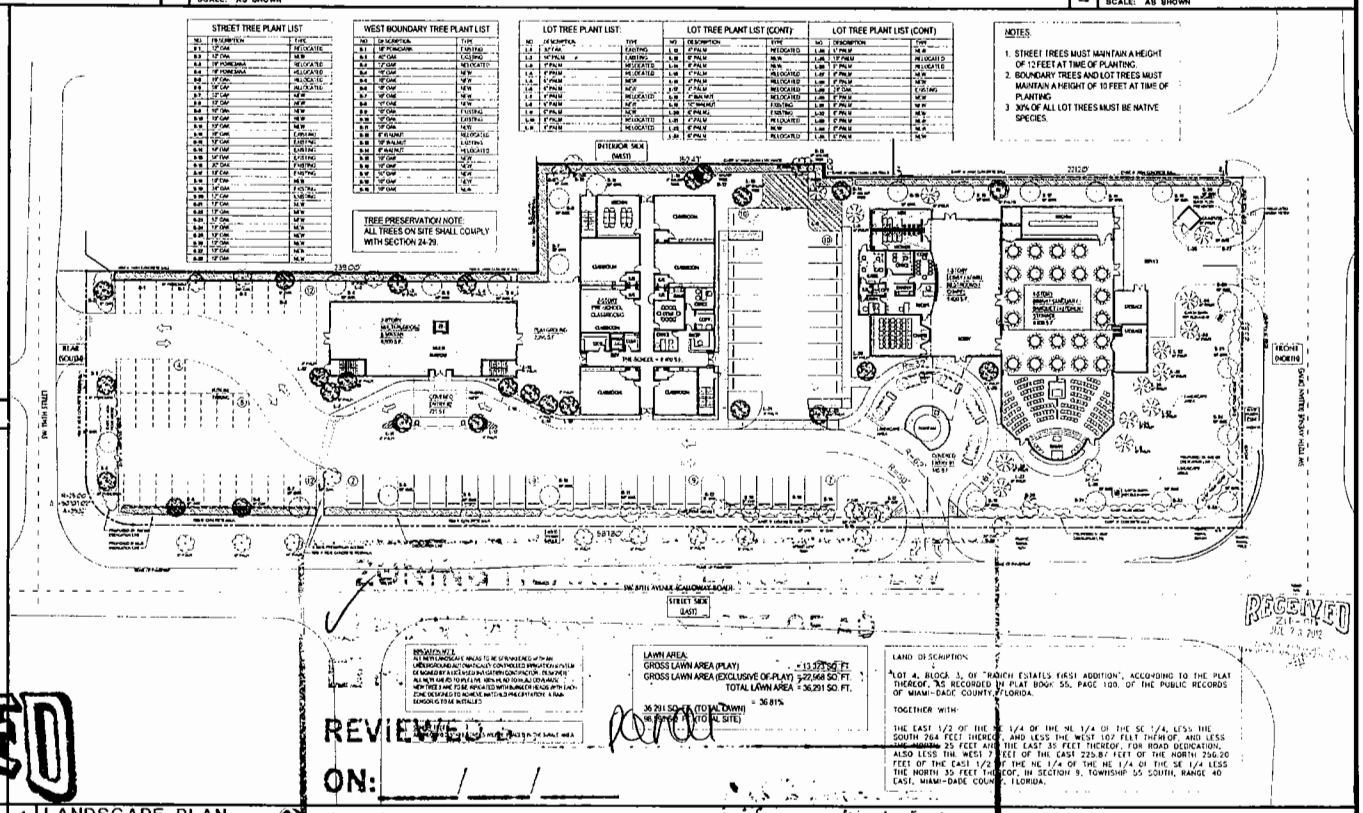
2 BIKE RACK DETAIL
SCALE: AS SHOWN



5 DUMPSTER ELEVATION
SCALE: 3/16" = 1'-0"



6 DUMPSTER SECTION
SCALE: 3/16" = 1'-0"



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

RECEIVED
JUL 2 6 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
JUL 2 6 2012

REVIEWED
ON: / /

ZONING EVALUATOR
☐ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: / /

Manuel Synalovski Associates, LLC
19000 Hallandale Beach Blvd., Suite 300
Hallandale Beach, Florida 33009
Telephone: 954 951 6005
Facsimile: 954 951 6007
mynalovski@bellsouth.net

NO	DATE	REVISION
1	6/2012	ZONING CHANGES
2	7/2012	ZONING RESPONSE
3	7/2012	PLAT BOOK CORRECTION

LICENSE NO
AA 26001863
7/26/12
MANUEL SYNALOVSKI
AR 0011628
SEAL

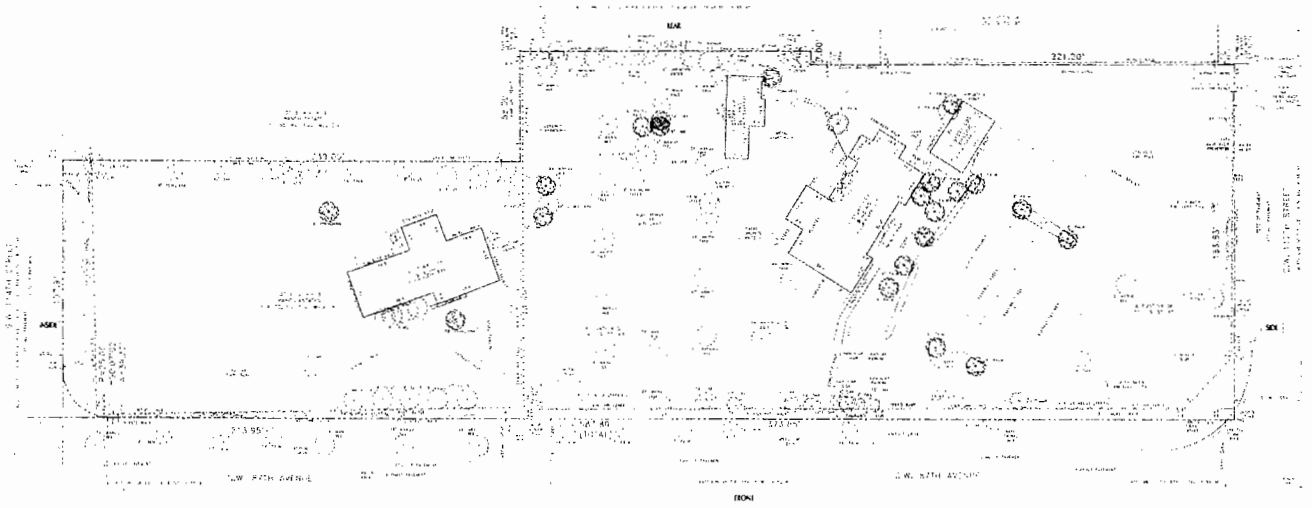
CHABAD CENTER
OF KENDALL AND PINECREST
8700 112 STREET (KILLIAN DRIVE)
MIAMI, FLORIDA 33176

PROJECT NAME
LANDSCAPE PLAN
SHEET TITLE

DRAWN
MDS
CHECKED
MS
DATE
12.23.2011
SCALE
AS NOTED
JOB NO.
1066-100419
SHEET
L-101

RECEIVED
2/1/2018
JAN 3 1 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

2 NOT USED
SCALE:



LEGEND

TREE PRESERVATION NOTE
ALL TREES ON SITE SHALL COMPLY WITH SECTION 24-49.

LAND DESCRIPTION

LOT 4, BLOCK 3, OF "RANCH ESTATES FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, LESS THE SOUTH 264 FEET THEREOF, AND LESS THE WEST 107 FEET THEREOF, AND LESS THE NORTH 35 FEET AND THE EAST 35 FEET THEREOF, FOR ROAD DEDICATION. ALSO LESS THE WEST 7 FEET OF THE EAST 225.87 FEET OF THE NORTH 256.00 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 LESS THE NORTH 35 FEET THEREOF, IN SECTION 9, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

RECEIVED
2/1/2018

1 LANDSCAPE DEMOLITION PLAN
SCALE: 1" = 30'-0"
NORTH

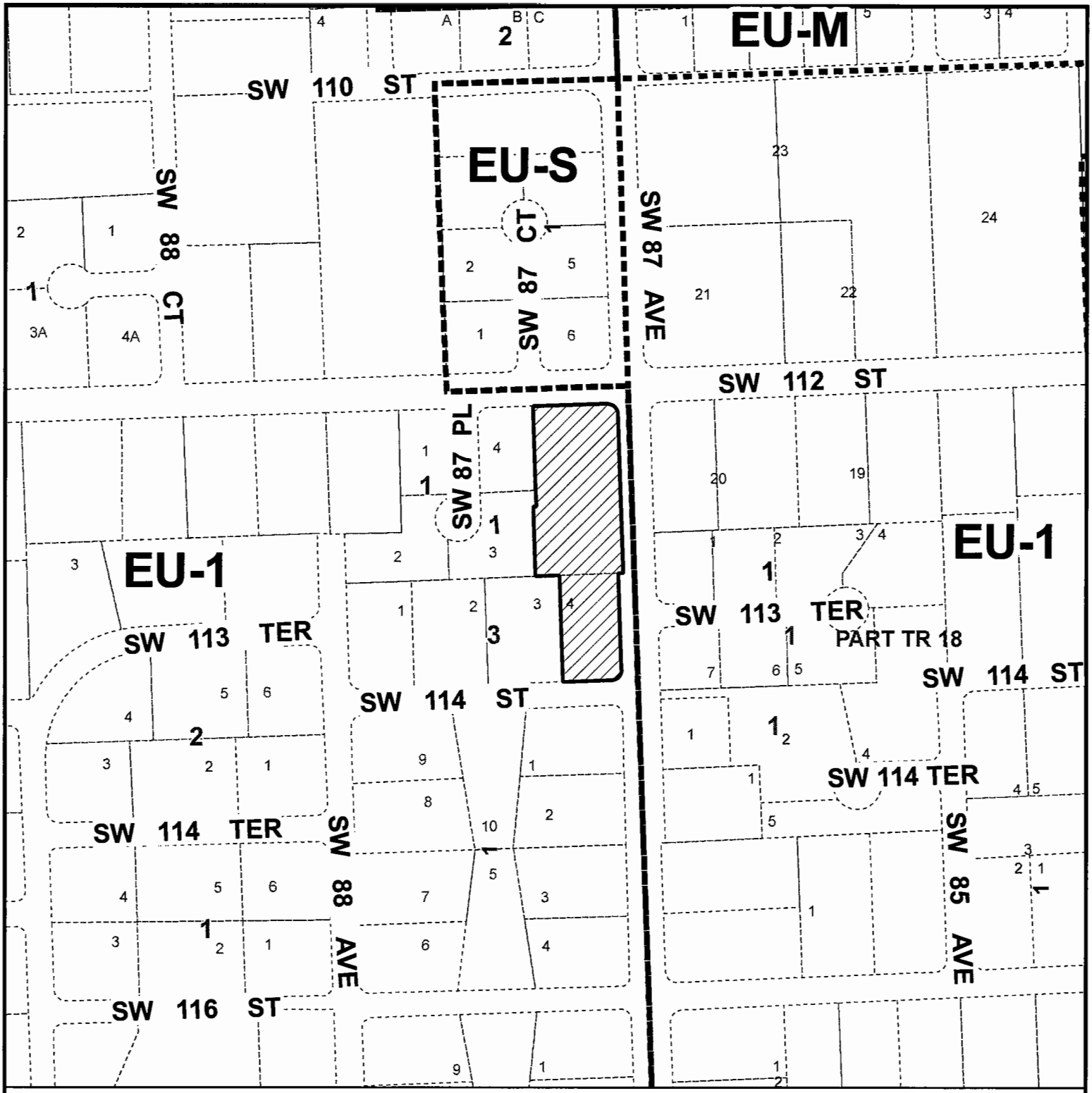
Manuel Synalovski Associates, LLC

1/27/12

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

LANDSCAPE DEMOLITION PLAN

LD-101



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

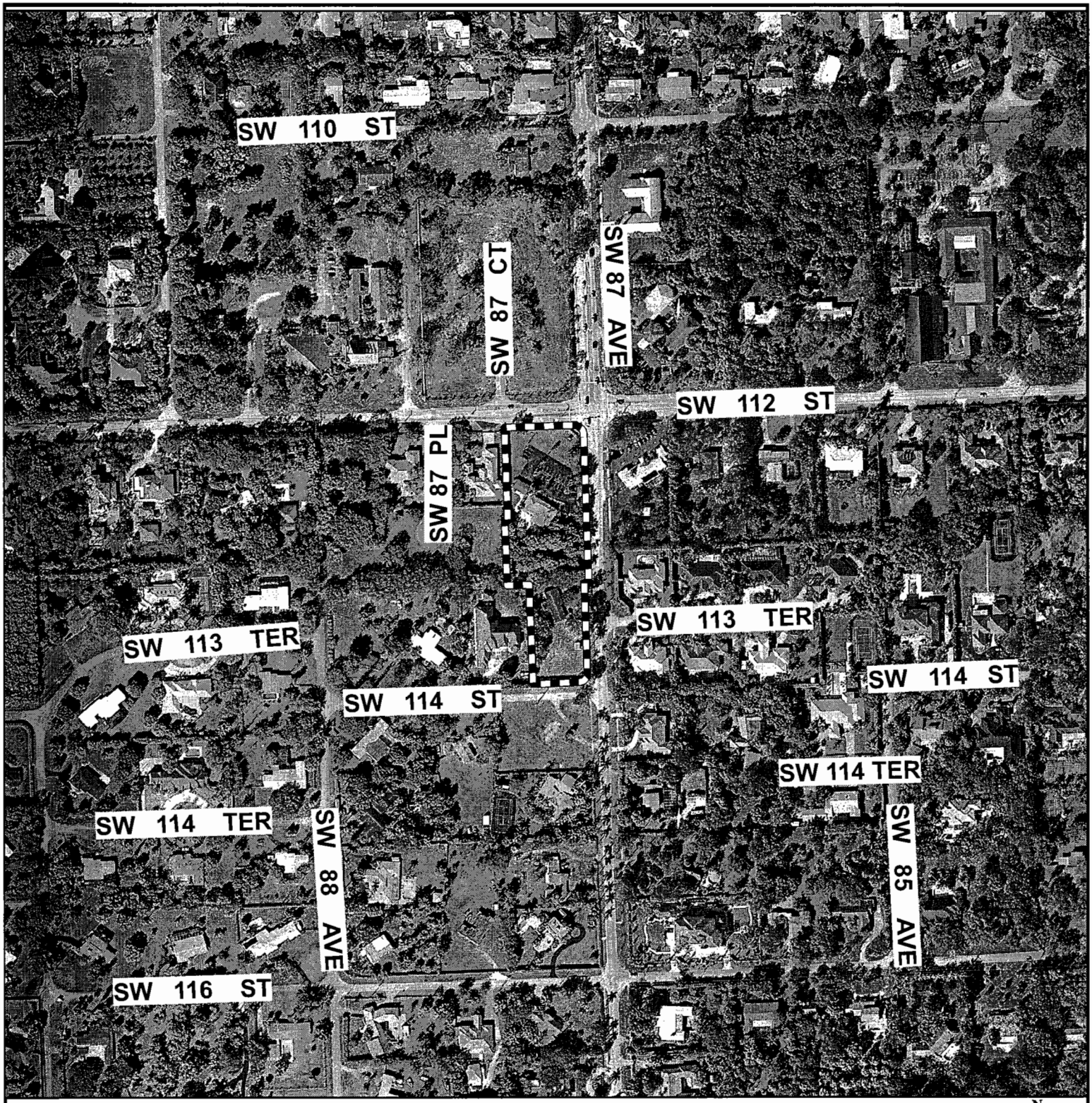
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000018

N
W E
S

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

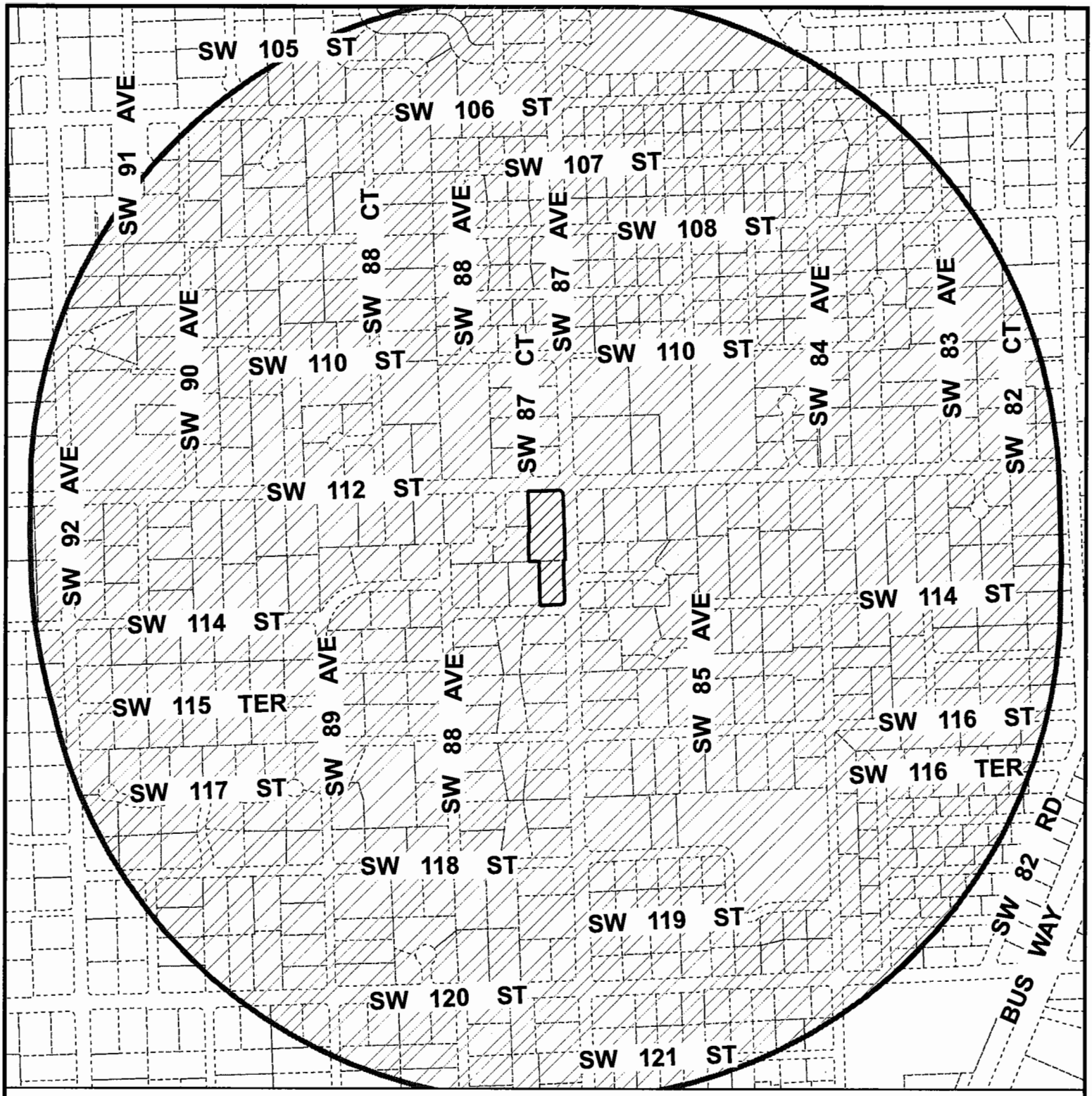
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY

39'



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000018

RADIUS: 2640

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
- Buffer

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 16, 2011

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12

PH: Z12-048 (12-9-CZ12-1) **September 5, 2012**
Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Lydia Manrique
Summary of Requests	The applicant is seeking to permit two (2) existing storage room additions to a single-family residence that encroach into the rear (east) and interior side (south) setback areas.
Location	6041 SW 93 Place, Miami-Dade County, Florida.
Property Size	13,822 sq. ft.
Existing Zoning	RU-1, Single-family Residential District
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 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(A)(4)(b), Non-Use Variance Standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions of request #2, denial without prejudice of request #1**

REQUESTS:

(1) NON-USE VARIANCE to permit an existing storage room addition to single family residence setback 8'-6" (25' required) from the rear (east) property line and setback 5' (7'-6" required) from the interior side (north) property line.

(2) NON-USE VARIANCE to permit an existing seating room addition to the single family residence setback 6'-11" (7'-6" required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Storage Legalization for Manrique's Residence" dated stamped received 3/19/12 and sheet A-2 dated stamped received 7/6/12 for a total of 3 pages.

PROJECT DESCRIPTION:

The plan submitted depicts the existing 3,376.79 sq. ft. single family residence and the existing additions encroaching into the rear (east) and interior sides (north and south) setback areas.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1;single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1;single-family residence	Low Density Residential (2.5 to 6 dua) (1 to 2.5 dua)

East	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an irregularly shaped 0.32 acre interior lot located at the intersection of SW 93 Place and SW 61 Street in the RU-1, Single-Family Residential District. The area surrounding the subject property is primarily characterized by single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to permit the existing additions to the residence. Although the existing additions provide the applicant with additional storage area, staff opines that it may have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP, and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold of Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When request #1 is analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of this request will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. Notwithstanding a similar approval of a request for a rear setback encroachment in 1992 on a property located to the south of the subject property at 9350 SW 62 Street pursuant to Resolution #4-ZAB-380-92, staff notes that there were no other approvals for encroachment into the rear setback area as intensive as is being requested herein. As such, staff opines that the requested 16'-6" encroachment into the rear (east) setback area along with a 2'-6" encroachment into the interior side (north) setback area is overly intensive and is out of character and **incompatible** with the surrounding properties. **Staff therefore, recommends denial without prejudice of request #1 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

However, when request #2 is similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff opines that the approval of request #2, to allow the existing seating room to setback 6'-11" where 7'-6" is required from the interior side (south) property line is minimal, would not have a negative visual impact on the surrounding area or affect the stability and appearance of the community,

and would be **compatible** with same. However, in staff's opinion, the existing floor plan for the single-family residence could be easily converted by future owners to allow multiple residential uses on the property. Therefore, staff recommends as a condition for approval of request #2 that the applicant provide a Declaration of Use that would restrict the property to a single family use only. Further, staff recommends that the exterior doors from the master bedroom and the seating room be removed and replaced with approved ingress/egress windows and that the existing storage room addition be demolished. **Staff therefore, recommends approval with conditions 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 with conditions of request #2 and denial without prejudice of request #1.

CONDITIONS FOR APPROVAL : (For request #2 only)

1. That a site plan be submitted to and meet with the approval of the Department of Regulatory and Economic Resources 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 "Storage Legalization for Manrique's Residence" dated stamped received 3/19/12 and sheet A-2 dated stamped received 7/6/12 for a total of 3 pages except as herein amended to show the replacement of the exterior doors from the master bedroom and the seating room and the removal of the existing storage room encroaching into the rear (east) setback area. 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 exterior doors from the master bedroom and the seating room be removed and replaced with approved ingress/egress windows.

5. That the existing storage room addition be demolished.

6. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.

7. That the applicant obtain a building permit for all non-permitted structures on the property when applicable from the Department of Regulatory and Economic Resources within 90 days after the appeal period deadline date.

ES:MW:NN:JC:CH

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

ZONING RECOMMENDATION ADDENDUM

Lydia Manrique
Z12-048

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Environmental Division (RER)	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

Low-Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

2. LYDIA MANRIQUE
(Applicant)

12-9-CZ12-2 (12-048)
Area 12/District 07
Hearing Date: 09/05/12

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:

Year	Applicant	Request	Board	Decision
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: April 2, 2012

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

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

Subject: C-12 #Z2012000048
Lydia Manrique
6041 SW 93rd Place
Non Use Variance to Permit Less Setbacks than Required
(RU-1) (0.28 Acres)
28-54-40

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.

Flood Protection
The application site lies within a Special Flood Hazard Zone with a base flood elevation of 8 ft NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The proposed legalization of addition as depicted in the zoning request for a variance of set backs appears to be a non-substantial improvement as defined in Chapter 11C of the Code. Non-substantial improvements are required at a minimum to match the elevation of the existing single family residence. Based on the survey provided with this submittal the addition has an elevation of 10.45 ft and the single family residence has an elevation of 10.45 which is in compliance with the Code.

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

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

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

Stormwater Management

The storm water runoff from the storage areas must be retained on site, whit-out causing any runoff into the abutting properties. Applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the storage areas, without causing any runoff into the adjacent properties.

Wetlands

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

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

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit existing structures will not impact tree resources. However please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

PH# Z2012000048
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LYDIA MANRIQUE

This Department has no objections to this application.

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

Raul A Pino, P.L.S.
20-APR-12

Memorandum

MIAMI-DADE COUNTY

Date: April 20, 2012

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

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

Subject: Z2012000048: LYDIA MANRIQUE

Application Name: LYDIA MANRIQUE

Project Location: The site is located at 6041 SW 93 PL, Miami-Dade County.

Proposed Development: The applicant is requesting non-use variances for setbacks less than required on for an existing residence.

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

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

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

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

Memorandum

Date: 29-MAR-12

To: , Director
Department of Sustainability, Planning and Economic Enhancement

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000048

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2012000048
located at 6041 SW 93 PL, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1671 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: 5:32 minutes

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

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.

11

DATE: 23-MAR-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LYDIA MANRIQUE	6041 SW 93 PL, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2012000048

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. BNC; BSS case A2012001586-X was opened on February 11, 2012. Case opened for expired permit 2010026097. Civil Violation Notice 650085 issued on February 16, 2012. Case still open.

Lydia Manrique

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

REPORTER NAME:

Memorandum

MIAMI-DADE COUNTY

Date: August 20, 2012

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

From: Ramiro Martinez, Zoning Services Inspector
Department of Regulatory and Economic Resources

Subject: Hearing Application Process No. Z2012000048 – 6041 SW 93 PL

A site inspection conducted at the above-referenced property revealed a one story single-family residence with attached additions to the existing residence. One of the additions was being worked on under building permit no.2010-026097, which expired on October 31, 2011. All improvements have been depicted accurately on the survey. The subject property is an irregular, pie shaped lot in a RU-1 district, and all surrounding properties are developed by one story single-family homes.

Please refer to BNC's memo regarding all enforcement cases pertaining to this property and the status of the above-mentioned expired permit.

RECEIVED
12-048
MAR 19 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ZONING:	
HEIGHT (TO RIDGE OF ROOF)	13.34'-0"
NET LAND AREA	13,822 SF
LOT COVERAGE (EVERYTHING UNDER ROOF)	3,000 SF

SETBACKS:	REQUIRED	PROVIDED
FRONT	25'-0"	25'-2" SF
SIDE	7'-6"	6'-11" / 5'-0" SF
SIDE STREET	N/A	N/A
REAR	25'-0"	8'-6" SF

LEGAL DESCRIPTION

LOT 31, BLOCK 13 'DARLINGTON MANOR' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68 AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

2 → PHOTO NUMBER DIRECTION

1 STORY CBS EXISTING RESIDENCE #6041

ELEV. + 10.41' NGVD

EASTMENT

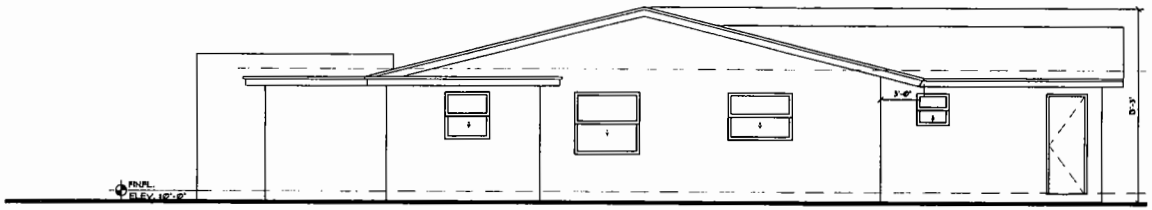
S.W. 93rd PLACE

SITE PLAN

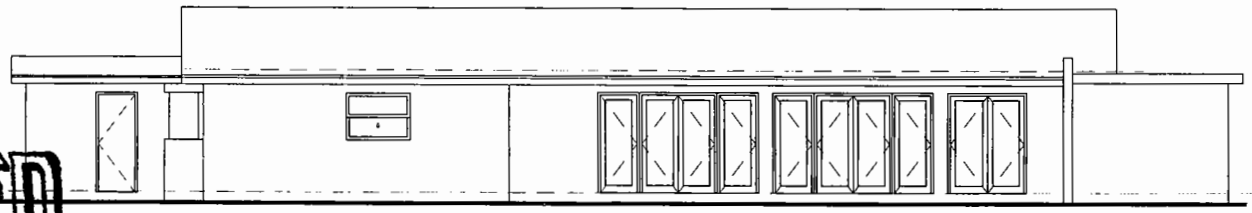
ENLARGED SITE PLAN

RECEIVED
12-048
MAR 19 2012

15



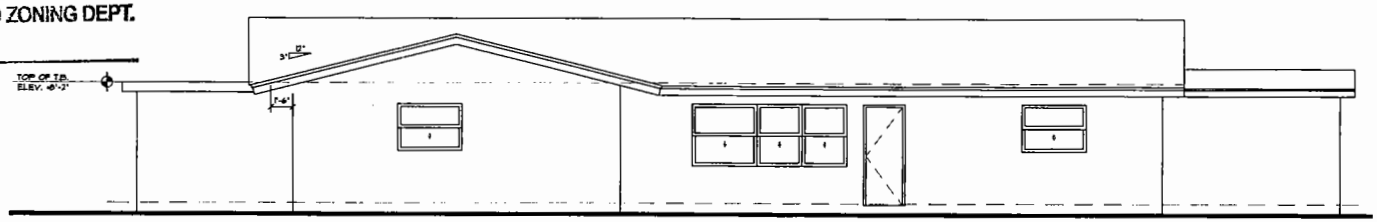
LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



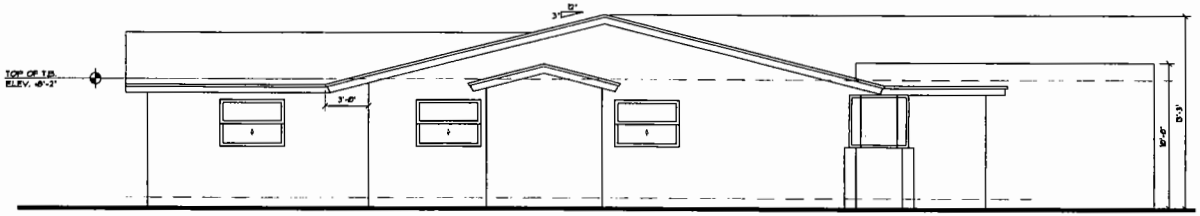
REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

RECEIVED
212-08
MAR 19 2012

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



FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

RECEIVED
MAR 19 2012
FB

0 5' 10' 15'

A. TAQUECHEL ASSOC., INC.
ARCHITECTS - ENGINEERS - PLANNERS
4848 S.W. 74th COURT, MIAMI FL. 33155 - TEL. (786) 255-0755
AMARO TAQUECHEL R.A. LIC. No. AR-0014658 FL. AA-COO2021
e-mail: amarotaquechel@aol.com

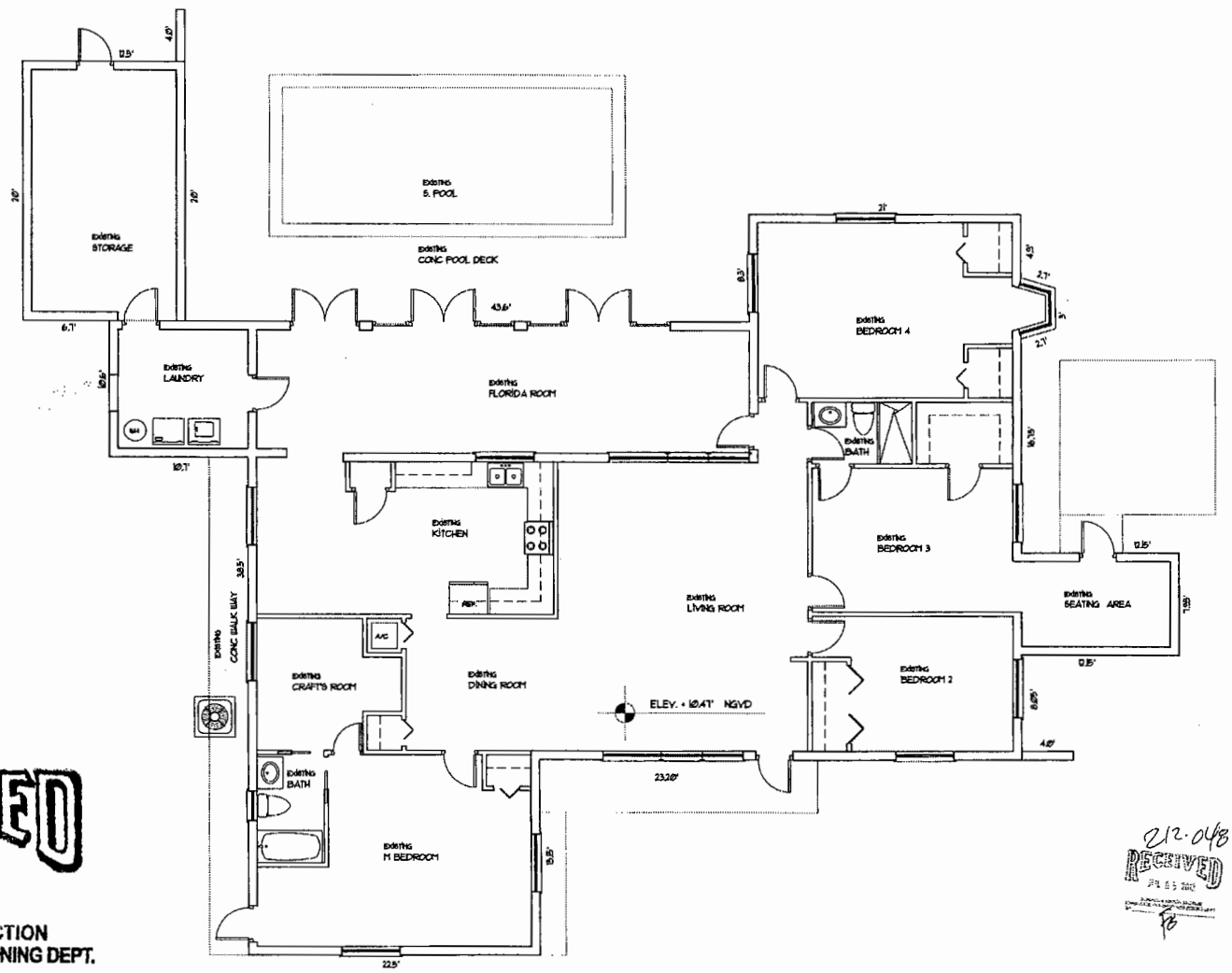
CONSULTANTS	REG. NO.	DISCIPLINE	DRAWN	TEL. No.
N/A	N/A	CIVIL	N/A	N/A
N/A	N/A	STRUCTURAL	N/A	N/A
N/A	N/A	MECHANICAL	N/A	N/A
N/A	N/A	ELECTRICAL	N/A	N/A
N/A	N/A	LANDSCAPE	N/A	N/A

REVISIONS

STORAGE LEGALIZATION FOR
MANRIQUE'S RESIDENCE
6041 SW 93rd PLACE MIAMI, FL 33173
OWNER: LYDIA MANRIQUE PHONE: (305) 445 4550

MAR 19 2012

A-3
A3
Job No. 11-017
MAR 19-12



RECEIVED
212-048
JUL 05 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____

212-048
RECEIVED

A. TAQUECHEL ASSOC., INC.
ARCHITECTS - ENGINEERS - PLANNERS
4848 S.W. 74th COURT, MIAMI FL. 33155 - TEL. (786) 266-0765
AMARO TAQUECHEL R.A. LIC. No. AR-0004888 FL. AA-C0020321
e-mail: amarotaquechel@aol.com

REVISIONS

CONSULTANTS	REC'D	DISCIPLINE	DRAWN	TEL/No.
N/A	N/A	CIVIL	N/A	N/A
N/A	N/A	STRUCTURAL	N/A	N/A
N/A	N/A	MECHANICAL	N/A	N/A
N/A	N/A	ELECTRICAL	N/A	N/A
N/A	N/A	LANDSCAPE	N/A	N/A

STORAGE LEGALIZATION FOR
MANRIQUE'S RESIDENCE
6841 SW 93rd PLACE MIAMI, FL 33173
OWNER: LYDIA MANRIQUE PHONE: (305) 444 1660

A-2
A3
Job No. 11-017
MAR 19 - 12

17

RECEIVED
212-048
MAR 19 2012

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

ZONING LEGEND
SINGLE FAMILY & DUPLEX

ZONING:

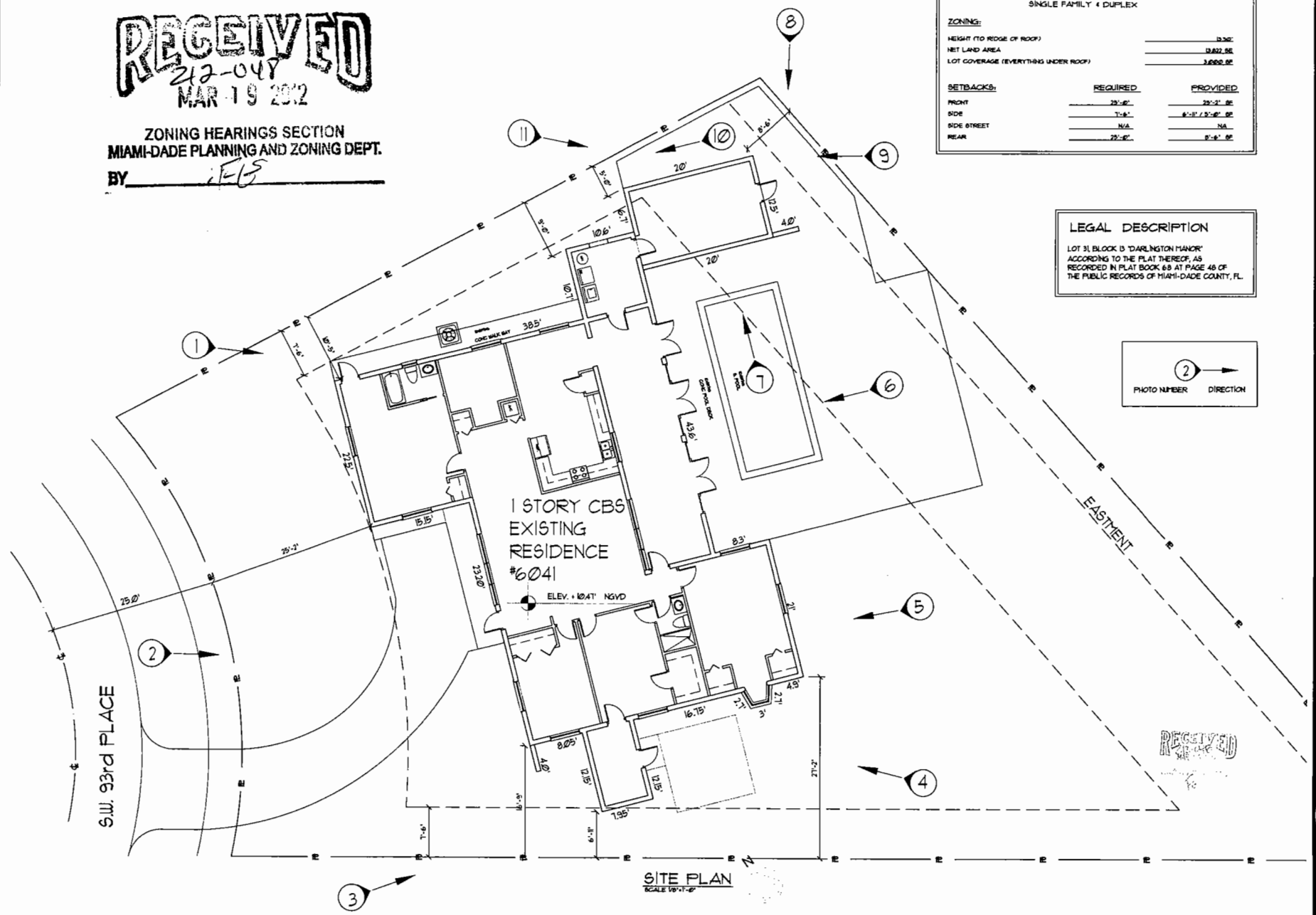
HEIGHT (TO RIDGE OF ROOF)	13.50'
NET LAND AREA	13,822 SF
LOT COVERAGE (EVERYTHING UNDER ROOF)	3,000 SF

SETBACKS:	REQUIRED	PROVIDED
FRONT	25'-0"	25'-2" SF
SIDE	7'-6"	6'-11" / 5'-0" SF
SIDE STREET	N/A	N/A
REAR	25'-0"	8'-6" SF

LEGAL DESCRIPTION

LOT 31, BLOCK 13 "DARLINGTON MANOR" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68 AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

PHOTO NUMBER → DIRECTION



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

RECEIVED

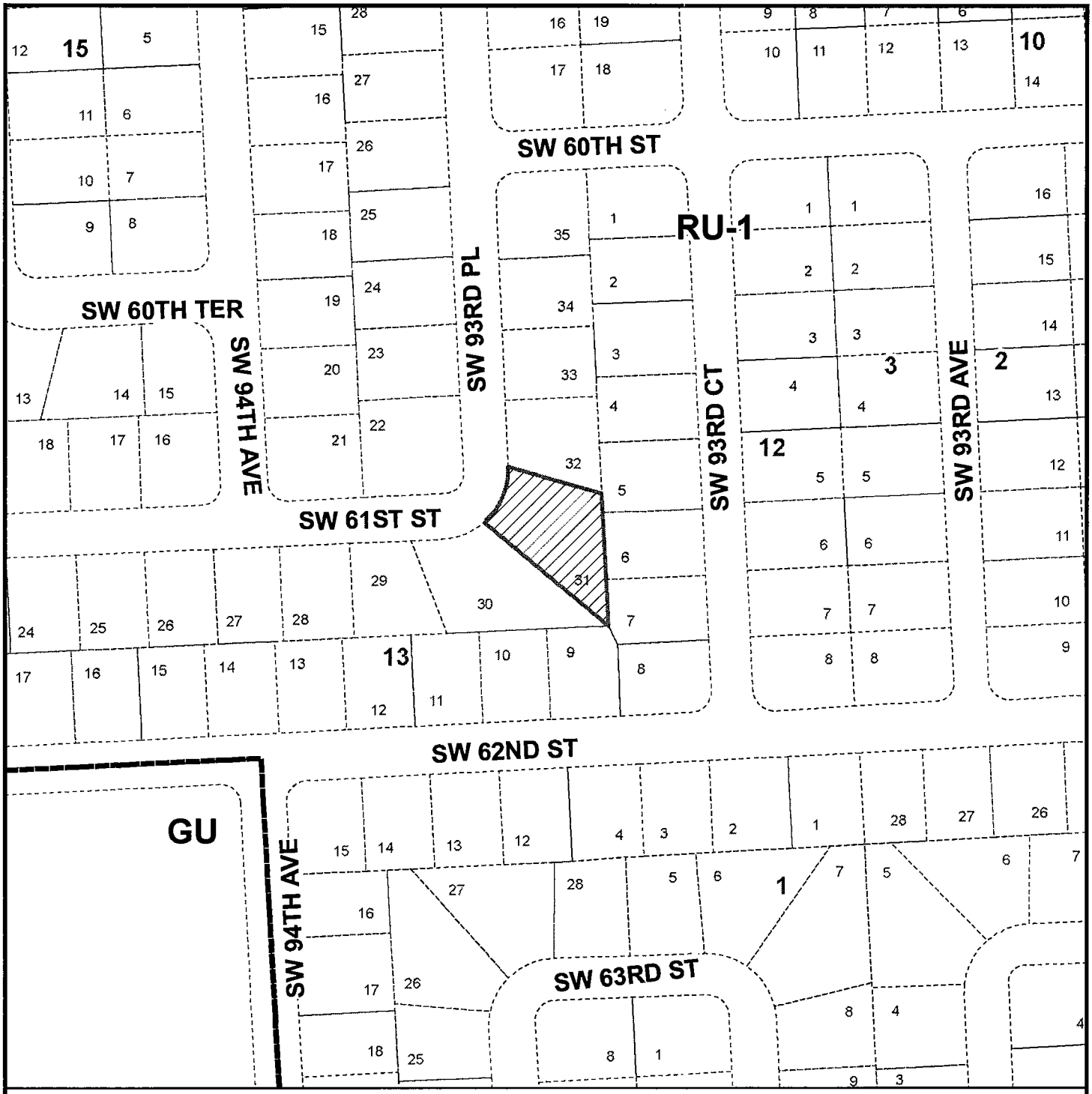
A. TAQUECHEL ASSOC., INC.
ARCHITECTS - ENGINEERS - PLANNERS
4848 S.W. 74th COURT, MIAMI FL. 33155 · TEL. (786) 266-0766
AMARO TAQUECHEL R.A. LIC. No. AR-0004668 FL. AA-C002021
e-mail: amarotaquechel@aol.com

CONSULTANTS	REG.NO.	DISCIPLINE	DRAWN	TEL.No.
N/A	N/A	CIVIL	N/A	N/A
N/A	N/A	STRUCTURE	N/A	N/A
N/A	N/A	MECHANICAL	N/A	N/A
N/A	N/A	ELECTRICAL	N/A	N/A
N/A	N/A	LANDSCAPE	N/A	N/A

REVISIONS

STORAGE LEGALIZATION FOR
MANRIQUE'S RESIDENCE
6041 SW 93rd PLACE MIAMI, FL 33173
OWNER: LYDIA MANRIQUE PHONE (305) 446-4550

A-1 / A3
Job No. 11-017



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000048

Section: 28 Township: 54 Range: 40
Applicant: LYDIA MANRIQUE
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 27, 2012

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000048

N
W E
S

Section: 28 Township: 54 Range: 40
Applicant: LYDIA MANRIQUE
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

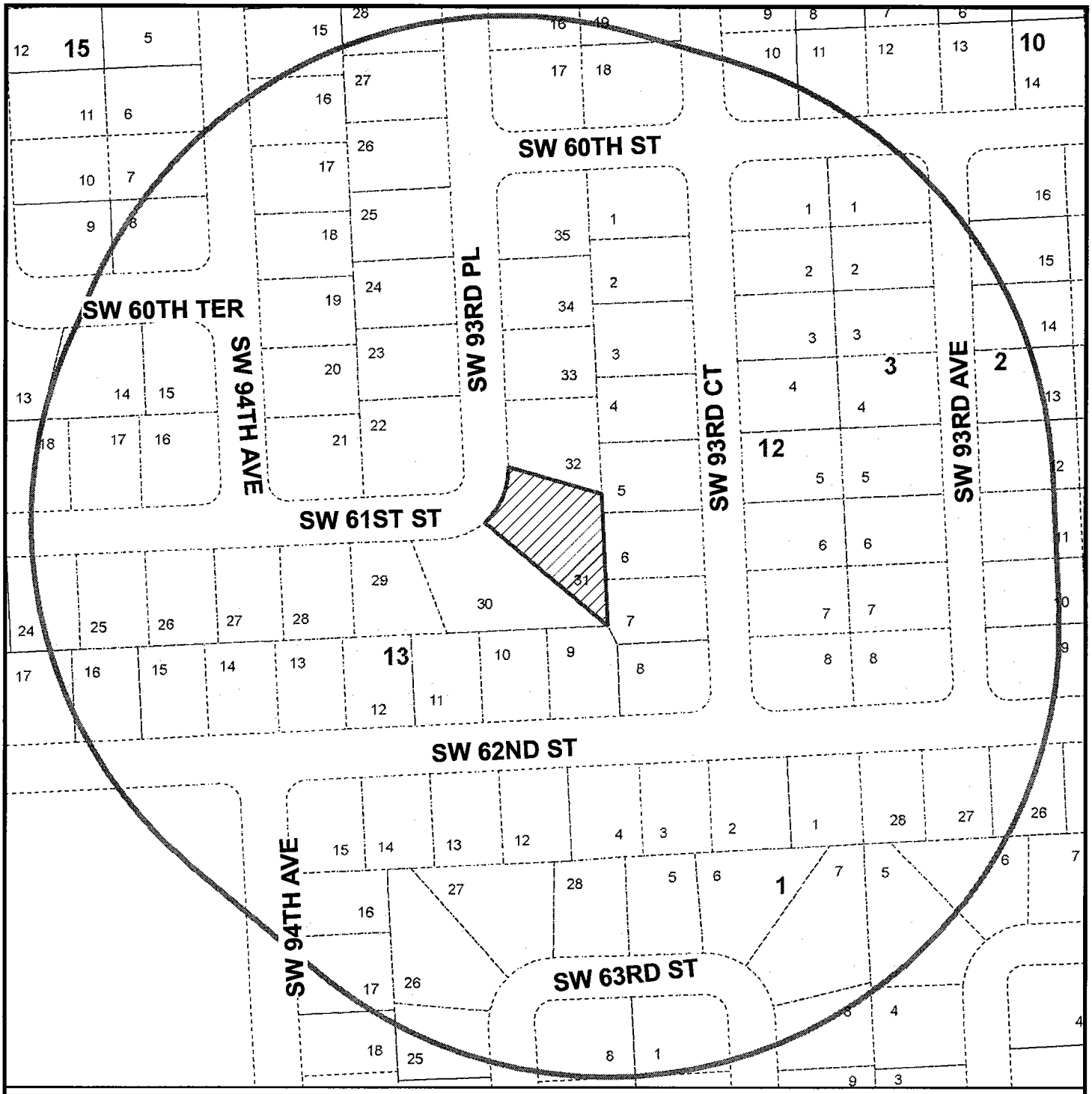
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 27, 2012

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000048

RADIUS: 500

Section: 28 Township: 54 Range: 40
Applicant: LYDIA MANRIQUE
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 27, 2012

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12

PH: Z12-052 (12-09-CZ12-3) **September 5, 2012**
Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Raul and Evelyn Marrero
Summary of Requests	The applicants are seeking to rezone the subject property from EU-1 to EU-M.
Location	8395 SW 96 Street, Miami-Dade County, Florida.
Property Size	159.87' x 290.79'
Existing Zoning	EU-1
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 Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice**

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-1 to EU-M

PROJECT DESCRIPTION: Existing approximately 3,123 sq. ft. single-family residence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
South	EU-M; single-family residences	Estate Density Residential (1 - 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a corner lot developed with an existing single-family residence, located at 8395 SW 96 Street. The surrounding area is characterized single-family residential uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property from EU-1 to EU-M. Additionally, approval will allow the construction of an additional residential unit on the newly subdivided lot. However, the rezoning will result in smaller lot sizes along this block face and could negatively impact the character of the surrounding area.

CDMP ANALYSIS:

The subject property is designated as ***Estate Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* The approval of the request sought in this application will allow the applicants to rezone the approximately 46,488 sq. ft. subject property from EU-1, Single Family One Acre Estate District to EU-M, Estate Modified District. The EU-M district allows single-family residences on lots with 15,000 sq. ft. net area. Staff notes that the lots along the same block face as the subject property vary in size from the smallest 39,639 sq. ft. located to the largest 57,934 sq. ft. located to the east on the corner of SW 83 Avenue and SW 96 Street. Staff opines that the request is within the density range of the Estate Density Residential category and **consistent** with the Estate Density Residential CDMP LUP map designation.

ZONING ANALYSIS:

When the applicants' request to rezone the 46,488 sq. ft. parcel to EU-M, Single-Family Modified Estate District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an adverse impact on the environment, the natural resources, or the economy of the County. 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 the recommendations and/or information contained in memoranda from the Public Works and Waste Management Department. Additionally, staff notes that the memorandum from the Environmental Division of the Department of Regulatory and Economic Resources indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an adverse impact on the natural resources of Miami-Dade County. Notwithstanding the aforementioned and the memoranda from the reviewing departments, staff opines that approval of this application is **incompatible** with the surrounding area, more specifically the parcels that front along the same block face and the adjacent parcels to the north.

Staff notes that the boundary survey submitted with the application depicts an existing single-family residence with a swimming pool and three (3) accessory structures located to the rear of the principle structure. Staff opines that if the parcel is to be subdivided the current location and configuration of the structures could result in the newly subdivided parcels needing variances in order to develop the new parcel with a single-family residence.

While staff found approvals for district boundary changes in the surrounding area, staff opines that this application differs and approval would be incompatible with the abutting and adjacent properties that remain EU-1. The request for a district boundary change for a property located approximately 320' to the northeast of the subject property was denied pursuant to Resolution No. CZAB 12-3-09; staff notes that the resolution indicated that the request would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for development of Miami-Dade County, Florida. However, the applicant appealed the Community Zoning Appeals Board 12 decision to the Board of County Commissioners which ultimately approved the requested district boundary change from EU-1 to EU-M, pursuant to Resolution No. Z-17-09. Staff opines that the location of that property on a corner that faced EU-M lots to the east and north provides a transition to the remaining EU-1 parcels in the same block.

Further, staff notes that properties located approximately 52' and 350' to the northwest of the subject property were granted approval for district boundary changes from EU-1, Single Family One Acre Estate District to EU-S, Estate Use Suburban (minimum size of 25,000 sq. ft. gross) pursuant to Resolution Nos. Z-34-88 and Z-10-92, respectively. It should be noted that both applications originally requested district boundary changes from EU-1 to EU-M but were granted EU-S in lieu of. Staff notes that the approved EU-S properties abut EU-M to the west and face EU-M to the north; however the properties abut EU-1 to the south and face EU-1 to the east. In staff's opinion the location provides a transition from the western EU-M zoned properties to the remaining EU-1 properties to the east.

Staff is of the opinion that the location of the subject property is not transitional and would disrupt the EU-1 development pattern of the block face along SW 96 Street. As previously mentioned, the three (3) parcels to the east along the same block face range in size from over 39,000 sq. ft. to over 57, 000 sq. ft. and the two (2) abutting parcels to the north are over 42,000 sq. ft. and over 50, 000 sq. ft. If the district boundary change to EU-M is approved, the resulting parcels will be approximately 23,000 sq. ft., at least 13,000 sq. ft. smaller than the smallest lot and 34,000 sq. ft. smaller than the largest lot along the same block face. Staff also notes that due to the location of this parcel which is surrounded by EU-1 parcels on three (3) sides, this application could lead to other applications that seek similar requests which would disrupt this pocket of one (1) acre lots in this area of Miami-Dade County. Therefore, staff opines that approval of the district boundary change to EU-M will be **incompatible** with the surrounding area. **As such, staff recommends denial without prejudice of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Denial without prejudice

CONDITION FOR APPROVAL:

None

ES:MW:NN:CH:AN

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

ZONING RECOMMENDATION ADDENDUM

Raul and Evelyn Marrero
12-052

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment Division - Regulatory and Economic Resources	No objection
Public Works & Waste Management	No objection
Parks	No objection
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary*

ZONING RECOMMENDATION ADDENDUM

Raul and Evelyn Marrero
12-052

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

3. RAUL & EVELYN MARRERO
(Applicant)

12-9-CZ12-3 (12-052)
Area 12/District 08
Hearing Date: 09/05/12

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:

Year	Applicant	Request	Board	Decision
1955	Bay Glades Civic Association	- Zone change from AU, GU, RU-1 to EU-1.	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: April 9, 2012

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

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

Subject: C-12 #Z2012000052
Raul Marrero
8395 SW 96 Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.04 Acres)
03-55-40

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.

Wellfield Protection
The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr wellfield complex. Development of the subject property shall be in accordance with the regulations established in Section 24.43 of the Code.

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 Department has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 23-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
The proposed district boundary change will not affect the existing stormwater management system.

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

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

Tree Preservation
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-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required 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. The Department 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 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

PH# Z2012000052
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RAUL & EVELYN MARRERO

This Department has no objections to this application.

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

Raul A Pino, P.L.S.
15-MAY-12

Memorandum

MIAMI-DADE COUNTY

Date: May 4, 2012

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

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

Subject: Z2012000052: RAUL & EVELYN MARRERO

Application Name: RAUL & EVELYN MARRERO

Project Location: The site is located at 8395 SW 96 ST., Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from EU-1 to EU-M. The potential increase in residential units is expected to be limited to 2 additional units on the 1.04 acre lot.

Impact and demand: This application is located in Park Benefit District 2, which has a surplus of 478.06 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, Parks Property Management Supervisor

Memorandum

Date: 05-APR-12

To: , Director
Department of Sustainability, Planning and Economic Enhancement

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000052

Fire Prevention Unit:

No objection via Case # Z2012000052.

Service Impact/Demand

Development for the above Z2012000052
located at 8395 SW 96 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

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

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

Existing services

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

Station 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

Not applicable to service impact calculations.

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

11

DATE: 30-MAR-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

RAUL & EVELYN MARRERO	8395 SW 96 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2012000052

HEARING NUMBER

HISTORY:

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

Raul & Evelyn Marrero

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

REPORTER NAME:

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2012

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

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2012000052

An inspection was conducted on August 13, 2012, at the residential property known as 8395 SW 96 Street. The property is a rental property and the tenant allowed me access to the property to conduct my inspection.

Possible zoning violations are a tiki hut and a shed in the rear of the property without permits. My research did not reveal a permit or process number for either structure. Neither structure is in the setbacks.

Per the appraisal's records, the Marrero's reside in Key Largo; however, I observed that homestead exemption is being claimed. I have referred this to the appraisal's office for further investigation.

If you have any questions or need further information, please let me know!

Francie Boellard

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000052

Section: 03 Township: 55 Range: 40
Applicant: RAUL & EVELYN MARRERO
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, April 2, 2012

REVISION	DATE	BY
		LL

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2012000052

N
W E
S

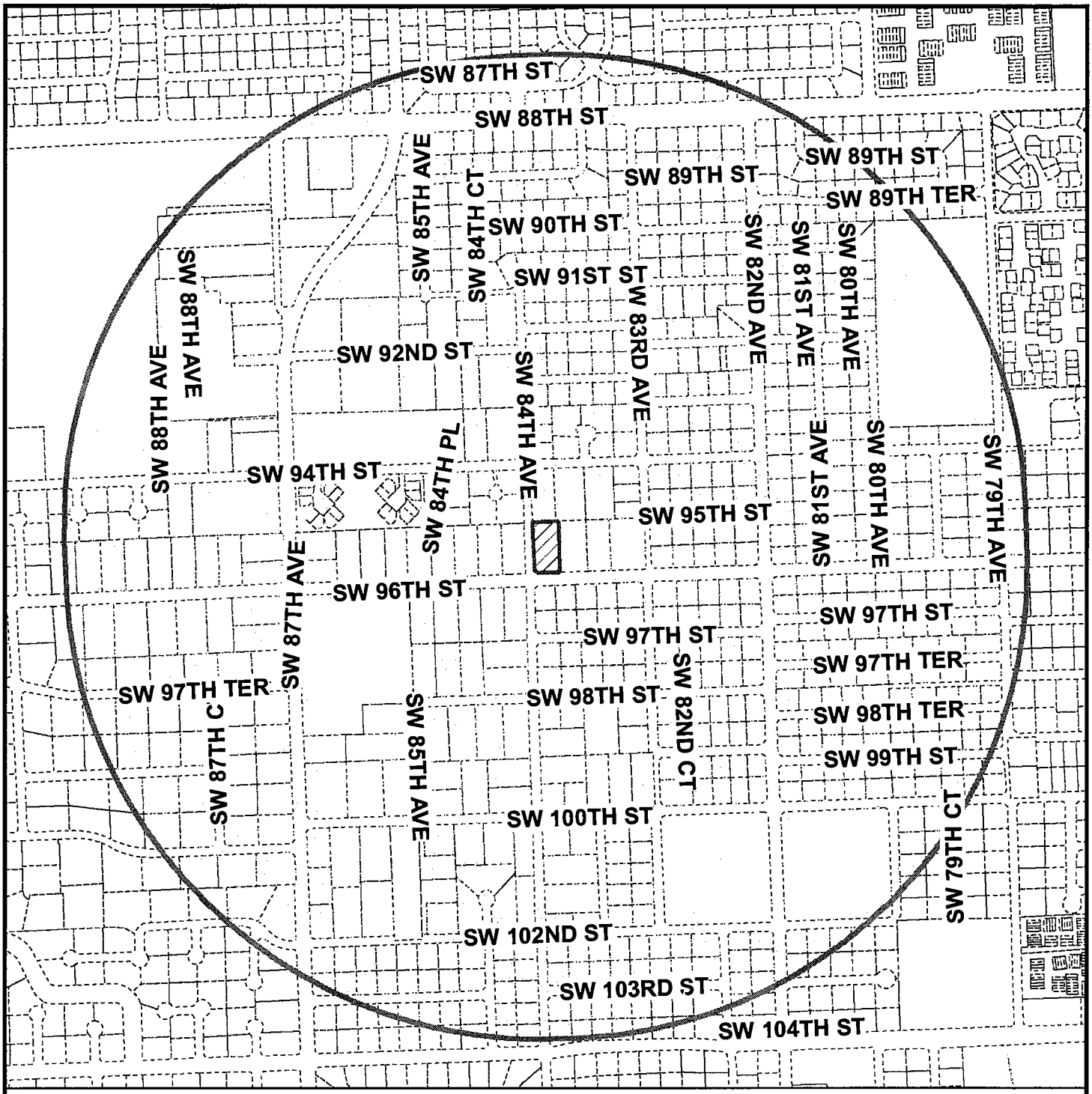
Section: 03 Township: 55 Range: 40
Applicant: RAUL & EVELYN MARRERO
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, April 2, 2012

REVISION	DATE	BY
		15



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000052

RADIUS: 2640

Section: 03 Township: 55 Range: 40
Applicant: RAUL & EVELYN MARRERO
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: Monday, April 2, 2012

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12

PH: Z12-060 (12-09-CZ12-4) **September 5, 2012**
Item No. 3

Recommendation Summary	
Commission District	7
Applicant	Carmen Sueiro
Summary of Requests	The applicant is seeking to permit the existing single-family residence and proposed addition to setback less than allowed in the front setback area.
Location	5450 SW 60 Court, Miami-Dade County, Florida.
Property Size	.93 Net Acre
Existing Zoning	EU-1
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**

REQUEST:

1. NON-USE VARIANCE to permit a portion of an addition to a single-family residence setback a minimum of 31' (50' required) from the front (east) property line.

2. NON-USE VARIANCE to permit a portion of the existing single-family residence setback a minimum of 31' (50' required) from the front (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources or its successor Department entitled "An Addition For: Carmen Sueiro" prepared by Sueiro Architectural Group, Sheet SP1 last handwritten revision dated 5/31/12 and dated stamped received 5/14/12 and the remaining 4 sheets dated stamped received 4/18/12 for a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing approximately 2,306 sq. ft. single-family residence and proposed 4,068 addition, resulting in an approximately 6,374 sq. ft. single-family residence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
South	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 - 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single-family residence located at 5450 SW 60 Court. The surrounding area is characterized single-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to construct an addition to the existing single-family residence with a reduced front setback. However, the request could have a negative visual impact on the surrounding area with the addition encroaching into the front setback area.

CDMP ANALYSIS:

The subject property is designated as ***Estate Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* The approval of the request sought in this application will allow an addition to the existing single-family residence to encroach into the front setback area. Further, staff notes that approval will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the single-family detached use, approval of the application with conditions is **consistent** with the density range of the Estate Density Residential CDMP LUP map designation.

ZONING ANALYSIS:

When request #1 to permit a portion of an addition to a single-family residence to setback 31', where 50' is required and request #2 to permit a portion of the existing single-family residence to setback 31', where 50' is required are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that the approval of 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. Staff notes that the plans submitted by the applicant indicate that the existing single-family residence is setback 31' and currently encroaches 19' into the front setback area. Staff did not find an approval for the existing encroachment and staff notes that records from the Miami-Dade County Property Appraiser's Office indicate that the existing encroachment has been in existence since at least 1967. Further, the submitted plans indicate that the proposed additions are designed to match the architectural scale and character of the existing residence. Additionally, the submitted elevations depict landscaping along the front (east) elevation that will act as a buffer for the proposed addition and existing single-family residence from the adjacent right-of-way. Additionally, staff notes that should request #1 be denied for the proposed addition, the existing setback for the existing single-family residence (request #2) will need to be legalized.

Further, although staff did not find similar approvals for relief of setback requirements in the surrounding area, staff opines that the requested 19' encroachment into the front setback area will not be visually intrusive to the surrounding single-family residences and will be adequately buffered by the landscaping that is depicted in the submitted plans along the front elevation. Staff opines that the approval of requests #1 and #2 will not result in an obvious departure from the aesthetic character of the surrounding area. **As such, staff recommends approval of the**

requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITION FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor 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 "An Addition For: Carmen Sueiro" prepared by Sueiro Architectural Group, Sheet SP1 last handwritten revision dated 5/31/12 and dated stamped received 5/14/12 and the remaining 4 sheets dated stamped received 4/18/12 for a total of 5 sheets.

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

4. That the existing accessory structure be demolished as indicated on the submitted plans.

5. That the proposed covered terrace addition not be enclosed in any manner except for approved insect screen materials.

6. That the landscape buffer be provided and maintained along the front (east) property line as depicted on the submitted elevations.

ES:MW:NN:CH:AN

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

ZONING RECOMMENDATION ADDENDUM

Carmen Sueiro
12-060

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment Division - Regulatory and Economic Resources	No objection
Public Works & Waste Management	No objection
Parks	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

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

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.*

4. CARMEN SUEIRO
(Applicant)

12-9-CZ12-4 (12-060)
Area 12/District 07
Hearing Date: 09/05/12

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:

Year	Applicant	Request	Board	Decision
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: June 14, 2012

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

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

Subject: C-12 #Z2012000060-1st Revision
Sueiro Architectural Group
5450 SW 60 Court
Non Use Variance to Permit a Single Family Residence Setback
Less than Required from Property Lines
(EU-1) (.93 Acres)
24-54-40

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.

Flood Protection
The application site lies within a Special Flood Hazard Zone with a base flood elevation of 9 ft. NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is (6.50) ft NGVD. The proposed addition as depicted in the zoning submittal may be a substantial improvement as defined in Chapter 11C of the Code.

Existing residential structures with proposed substantial improvements must be 8 inches above the highest crown of road and County Flood Criteria. Based on the survey provided with this submittal the single family residence has an elevation of 12.80 ft and 12.91 ft, the highest crown of road is 12.08 ft, the proposed addition #1 has an elevation of 12.80 ft, and the proposed addition #2 has an elevation of 12.911 ft, which is in compliance with the Code. For more information please contact the Floodplain Program at 786-315-2800.

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 the Department 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 Department has no objection to the interim use of

a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management
The proposed addition will not affect the existing stormwater management system.

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

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

Tree Preservation
The subject property contains specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. The applicant is aware of this Department's preservation requirements and has submitted a revised site plan of record dated May 9, 2012, that provides for the preservation of the specimen and non specimen sized trees that are located near the addition. According to the revised site plan no tree resources will be impacted by the addition, however please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required 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.

Please be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 6 feet from specimen and non specimen trees. Also as per Section 24-49.5 (1a) of the Code, during construction protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk. 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, the Tree Permitting Program recommends that appropriate actions be taken to not adversely impact tree resources on the referenced property.

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, Department of Regulatory and Economic Resources

PH# Z2012000060
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CARMEN SUEIRO

This Department has no objections to this application.

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

Raul A Pino, P.L.S.
31-MAY-12

Memorandum

MIAMI-DADE COUNTY

Date: July 2, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resource Department

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

Subject: Z2012000060: CARMEN SUEIRO
Includes revised plans dated submitted through 5/14/12

Application Name: CARMEN SUEIRO

Project Location: The site is located at 5450 SW 60 CT, Miami-Dade County.

Proposed Development: The applicant is requesting approval of non-use variance for setbacks on a residential lot. Review Includes revised plans dated submitted through 5/14/12.

Impact and demand: This application does not generate any new residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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, Parks Property Management Supervisor

Memorandum

Date: 24-APR-12

To: , Director
Department of Sustainability, Planning and Economic Enhancement

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2012000060

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2012000060
located at 5450 SW 60 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1679 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:02 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: 04-JUN-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

CARMEN SUEIRO	5450 SW 60 CT, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Z2012000060	
HEARING NUMBER	

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. prior case was opened June 21, 2011 for Failure renew foreclosed registry. A cvn was issued August 4, 2012. Violation was not corrected and a/non compliance was done January 25, 2012 and case forwarded to collection.

Carmen Sueiro

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

REPORTER NAME:

Memorandum

MIAMI-DADE COUNTY

Date: August 20, 2012

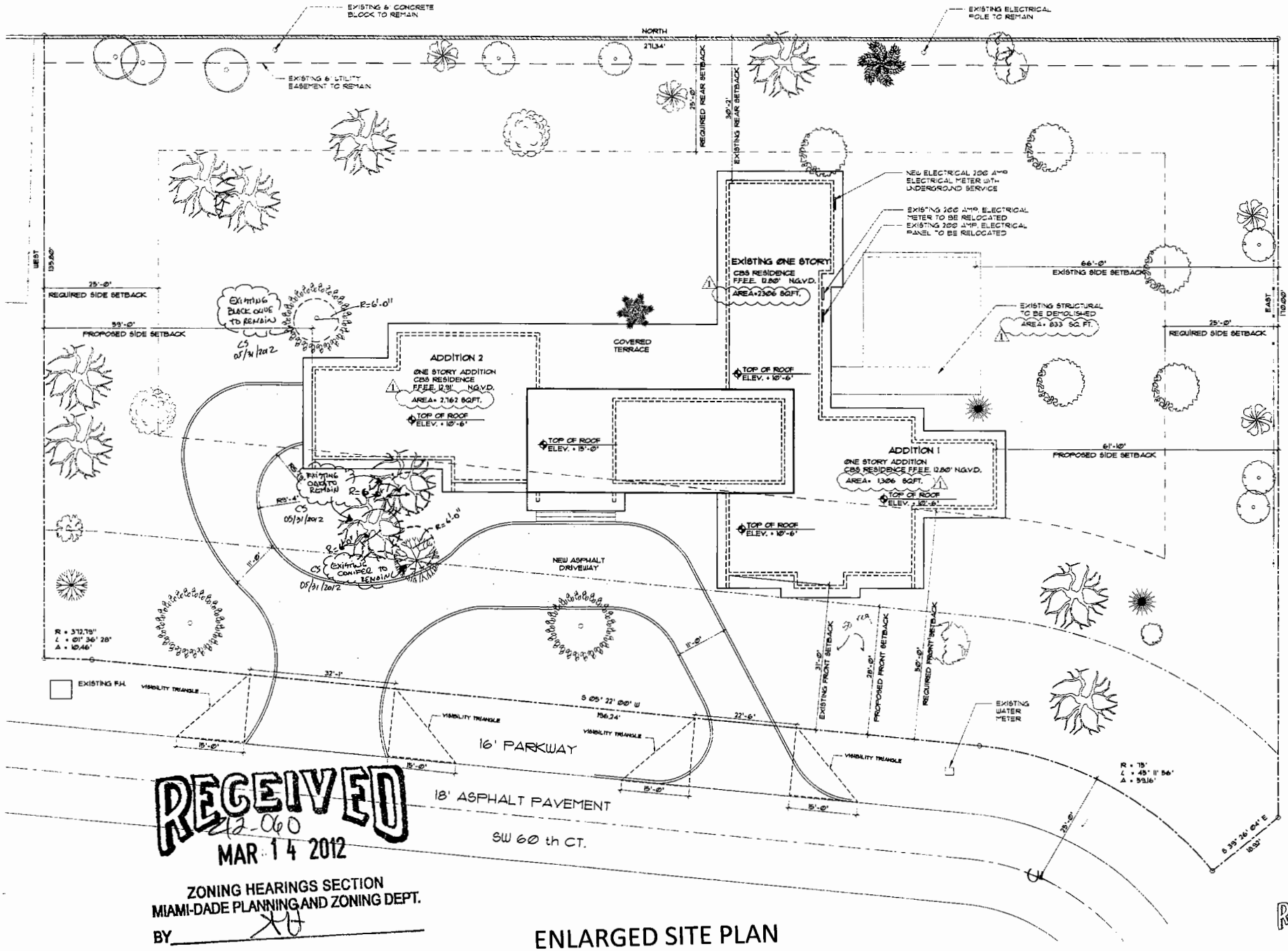
To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: Ramiro Martinez, Zoning Services Inspector
Department of Regulatory and Economic Resources

Subject: Hearing Application Process No. Z2012000060 – 5450 SW 60 CT AVE

A site inspection conducted at 5450 SW 60 CT for the above-referenced hearing application revealed a one acre lot improved with a one story single-family residence, a detached one story structure and a Rubbermaid shed located at rear of the property. All of these improvements have been accurately noted on the boundary survey submitted in the referenced hearing application. Other than the setback violations that the applicant is trying to vary for the existing residence and proposed additions, there were no other zoning violations observed.

Please refer to BNC's memo regarding any closed or open enforcement cases for this property.



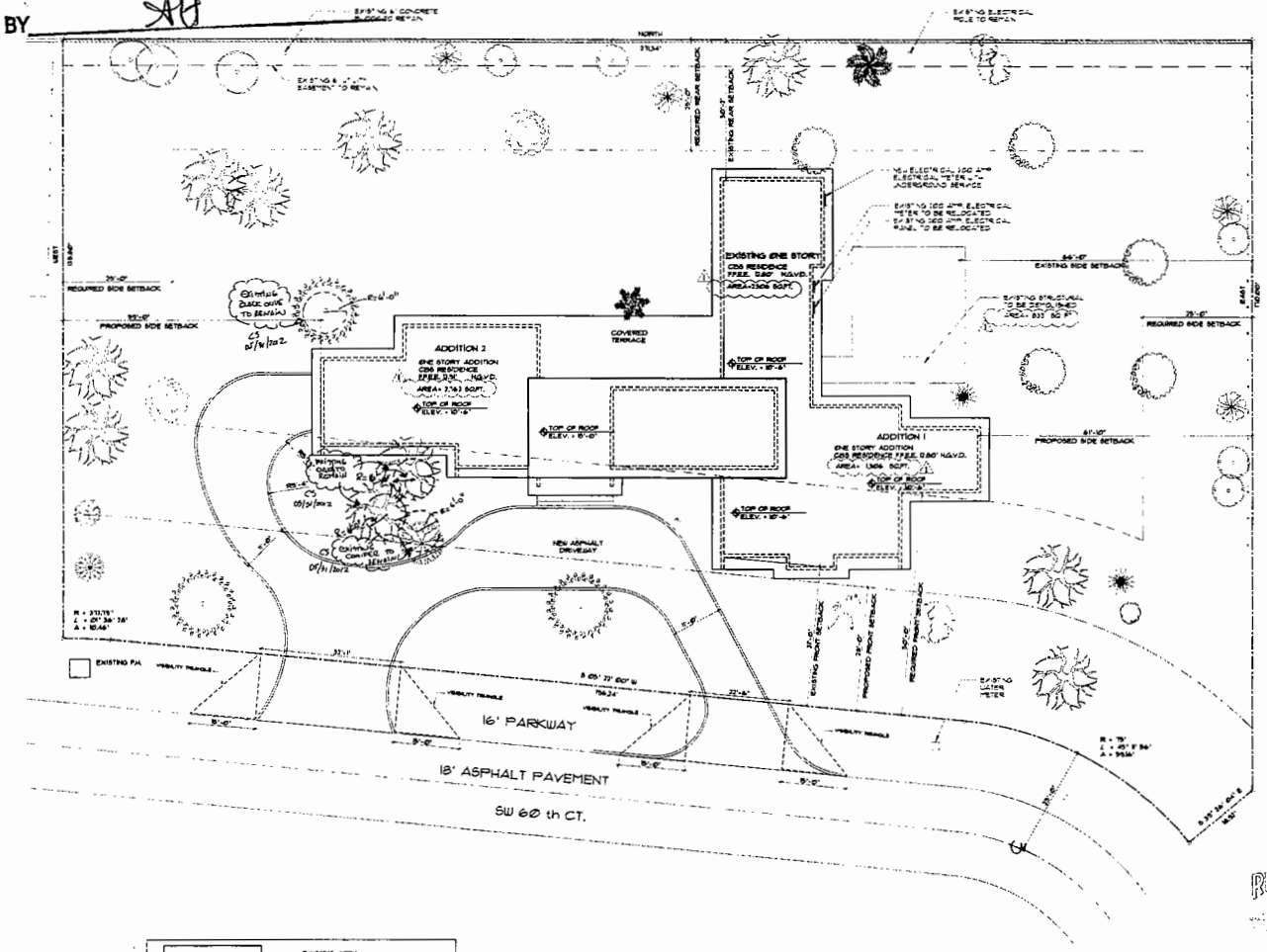
RECEIVED
12-060
MAR 14 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

RECEIVED
12-060
MAR 14 2012

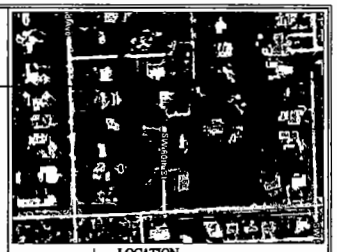
RECEIVED
212-060
MAR 14 2012

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



RECEIVED
MAR 14 2012
PLANNING DIVISION

SUBJECT PROPERTY



N LOCATION
SCALE: N.T.S.

SITE NOTES

1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH GRADING, SUB-GRADES AND CONTRACTING AS INDICATED IN THE CONTRACT DOCUMENTS.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER SHALL BE PROTECTED AS REQUIRED.
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE.
4. IF SIDEWALK IS PROVIDED IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
5. COORDINATE ALL EXCAVATION WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPING PLANS TO PREVENT ANY DAMAGE FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND FOR ANY CONCEALED INSTALLATION.
6. MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS.
7. PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB.
8. REFER TO SITE PLAN FOR SEWER DISPOSAL SYSTEM, DRIVEWAYS GRADING AND PAVING.

LEGAL DESCRIPTION

LOT 7, OAK MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AREA TABULATION

GROSS LOT AREA:	41,208.42 SQ. FT
NET LOT AREA:	40,837.46 SQ. FT
MAIN HOUSE (EXISTING)	2,506 SQ. FT
ADDITION 1 TO THE HOUSE	1,306 SQ. FT.
ADDITION 2 TO THE HOUSE	2,763 SQ. FT
LOT COVERAGE:	
MAX. ALLOWED (GROUND AREA x 35%)	16,322 SQ. FT.
PROVIDED:	
EXISTING:	3,235 SQ. FT.
NEW	6,374 SQ. FT.
DETACHED STRUCTURE	833 SQ. FT.
TOTAL LOT COVERED AREA:	6,374 SQ. FT
(PROVIDED 15.6 %)	

ZONING LEGEND

ZONING EU-1
HEIGHT (TO RIDGE OF ROOF) ..... 30'-0"
NET LAND AREA ..... 40,837.46 SQ. FT.
LOT COVERAGE (EVERYTHING UNDER ROOF ..... 6,842.00 SQ.FT.

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	30'-0"	32'-5 1/2"	28'-0"
SIDE	25'-0"	84'-10"	87'-10"
SIDE	25'-0"	175'-44"	96'-0"
REAR	25'-0"	320'-1"	320'-1"

ELEVATION
CROWN OF ROAD:
DADE COUNTY FLOOD CRITERIA:
FEDERAL FLOOD CRITERIA:
PROPOSED FINISHED FLOOR:

SITE TO BE FILLED IN ACCORDANCE TO THE DADE COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. 1 N/A OR AN ELEVATION NOT LESS THAN THE APPROVED CROWN OF ROAD ELEVATION FRONTING THE PROPERTY.

AREAS ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER INTO LAKE OR CANAL.

LOT SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

LOWEST FINISHED FLOOR ELEVATION (INCLUDING BASEMENT)			
DISTRICT	C.M.H.	E.F.H.	OTHER
REQUIRED	N/A	N/A	
PROPOSED	N/A	N/A	

LOWEST FLOOR AS-BUILT ELEVATION, A SURVEY IS REQUIRED BEFORE FRAMING ANY INSPECTION ABOVE LOWEST FLOOR

PROPOSED FINISHED FLOOR ELEVATION SHALL BE INCHES ABOVE FINISHED GRADE.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (16) OF THE FLORIDA STATUTES, EFFECTIVE JANUARY 10, 1981.

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MIAMI FL 33134
TEL 305 443 3400
FAX 305 443 3402
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ARCHITECTURE PLANS / NON-USE VARIANCE

AN ADDITION FOR:
CARMEN SUEIRO
5460 SW 60th COURT
MIAMI, FLORIDA 33155

PROJECT NUMBER 08-007
DATE 03-07-12
REVISIONS
1 ZONING-DEPART. COMMENTS-05-09-2012

05-09-2012

DRAWN BY M. A.
DATE 04 - 03 - 2012
SHEET NO. SP1
1 OF 5

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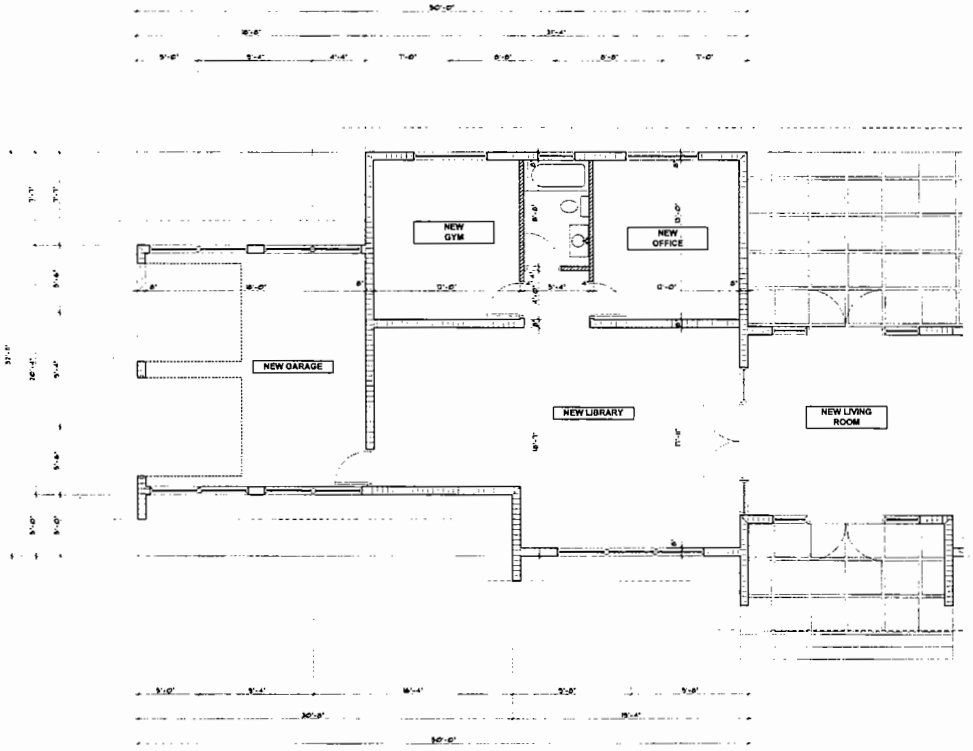
DATE: APR 18 2012
BY: [illegible]

16



PROPOSED FLOOR PLAN (ADDITION 2)
SCALE : 1/4" = 1'-0"

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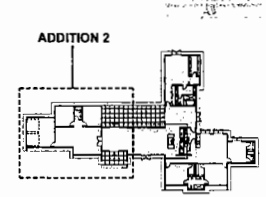

KEY PLAN
SCALE : 1/32" = 1'-0"

ARCHITECTURE PLANS/ NON-USE VARIANCE

AN ADDITION FOR:
CARMEN SUEIRO
5460 SW 60th COURT
MIAMI, FLORIDA 33155

PROJECT NUMBER 08-007
BID SET
PERMIT SET 03-07-12
REVISIONS

04/16/2012

M. A.

04 - 03 - 2012

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A2
3 OF 5

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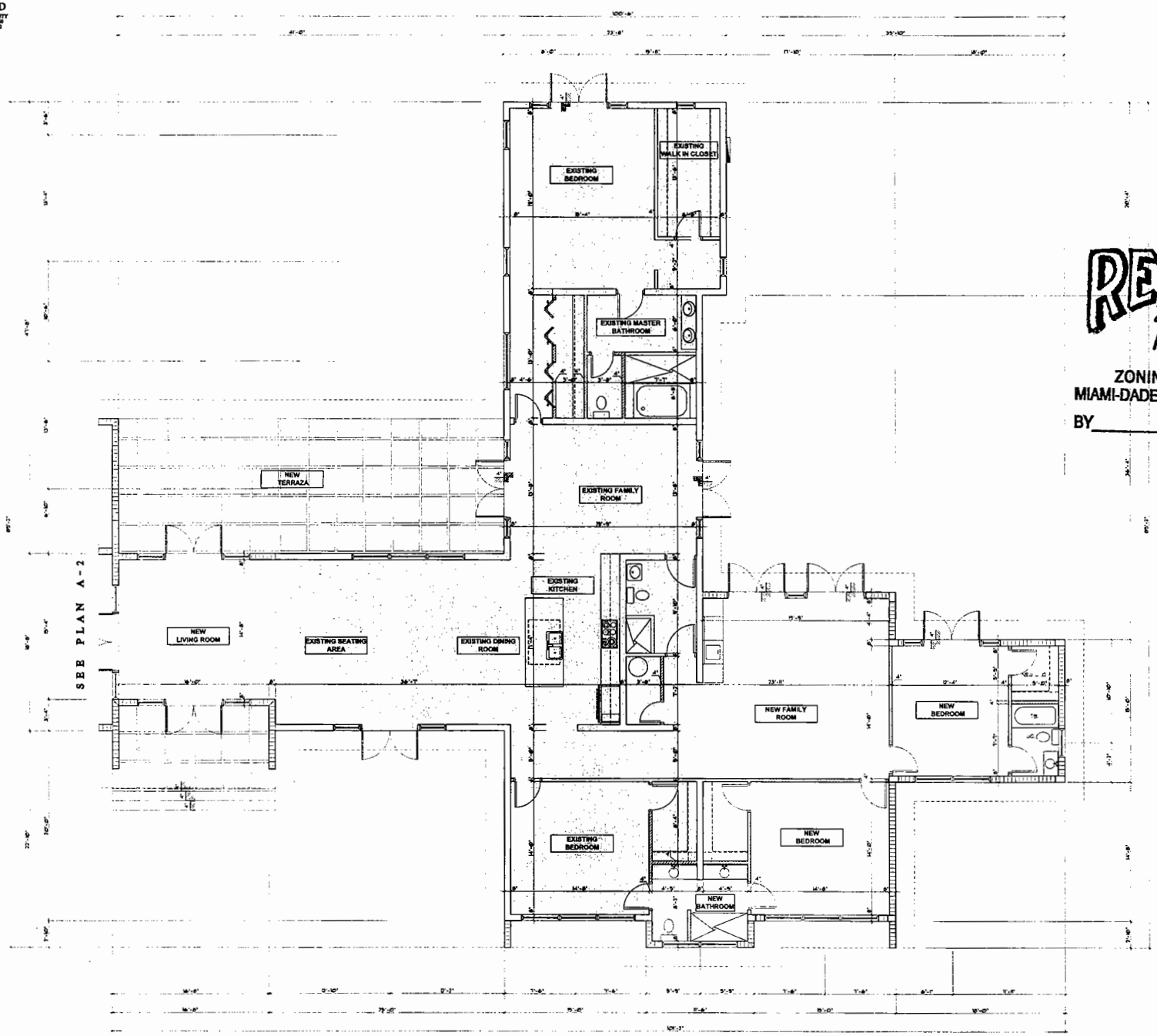

PROPOSED FLOOR PLAN (ADDITION 1)
SCALE : 1/4" = 1'-0"

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APR 18 2012
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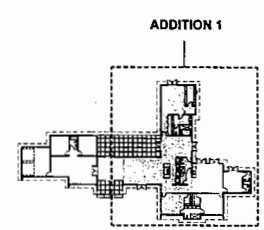
BY [illegible]



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

ARCHITECTURE PLANS/ NON-USE VARIANCE

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ARCHITECTURE
INTERIOR DESIGN
CARMEN M. SUEIRO, R.A., A.I.A
A.R. 34304
[illegible]
MIAMI, FL 33126
[illegible]
FAX [illegible]
[illegible]

AN ADDITION FOR:
CARMEN SUEIRO
5450 SW 60th COURT
MIAMI, FLORIDA 33155

PROJECT NUMBER
08-007
BID SET
PERMIT SET 03-07-12
REVISIONS

04/16/2012
CODE ILLUSTRATION

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DATE: 04-03-2012

SHEET NO.
A1
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DATE: APR 18 2012
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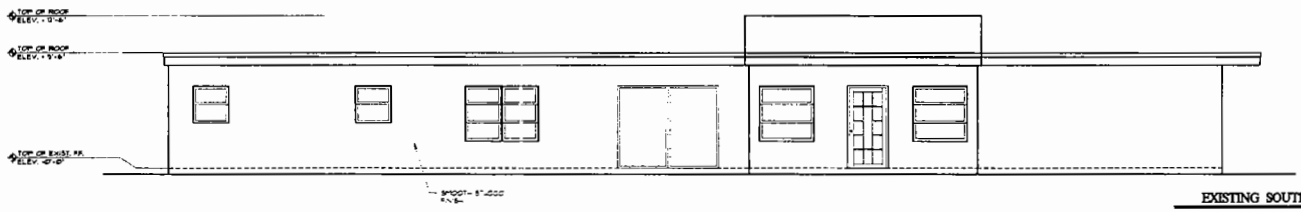
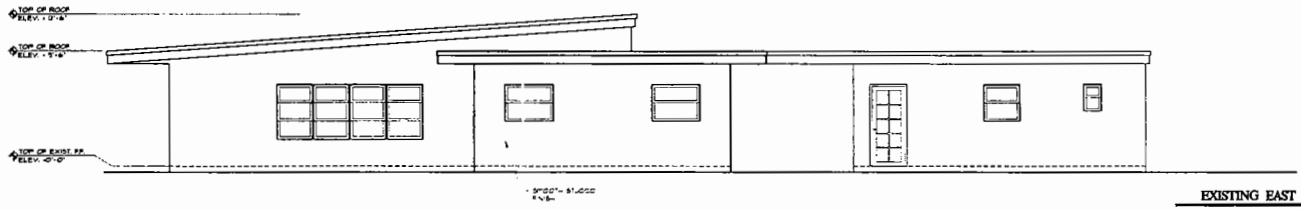


EXISTING SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING EAST ELEVATION
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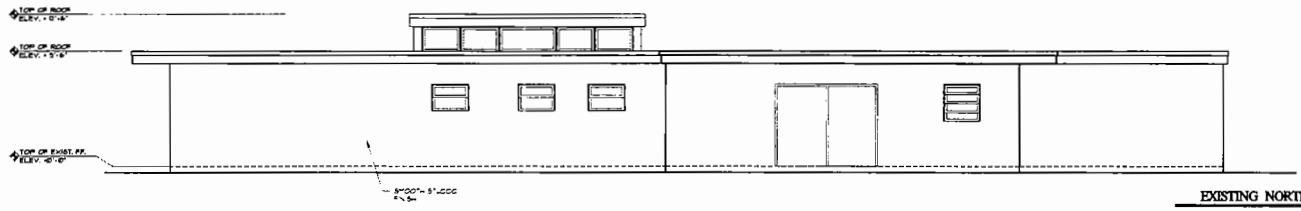
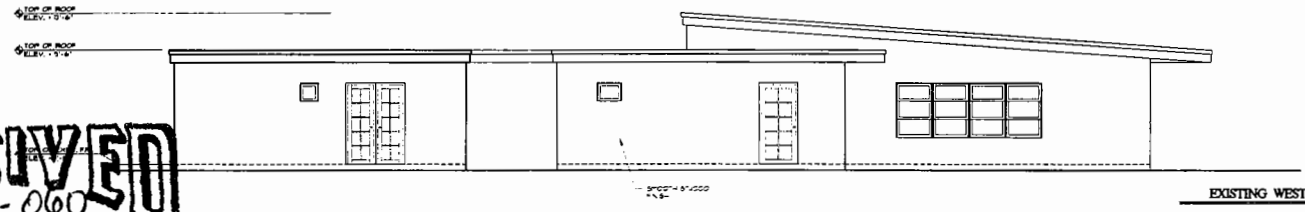


EXISTING NORTH ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE : 1/4" = 1'-0"

ALL WINDOWS AND DOORS TO BE REMOVED

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CARMEN M. SUEIRO, B.A., A.S.A.
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FAX 305.448.8883
www.suelroarq.com

AN ADDITION FOR:
CARMEN SUEIRO
8450 SW 80th COURT
MIAMI, FLORIDA 33155

PROJECT NUMBER: 08-007
BID SET
PERMIT SET: 03-07-12
REVISIONS

04/16/2012

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DATE: 04 - 03 - 2012

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PROCESS #: 212-060
DATE: APR 18 2012
BY: KM

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212-060
APR 18 2012
ZONING HEARINGS SECTION
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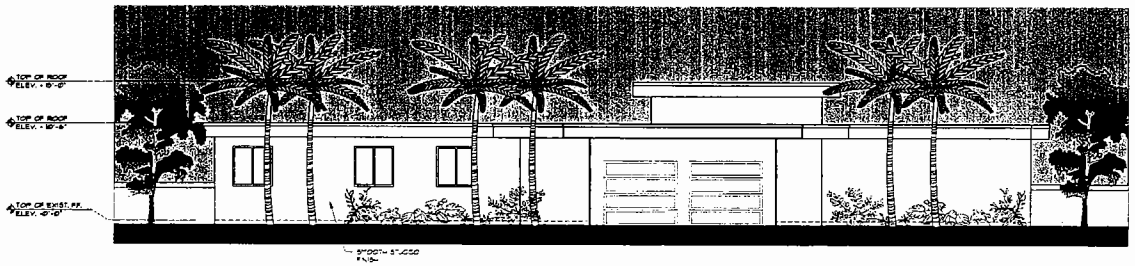
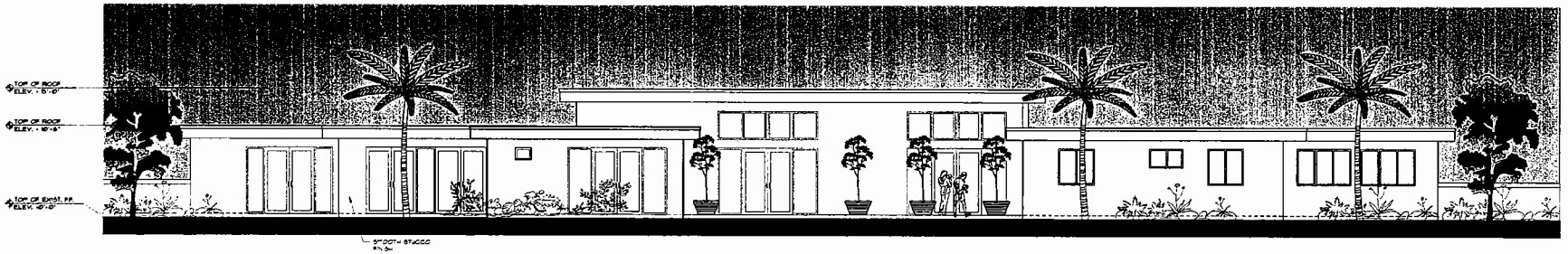


PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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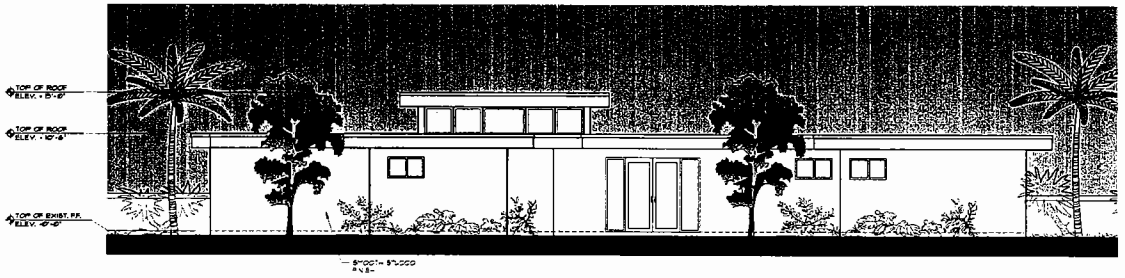

PROPOSED NORTH ELEVATION

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

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PROPOSED EAST ELEVATION

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

ARCHITECTURE PLANS/ NON-USE VARIANCE

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3191 Coral Way Ave. SUITE 600
Miami, FL 33145
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www.SueiroGroup.com

AN ADDITION FOR:
CARMEN SUEIRO
8460 SW 80th COURT
MIAMI, FLORIDA 33156

PROJECT NUMBER 08-007
03-07-12
REVISIONS

07/16/2012

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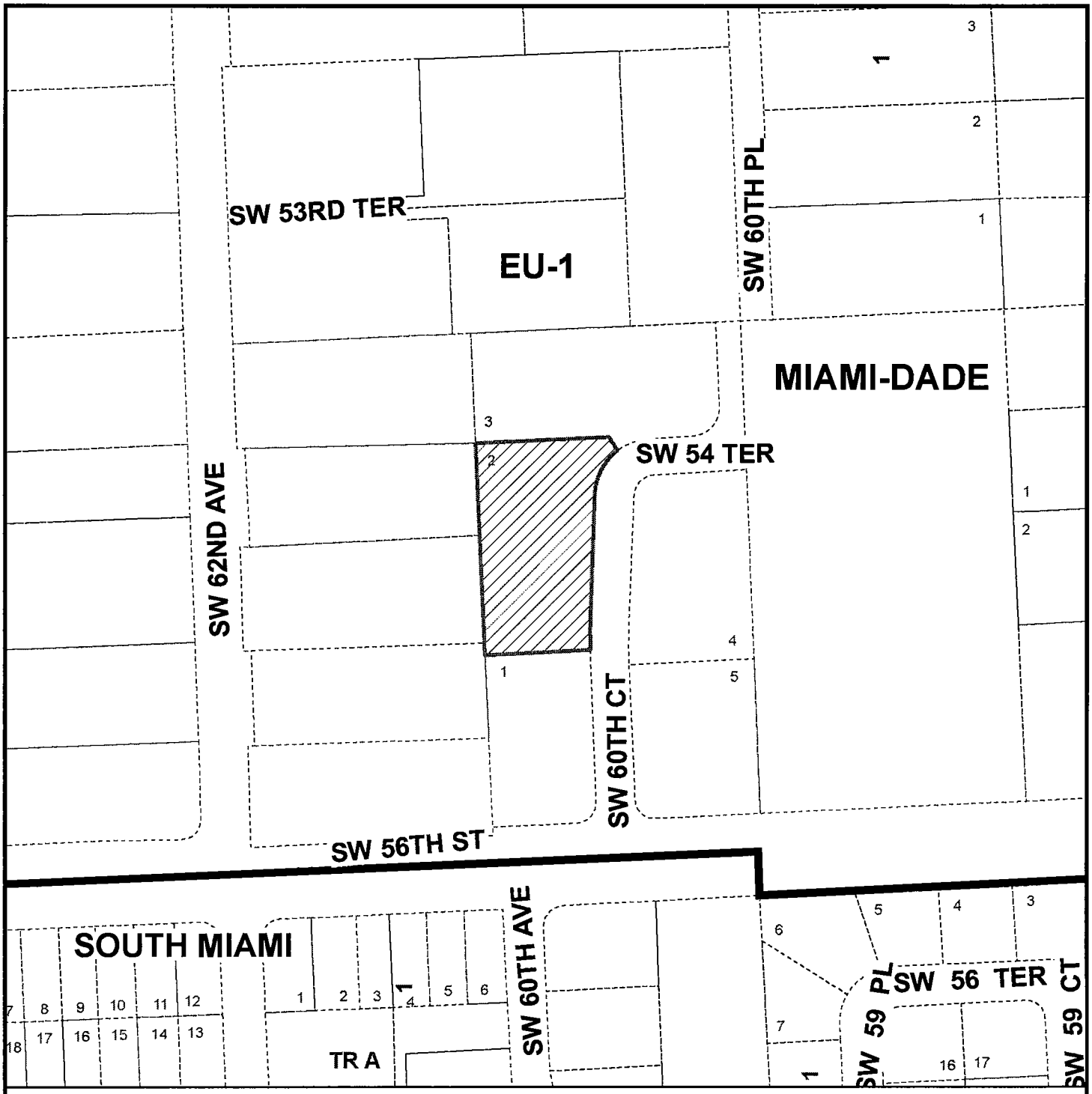
SHEET NO.
E2
5 OF 5



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000060

Section: 24 Township: 54 Range: 40
Applicant: CARMEN SUEIRO
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

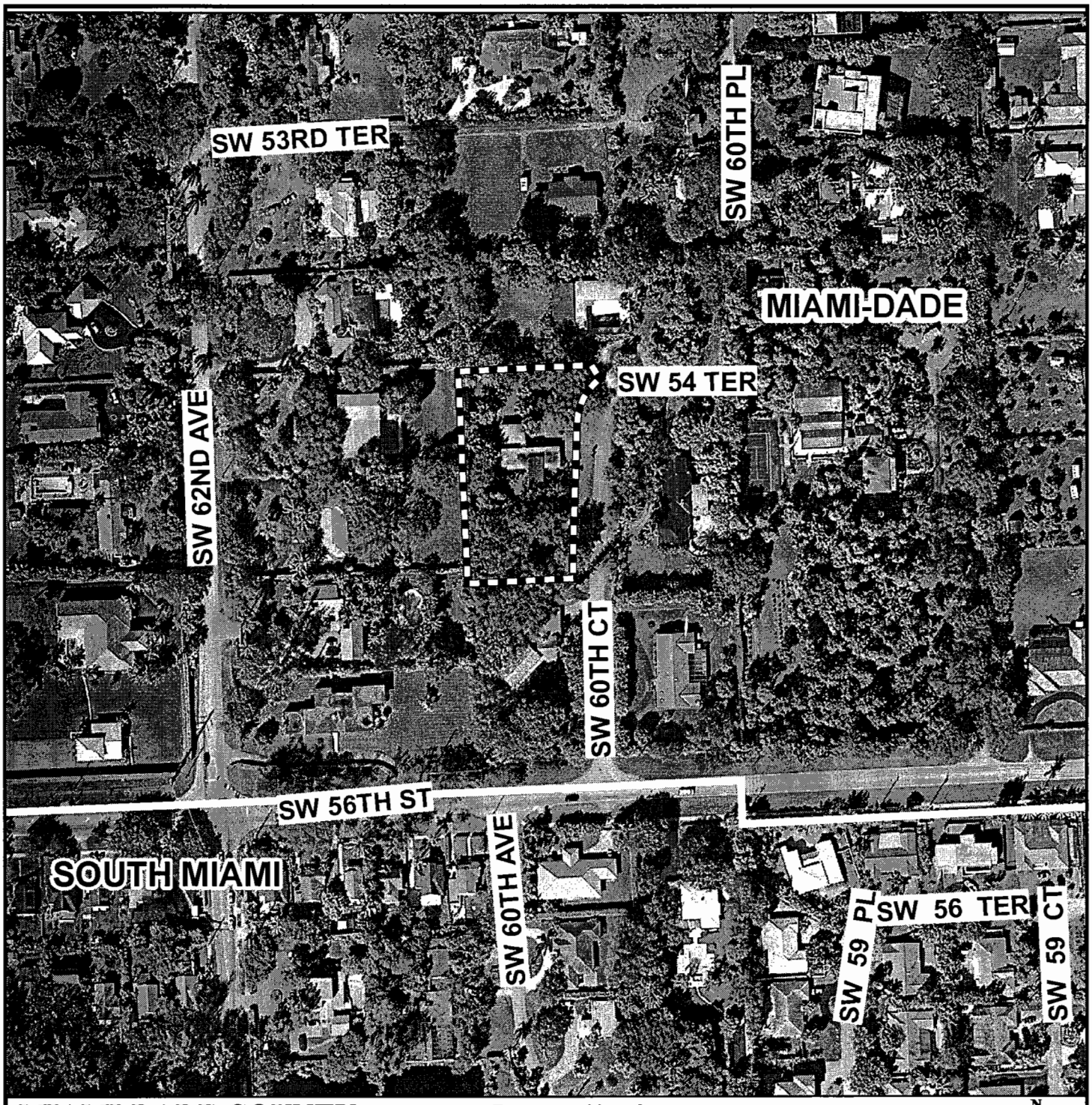
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 2, 2012

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2012000060

N
W E
S

Section: 24 Township: 54 Range: 40
Applicant: CARMEN SUEIRO
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

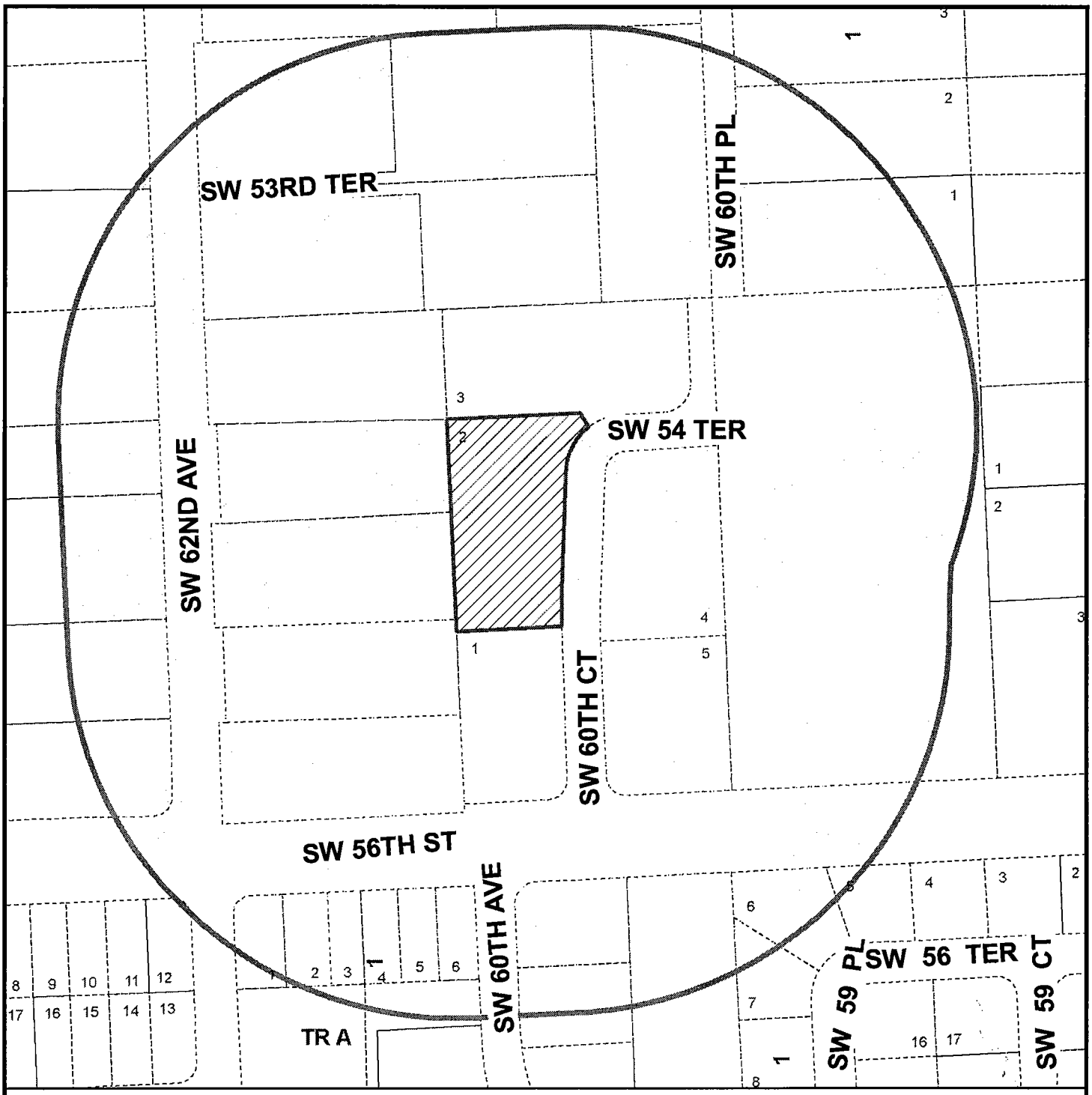
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 2, 2012

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000060

RADIUS: 500

Section: 24 Township: 54 Range: 40
Applicant: CARMEN SUEIRO
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: Wednesday, May 2, 2012

REVISION	DATE	BY