FINAL AGENDA

3-8-2013 Version # 2

COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, April 9, 2013 at 6:30 p.m.

CURRENT

1.	13-4-CZ12-1	EDUCATIONAL PROPERTIES PARTNERS I, LP	10-35	06-55-40	N
2.	13-4-CZ12-2	ROBERTO SURIS, JR. IRREVOCABLE TRUST	12-134	26-54-40	N
3.	13-4-CZ12-3	LEONARDO M. GONZALEZ	12-140	31-54-40	N
4.	13-4-CZ12-4	PINE LAKE SHOPPING CENTER LTD	13-8	18-55-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

Revised Agenda

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, APRIL 9, 2013

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

I. **BOARD VACANCY (Sub Area 126)**

II. **APPLICATIONS:**

1. **EDUCATIONAL PROPERTIES PARTNERS I, LP (13-4-CZ12-1/10-35)** **6-55-40**
Area 12/District 08

(1) Modification of Conditions #2, #5, #10, & #11 of Resolution Z-97-79, passed and adopted by the Board of County Commissioners, last modified by Resolution 4-ZAB-237-84 passed and adopted by the Zoning Appeals Board, reading as follows:

FROM:
"2. That said plan be substantially in accordance with the plan submitted for the hearing entitled 'Addition to: Atlantis Academy', as prepared by Javier Cruz, A.I.A., Architect and Planner, dated revised 4-18-84 on Page 1, and dated 4-5-84 on Pages 2, 3, and 4."

TO:
"2. That said plan be substantial in accordance with the plan submitted for the hearing entitled "As-Built For Atlantis Academy" as prepared by J. Bonfill & Associates, Inc. dated stamped received 3/20/12 and consisting of 4 sheets."

FROM:
"5. That the use be approved and restricted to a maximum of 154 children."

TO:
"5. That the use be restricted to a maximum of 180 children."

FROM:
"10.That the number of classrooms will be 16."

TO:
"10.That the number of classrooms will be 24."

FROM:
"11.That the number of teachers will be 26. That the number of administrative and clerical personnel (other than teachers) will be 4."

TO:
"11. That the number of teachers will be 19. That the number of administrative and clerical personnel (other than teachers) will be 12."

(2) Modification of Conditions #7 and #9 of Resolution Z-97-79, passed and adopted by the Board of County Commissioners, reading as follows:

FROM:
"7. That the hours of operation shall be from 8:00 AM to 5:00 PM."

TO:
"7. That the hours of operation shall be from 7:30 AM to 3:30 PM."

FROM:
"9. That the number of grades will be from kindergarten to 12."

TO:
"9. That the number of grades will be from 1 to 12."

(3) Modification of Condition #5 of Resolution Z-97-79, passed and adopted by the Board of County Commissioners, last modified pursuant to Resolution 4-ZAB-474-84 passed and adopted by the Zoning Appeals Boards, reading as follows:

FROM:
"That the use be approved and restricted to a maximum of 154 children."

TO:
"That the use be approved and restricted to a maximum of 180 children."

The purpose of requests #1 - #3 is to allow the applicant to submit a new site plan showing an increase in the number of students and classrooms, decrease the grade levels, modify the hours of operation and increase the number of non teacher personnel, for the previously approved private school.

(4) NON USE VARIANCE to permit an existing screen enclosure addition setback a minimum of 14.9' (50' required) from the interior side (north) property line.

(5) NON USE VARIANCE to permit an existing canvas covered structure setback a minimum of 18.6' (75' required) from the front, dual frontage (west) property line.

(6) NON-USE VARIANCE to permit an existing tennis & basketball courts setback a minimum of 47.2' (75' required, 50' previously approved) from the front, dual frontage (west) property line.

(7) NON-USE VARIANCE to permit parking within 25' of a right-of-way (not permitted).

(8) NON-USE VARIANCE to permit 4 street trees (15 required) along the front, dual frontage (west) property line.

(9) NON-USE VARIANCE to permit a 6' high chain link fence within the safe sight distance triangle (2.5' high maximum permitted).

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.

LOCATION: 9600 SW 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.08 Acres

Department of Regulatory and Economic Resources Recommendation: Approval with conditions.

Protests: 1 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

2. <u>ROBERTO SURIS JR. IRREVOCABLE TRUST (13-4-CZ12-2/12-134)</u> 26-54-40
Area 12/District 07

(1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 100' (125' required), a lot depth of 100' (115' required) and a lot area of 10,000 sq. ft. (15,000 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 7'-6" (15' required) from the interior side (north) property line.

(3) NON-USE VARIANCE to permit a coverage of 31% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Robert J. Suris Residence" as prepared by Architect Julio Acosta and dated stamped received 11/6/12, consisting of 6 sheets. Plans may be modified at public hearing.

LOCATION: 6826 SW 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' X 100'

Department of Regulatory and Economic Resources Recommendation: Approval with conditions of requests #1 and #3; denial without prejudice of request #2.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

3. LEONARDO M. GONZALEZ (13-4-CZ12-3/12-140) **31-54-40**
Area 12/District 10

(1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 10.75' (25' required, 15' to 22' previously approved) from the rear (south) property line.

(2) NON-USE VARIANCE to permit a lot coverage of 46% (35% permitted, 42% maximum previously approved).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Legalization of Covered Terrace" as prepared by Cesar M. Cano A.I.A. and dated stamped received 11/20/12 consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: 11580 SW 80 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 95.45'

Department of Regulatory and Economic Resources Recommendation: Deferral.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

4. PINE LAKE SHOPPING CENTER, LTD. (13-4-CZ12-4/13-08) **18-55-40**
Area 12/District 8

(1) NON-USE VARIANCE to permit a liquor, beer and wine bar and restaurant to remain open until 3:00 a.m. (1:00 a.m. permitted)

(2) SPECIAL EXCEPTION of spacing requirements to permit a bar in conjunction with a restaurant spaced less than the required 2,500' from a religious facility.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Hole in the Wall" as prepared by Pacetti Architects and liquor survey prepared by Lannes & Garcia Inc., dated stamped received 1/23/13 and consisting of 3 sheets.

LOCATION: 12055 SW 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.54 Acres

Department of Regulatory and Economic Resources Recommendation: Approval with conditions

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

****

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

****

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of 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: Z10-035 (13-4-CZ12-1) **April 9, 2013**
Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Educational Properties Partners I, LP
Summary of Requests	The applicant is seeking to modify a previously approved private school to permit an increase in students, a reduction in grade levels and ancillary non-use variances.
Location	9600 SW 107th Ave, Miami-Dade County, Florida.
Property Size	3.08 acres
Existing Zoning	AU
Existing Land Use	Private School
2015-2025 CDMP Land Use Designation	Office / 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)(7) **Generalized Modification Standards**, Section 33-311(A)(4)(b), **Non-Use Variance Standards** *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

(1) Modification of Conditions #2, #5, #10, & #11 of Resolution Z-97-79, passed and adopted by the Board of County Commissioners, last modified by Resolution 4-ZAB-237-84 passed and adopted by the Zoning Appeals Board, reading as follows:

FROM:
"2. That said plan be substantially in accordance with the plan submitted for the hearing entitled 'Addition to: Atlantis Academy', as prepared by Javier Cruz, A.I.A., Architect and Planner, dated revised 4-18-84 on Page 1, and dated 4-5-84 on Pages 2, 3, and 4."

TO:
"2. That said plan be substantially in accordance with the plan submitted for the hearing entitled "As-Built For Atlantis Academy" as prepared by J. Bonfill & Associates, Inc. dated stamped received 3/20/12 and consisting of 4 sheets."

FROM:
"5. That the use be approved and restricted to a maximum of 154 children."

TO:
"5. That the use be restricted to a maximum of 180 children."

FROM:
"10. That the number of classrooms will be 16."

TO:
"10. That the number of classrooms will be 24."

FROM:
"11. That the number of teachers will be 26. That the number of administrative and clerical personnel (other than teachers) will be 4."
TO:
"11. That the number of teachers will be 19. That the number of administrative and clerical personnel (other than teachers) will be 12."

(2) Modification of condition #7 and #9 of Resolution Z-97-79, passed and adopted by the Board of County Commissioners, reading as follows:

FROM:
"7. That the hours of operation shall be from 8:00 AM to 5:00 PM."

TO:
"7. That the hours of operation shall be from 7:30 AM to 3:30 PM."

FROM:
"9. That the number of grades will be from kindergarten to 12."

TO:
"9. That the number of grades will be from 1 to 12."

(3) Modification of Condition #5 of Resolution Z-97-79, passed and adopted by the Board of County Commissioners, last modified pursuant to Resolution 4-ZAB-474-84 passed and adopted by the Zoning Appeals Boards, reading as follows:

FROM:
"That the use be approved and restricted to a maximum of 154 children."

TO:
"That the use be approved and restricted to a maximum of 180 children."

The purpose of requests #1 - #3 is to allow the applicant to submit a new site plan showing an increase in the number of students and classrooms, decrease the grade levels, modify the hours of operation and increase the number of administrative and clerical personnel for the previously approved private school.

(4) NON USE VARIANCE to permit an existing screen enclosure addition setback a minimum of 14.9' (50' required) from the interior side (north) property line.

(5) NON USE VARIANCE to permit an existing canvas covered structure setback a minimum of 18.6' (75' required) from the front, dual frontage (west) property line.

(6) NON-USE VARIANCE to permit an existing tennis & basketball courts setback a minimum of 47.2' (50' previously approved, 75' required) from the front, dual frontage (west) property line.

(7) NON-USE VARIANCE to permit parking within 25' of a right-of-way (not permitted).

(8) NON-USE VARIANCE to permit 4 street trees (15 required) along the front, dual frontage (west) property line.

(9) NON-USE VARIANCE to permit a 6' high chain link fence within the safe sight distance triangle (2.5' high maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources (RER). Plans may be modified at public hearing.

PROJECT HISTORY & DESCRIPTION:

In 1979, pursuant to Resolution No. 4-ZAB-75-79 the subject property was approved to permit a private school for grades 1 through 12. In 1984, pursuant to Resolutions 4-ZAB-237-84 and 4-ZAB-474-84, the approved school was granted approval to increase the number of students, classrooms and teachers, include the kindergarten grade level, modify the approved site plan and variances of setback, spacing and lot area requirements.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; educational facility	Office/Residential
North	RU-5A; office condominium	Office/Residential
South	RU-5A; educational facility	Office/Residential
East	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
West	EU-M; single-family residences	Office/Residential

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 3.06 acre site, located at 9600 SW 107 Avenue. The subject property is surrounded by single-family residences, an office condominium building and another educational facility.

SUMMARY OF IMPACT:

The approval of this application will allow the applicant to continue to provide the community with additional educational services in the area. However, the requested variances could have a minimal visual and traffic impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Office/Residential*** on the Comprehensive Development Master Plan's (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses.

Additionally, the proposed educational use is consistent with Land Use Element interpretative text for Institutions, Utilities and Communications which states that *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.* Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states 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. Additionally staff notes that the proposed modifications and variance requests will not change the existing educational use, which was originally approved pursuant to Resolution Z-97-79.

Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Environment Division of the Regulatory and Economic Resources, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested modifications and non-use variances. Therefore, staff opines that the proposed requests are **consistent** with the Office/Residential designation and the Land Use Element interpretative text for Institutions, Utilities and Communications and **compatible** with the surrounding area based on the that Land Use Element Policy LU-4A compatibility criteria.

ZONING ANALYSIS:

When requests #1, #2 and #3, to modify conditions of prior resolutions to allow the previously approved private school to increase the number of students and classrooms, decrease the number of teachers, increase the number of administrative and clerical personnel, modify the hours of operation and grade levels, and the previously approved site plan, are analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that approval of the school will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be **compatible** with the surrounding area. Furthermore, staff opines that approval with conditions of these requests will not have a negative impact on the surrounding roadways, will not generate any new additional daily peak hour trips or create a fire hazard based on the recommendations and/or information contained in the memoranda from the Miami-Dade County Public Works and Waste Management and Fire Rescue Departments. In addition, staff opines that the increase in students can be adequately accommodated within the existing configuration of the school and will not result in an over-intensification of the site. **Staff therefore, recommends approval with conditions of requests #1, #2 and #3 under the Generalized Modification Standards, Section 33-311(A)(7).**

Staff opines that requests #4 through #6 are germane to the applicant's request to modify the approved private school (requests #1, #2 and #3). Also, staff notes that these requests represent existing conditions on the site. When requests #4, to permit an existing screen enclosure addition setback a minimum of 14'-9" (50' required) from the interior side (north) property line; request #5, to permit an existing canvas covered structure setback a minimum of 18'-6" (75' required) from the front, dual frontage (west) property line; and request #6, to permit an existing tennis & basketball courts setback a minimum of 47.2' (50' previously approved, 75' required) from the front, dual frontage (west) property line are analyzed under the Non-Use Variance (NUV) Standards, 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area.

Staff opines that the existing screen enclosure, which encroaches into the interior side (north) setback area, is adequately mitigated by the existing 6' high CBS wall along the interior side (north) property line. Also, the existing canvas covered structure that encroaches into the interior side (west) setback area faces an existing parking lot and as such will not cause any negative visual impact to the abutting site. However, as a condition for approval, staff recommends that the applicant provide a visual buffer along the interior side (west) property line either in the form of a hedge, 3' tall at time of planting to grow and be maintained at a height of 6', or in the alternative to erect a 6' high solid fence or CBS wall along said property line to mitigate any negative visual impact from the aforementioned encroachment. Lastly, staff opines that the existing tennis and basketball courts encroaching into the interior side (west) setback area is likely due to construction error as the same was previously approved with a setback of 50' from the west property line.

When requests #7, to permit parking within 25' of an official right-of-way; request #8, to permit 4 street trees (15 required) along the front, dual frontage (west) property line; and request #9, to permit a 6' high chain link fence within the safe sight distance triangle (2.5' high maximum permitted) are analyzed under the Non-Use Variance (NUV) Standards, 33-311(A)(4)(b), staff is of the opinion that the approval with conditions of these requests would also be **compatible** with the surrounding area. In addition, staff opines that the applicant's request to permit parking within 25' of an official right-of-way will still provide between 17'-9" to 22'-0" spacing from the right-of-way. Also, the submitted plans indicate that there will be adequate landscaping to the stacking area which will mitigate any potential negative visual impact on passersby along SW 107th Avenue. Staff opines that the existing chain link fence within the safe sight distance will not obstruct visibility since it is not a solid fence and allows for visibility onto SW 107 Ave. Staff recommends as a condition for approval that no landscaping be placed within the safe sight distance triangle to ensure adequate visibility onto SW 107 Avenue. Therefore, staff opines that approval with conditions of these requests will not create a negative visual impact, will not be intrusive to the surrounding area and would be **compatible** with the same.

Therefore, staff recommends approval with conditions of requests #4 through #9 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has one (1) ingress and one (1) egress drives along SW 107th Avenue. The plans also show a total of 46 parking spaces, which meets the parking requirement.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all conditions of Resolution Z-97-79, last modified by Resolution Z-97-79, passed and adopted by the Board of County Commissioners, last modified by Resolution 4-ZAB-237-84 passed and adopted by the Zoning Appeals Board, except as herein modified, remain in full force and effect.

2. That the applicant provide a visual buffer along the interior side (west) property line either in the form of a hedge, 3' tall at time of planting to grow and be maintained at a height of

6', or in the alternative to erect a 6' high solid fence or 6' high CBS wall along said property line to mitigate any negative visual impact from the aforementioned encroachment.

3. 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).

4. That no landscaping be placed within the safe sight distance triangle to ensure adequate visibility onto SW 107 Avenue.

5. That the school shall assign staff to monitor and direct on-site vehicular traffic during drop-off and pick-up times to facilitate the flow of traffic and prevent potential accumulation on the public right-of-way.

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

7. That the applicant obtain a new Certificate of Use from and promptly renew the same annually, with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That the applicant comply with all applicable conditions and requirements of all the departments as contained in their memoranda pertaining to this application.

ES:MW:NN:CH:JC

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

NDN

ZONING RECOMMENDATION ADDENDUM

Applicant: *Educational Properties Partners I, LP*
PH: *Z10-035*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Public Works	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
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

Office/Residential (Pg. I-44)	*Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses.*
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 approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.*
Land Use Element Policy LU-4A (Pg. 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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards	*The Board shall hear applications to **modify** or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; 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*

ZONING RECOMMENDATION ADDENDUM

Applicant: *Educational Properties Partners I, LP*
PH: *Z10-035*

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

1. EDUCATIONAL PROPERTIES PARTNERS I, LP **13-4-CZ12-1 (10-035)**
(Applicant) **Area 12/District 08**
Hearing Date: 04/09/13

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
1972	Joseph C. Cerezo	- Unusual Use to permit day nursery.	BCC	Appeal Approved, Application Approved
1979	Robert N. Johnson	- Special Exception to permit a private school. - Variances of Lot Area & Setback Requirements.	ZAB	Approved In Part with Condition(s)
1979	Robert N. Johnson	- Special Exception to permit a private school. - Variances of Lot Area & Setback Requirements.	BCC	Appeal Denied, Application Approved
1984	Atlantis Academy & Frances Bovinas	- Modification of condition of resolution. - Special Exception to permit the expansion of a private school. - Non-Use Variances of Lot Area, of Setback & Spacing Requirements.	ZAB	Approved with Condition(s)
1984	Zelda B. Carner ET AL	- Modification of condition of resolution. - Non-Use Variances of Zoning Regulations, of Lot Area & Setback Requirement.	ZAB	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 10, 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 #Z2010000035-4th Revision
Educational Properties Partners I, LP
9600 S.W. 107th Avenue
Modification of Previous Resolution to Increase the Number of Students for a Private School
(AU) (3.1 Acres)
06-55-40

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

Potable Water Service and Wastewater Disposal

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the Department 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 proposed project 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 proposal to increase the number of students and the request for variances for the landscaping and parking will not impact tree resources. Be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History
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# Z2010000035
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: EDUCATIONAL PROPERTIES PTNRS I, LP

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division (TED) has no objections to this application provided the comments and requirements, as indicated below, are adequately addressed in the site plans and related documentation, and found acceptable to TED.

TED has reviewed the Survey, dated 01/28/10, received by Planning and Zoning on 04/07/10; the Vehicle Accumulation Study, dated 02/22/10, received by Planning and Zoning on 06/11/10; and the Declarations of Restrictions, with Traffic Operations Plan included, dated 10/14/2010, for the proposed facility located at 9600 SW 107 Avenue and has the following recommendations and comments:

Site Plan Review:

The current survey shall serve as the site plan required for TED traffic operations review. This site has demonstrated the capability of efficiently managing the arrival and dismissal vehicle accumulations and operations. Therefore, the current site plan is acceptable.

Accumulation Study Review:

The Vehicle Accumulation Study is acceptable.

Traffic Operations Plan (TOP):

The pedestrian connectivity from the public right-of-way to the facility¿s main entrance must be independent from vehicle pathways and shown on a plan.

The arrival/dismissal operation plan must include the visitor parking stalls required to store the vehicle accumulations on site. These visitor stalls must be maintained accessible during arrival/dismissal procedures.

The TOP should include a plan illustrating the operational routes stated in the TOP.

Project Requirements:

A "Declaration of Restrictions" in favor of the Miami-Dade County Public Works Department must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school expansion. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by TED.

All off-site improvements shall be constructed prior to the school opening.

The crosswalk immediately south of SW 96 St. across SW 107 Ave. is required to be striped as a high emphases "ladder" crosswalk, since, as indicated in the letter of October 14, 2010, from Mr. Jeffery V. Nelson, P.A., to me indicates several students walk to school. Since SW 107 Ave. is a state maintained roadway, this requirement is subject to FDOT review and approval.

Standard Comments:

Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546.

The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan at (305) 375-2030.

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 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.

16-FEB-11

RECEIVED
210-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

School Name: Educational Properties Partners I, L.P.

School Address: 9600 SW 107 Ave., Miami FL 33176 Tax Folio # 30 - 5006-000-0460

1. Is this an expansion to an existing school ☒ Yes ☐ No If yes, indicated the number of students: 154 and age and grade ranges originally approved: grade pre-K to 12.

2. Total size of site: 500 x 270 = 134,129 + 43,560 sq. ft. = 3.06 acres See Exh. "1"

3. Number of children or students requested: 180 Ages: grade 1-12 / age 5-22.

4. Number of teachers: 19 Number of administrative & clerical personnel: 12.

5. Number of classrooms: 24 Total square footage of classroom area: 4,862.

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 3,517 sq. ft. (Note: total lot coverage including classrooms, non-classrooms and covered walkways = 14,619 sq. ft.).

7. Amount of outdoor recreation/play area in square footage: 75,434 (existing).

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: 2 vans- used for small group field trips and transportation to away athletic events.

9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 46 parking spaces required by §33-124(L) 39.

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

11. Proposed height for the structure(s): max. 18'7" See §33-151.18(g). See plan sheet A3

12. Size of identification sign: 26 x 49 = 8.85 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 7:30 a.m. to 3:30 p.m.

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). N/A. No residential uses.

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 0 (number of children) = 0 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x 55 (number of children) = 1,650 sq. ft. of classroom area required.

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

25 sq. ft. x 125 (number of children) = 3,125 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 4,775.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,862.

OUTDOOR RECREATION SPACE:

RECEIVED
210-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 0 (½ of children) = 0

b. Grades 1-6
500 sq. ft. x 30 (first 30 children) = 15,000
300 sq. ft. x 25 (remaining children) = 7,500

c. Grades 7-12
800 sq. ft. x 30 (first 30 children) = 24,000
300 sq. ft. x 95 (next 300 children) = 28,500
150 sq. ft. x 0 (remaining children) = 0

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 75,000.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVEDED: 75,434.

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: 87 Trees provided: 87+.

b. Ten shrubs are required for each tree required. Shrubs required N/A Shrubs provided N/A.

c. Grass area for organized sports/play area in square feet: 58,192 sq. ft.

d. Lawn area in square feet (exclusive of organized sports/play area): 14,616 sq. ft.

School Address: 9600 SW 107 Avenue, 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 12 day of 03 at Miami-Dade County, Florida.

Signature

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 12 day of 03, 2012, before me personally appeared Carlos Aballi, 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: 09/13/2012

HUMBERTO PEREZ
MY COMMISSION #DD813720
EXPIRES: SEP 13, 2012
Bonded through 1st State Insurance

RECEIVED
210-03
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Memorandum

MIAMI-DADE COUNTY

Date: May 4, 2012

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

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

Subject: Z2010000035: Educational Properties Partners I, L.P.
Revision: Revised Plans Dated Stamped Received Through 3-20-2012

Application Name: Educational Properties Partners I, L.P.

Project Location: The site is located at 9600 S.W. 107 Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting a modification to the number of students from 154 (as provided in Resolution No. 4-ZAB-237-84) to 180. The applicant is also requesting variances from the street tree requirements of the Landscape Ordinance and from the distance from the right-of-way requirement for parking. Review includes revised plans dated stamped received through 3-20-2012.

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

REVISION 4

Memorandum

Date: 14-OCT-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000035

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated November 1, 2010.
These comments are for site plan date stamped received September 30, 2011.
APPROVAL
- No objection with the condition that a Knox pad lock or key switch be provided by the applicant, as per previous MDFR memorandum dated November 1, 2010.

Service Impact/Demand

Development for the above Z2010000035
located at 9600 S.W. 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1858 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: 6:33 minutes

Existing services

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

Station 53 - Turnpike - 11600 SW Turnpike Hwy.
Rescue, 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.

DATE: 14-OCT-10
REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

EDUCATIONAL PROPERTIES PTNRS I, LP

APPLICANT

9600 S.W. 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000035

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:
EDUCATIONAL PROPERTIES PTNRS I, LP 9600 S.W. 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA
DATE:
10/12/2010

CURRENT ENFORCEMENT HISTORY:

Folio 3050060000460
Open Cases:
Neighborhood Compliance and Building;
No open cases.

Closed Cases:

Neighborhood Compliance:
No previous cases.

Building:
Case A2008005239 was opened for Expired Permit and an NOV mailed. The violation was corrected.

Case A20070109440 was opened for Expired Permit and an NOV mailed. Citation B0019632 was issued. Violation was corrected, citation was paid and case was closed on 9-19-07.

Case A20070109442 was opened for Expired Permit and an NOV mailed. Citation B0019637 was issued. Violation was corrected, citation was paid and case was closed on 2-20-08.

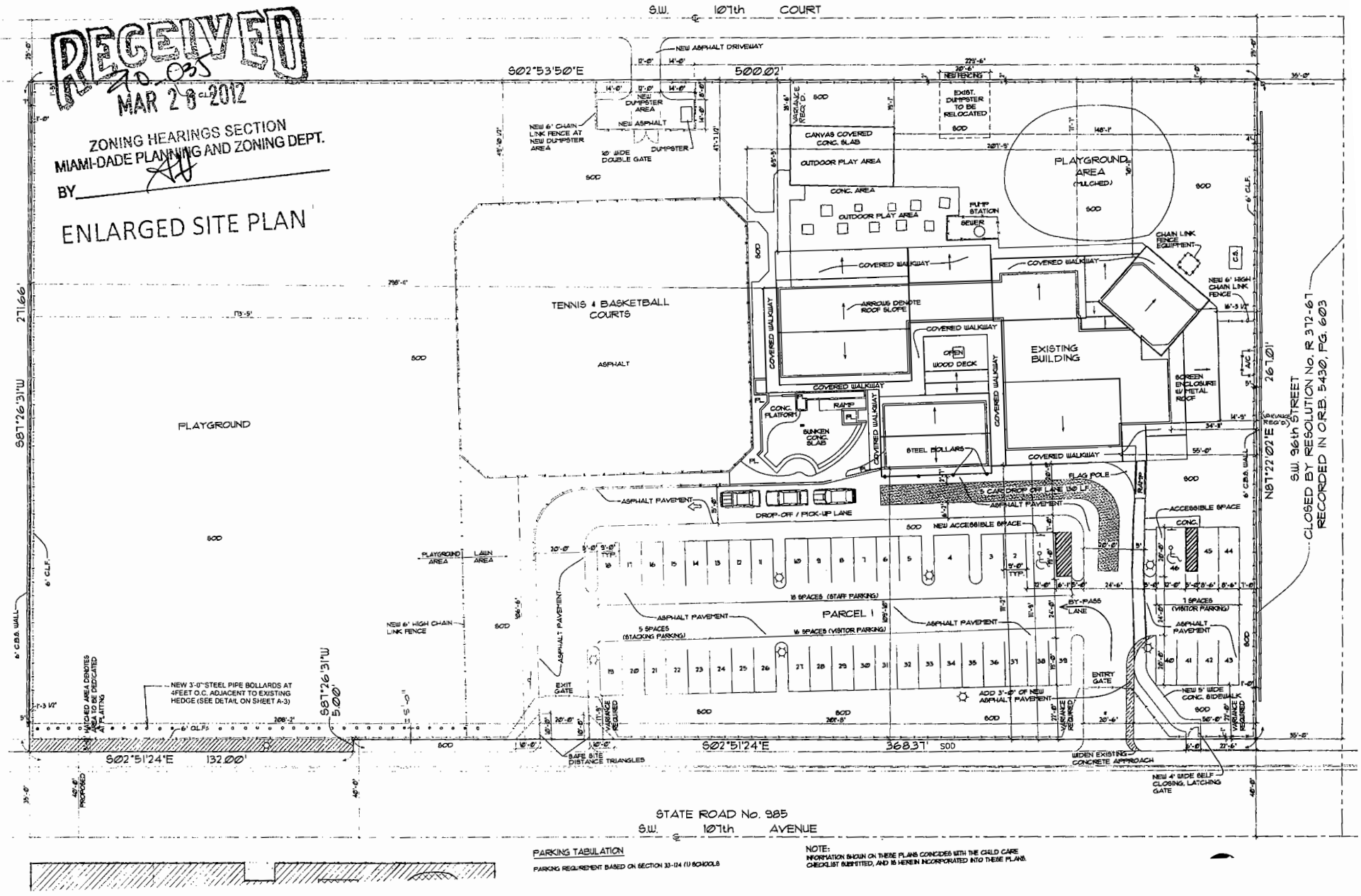
_____
Sam Walthour, MSM, Assistant Director

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

REPORTER NAME:

RECEIVED
20-035
MAR 28 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN



PARKING TABULATION

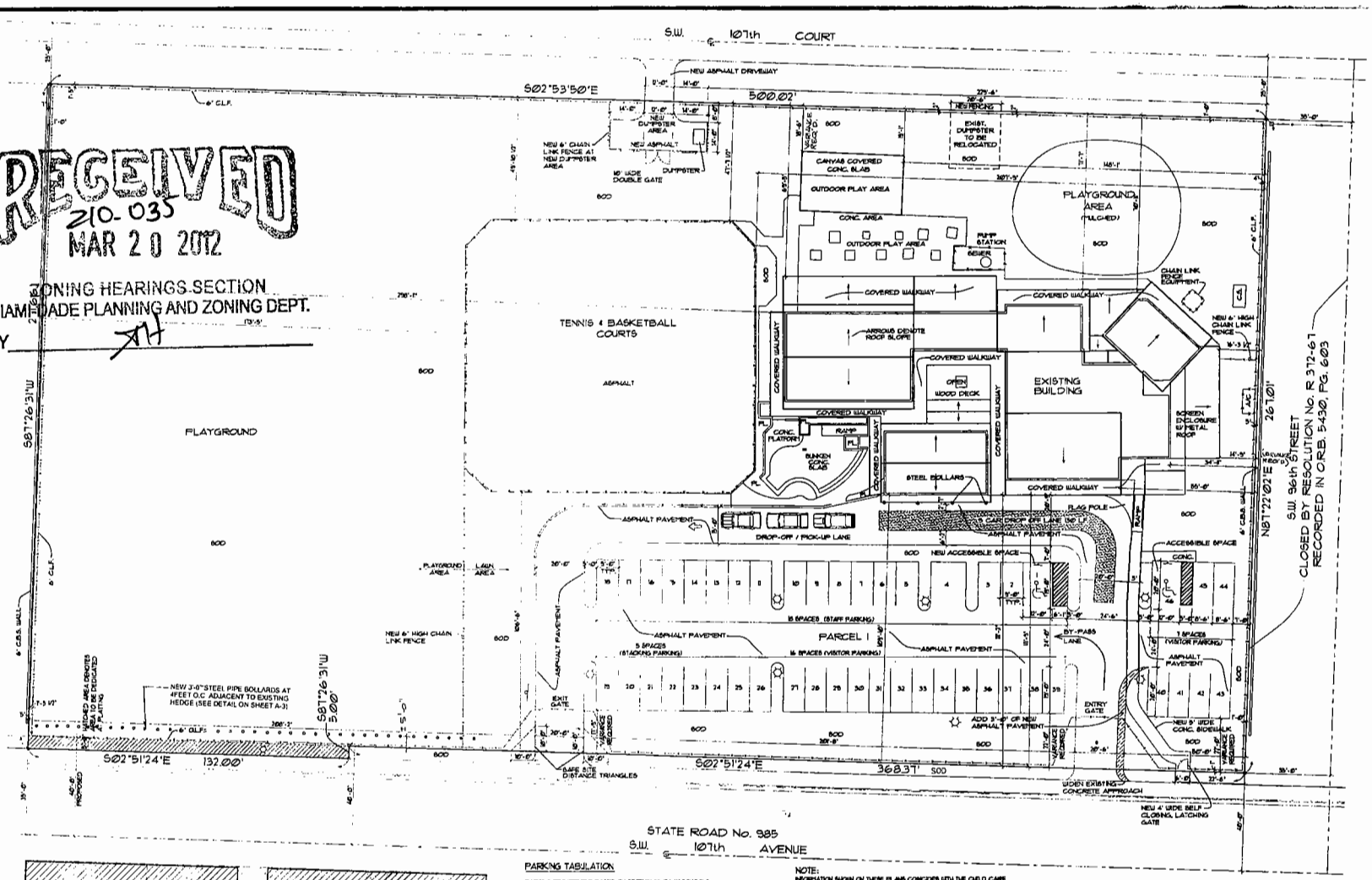
PARKING REQUIREMENT BASED ON SECTION 33-124 (1) SCHOOLS

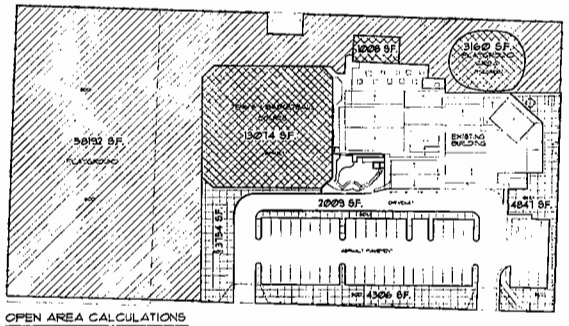
NOTE:
INFORMATION SHOWN ON THESE PLANS COINCIDES WITH THE CHILD CARE CHECKLIST SUBMITTED, AND IS HEREIN INCORPORATED INTO THESE PLANS.

22

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-035
DATE: MAR 20 2012
BY: EDS

RECEIVED
210-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY





OPEN AREA CALCULATIONS

PARKING TABULATION

PARKING REQUIREMENT BASED ON SECTION 33-24 (I) SCHOOLS

ELEMENTARY SCHOOL PARKING REQUIREMENT:
6 TEACHERS, 4 PERSONNEL, 1 TRANSPORTATION VEHICLE =
8 SPACES REQUIRED

JUNIOR HIGH (MIDDLE SCHOOL) PARKING REQUIREMENT:
7 TEACHERS, 4 PERSONNEL, 1 TRANSPORTATION VEHICLE = 12 SPACES x 1.25 =
15 SPACES REQUIRED

HIGH SCHOOL PARKING REQUIREMENT: (4 PERSONNEL)
2364 S.F. OF HIGH SCHOOL CLASSROOMS, ADMINISTRATIVE AND LIBRARY AREAS
AT 1 SPACE PER 300 S.F. = 8 SPACES + 1 SPACE PER 4 PERSONNEL =
9 SPACES REQUIRED

STACKING SPACES REQUIRED: 5 SPACES

TOTAL SPACES REQUIRED = 44 SPACES

TOTAL SPACES PROVIDED = 46 SPACES (7 STAFF, 8 VISITOR + 5 STACKING)

GRASS AREA FOR ORGANIZED SPORTS/PLAY: 58,192 S.F.

NON-GRASS AREA FOR ORGANIZED SPORTS/PLAY: 17,242 S.F.

LAWN AREA (EXCLUSIVE OF ORGANIZED SPORTS/PLAY AERIAL) 14,616 S.F.

TOTAL OUTDOOR RECREATION/PLAY AREA: 75,434 S.F.

NOTE:
INFORMATION SHOWN ON THESE PLANS COINCIDES WITH THE CHILD CARE CHECKLIST SUBMITTED, AND IS HEREIN INCORPORATED INTO THESE PLANS.

SITE & BUILDING INFORMATION

GROSS LOT: 171,405 S.F. = 4.1 ACRES
TOTAL SIZE OF SITE: 134,219 S.F. = 3.06 ACRES
NUMBER OF CLASSROOMS: 24
TOTAL SQUARE FOOTAGE OF CLASSROOMS: 4,862 S.F.
TOTAL SQUARE FOOTAGE OF NON-CLASSROOM AREAS: 3,378 SF
TOTAL BUILDING AREA (INCLUDING COVERED WALKWAYS): 14,615 S.F.
GRASS AREA FOR ORGANIZED SPORTS/PLAY: 58,192 S.F.
NON-GRASS AREA FOR ORGANIZED SPORTS/PLAY: 17,242 S.F.
TOTAL OUTDOOR RECREATION/PLAY AREA: 75,434 S.F.
LAWN AREA (EXCLUSIVE OF ORGANIZED SPORTS/PLAY AERIAL) 14,616 S.F.

DROP-OFF AND PICK-UP CHART

DROP-OFF /PICK-UP TIMES ARE STAGGERED INTO 3 SHIFTS

	DROP-OFF	PICK-UP
	7:45AM	2:15PM
1,400 HIGHT SCHOOL STUDENTS	8:30AM	3:30PM
1,40 LOWER ELEMENTARY STUDENTS	8:45AM	3:00PM
1,40 UPPER ELEMENTARY STUDENTS		

1 1/2" MIN. ASPHALTIC CONC. OVER 6" COMPACTED LIMEROCK 98% PROCTOR OVER WELL COMPACTED FILL

ASPHALT DETAIL
N.T.S.

SITE PLAN
SCALE: 1"=25'-0"

NOTE:
SEE BOUNDARY SURVEY FOR ADDITIONAL INFORMATION

ZONING LEGEND

ZONING: AU
AGRICULTURAL DISTRICT

ZONING LAND USE: INSTITUTIONAL

NET LOT AREA: 134,219 S.F.3.08 AC.

LOT COVERAGE: 14,615 S.F. = 10.9%

SETBACKS:	
FRONT	125'-0"
SIDE	14'-0"
SIDE	298'-1"
REAR	15'-0"

NUMBER OF STORIES: 1

MAX. HEIGHT: 15'-1"

RECEIVED
210-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Jacqueline Bonilla
3-12-12

J. Bonfill & Associates

J. Bonfill & Associates, Inc.
Registered Architects AA C002050
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383
Jacqueline Bonfill Gee AR0013685

AS-BUILT FOR
ATLANTIS ACADEMY
9600 S.W. 107th Avenue Miami, FL
Owner: Educational Services of America
305-271-9771

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF J. BONFILL & ASSOCIATES, INC., AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF J. BONFILL & ASSOCIATES, INC.

REVISIONS	BY

Date:	10-01-2010
Job:	ATLANTIS
Drawn:	H.F.
Checked:	J.B.G.
Scale:	AS SHOWN

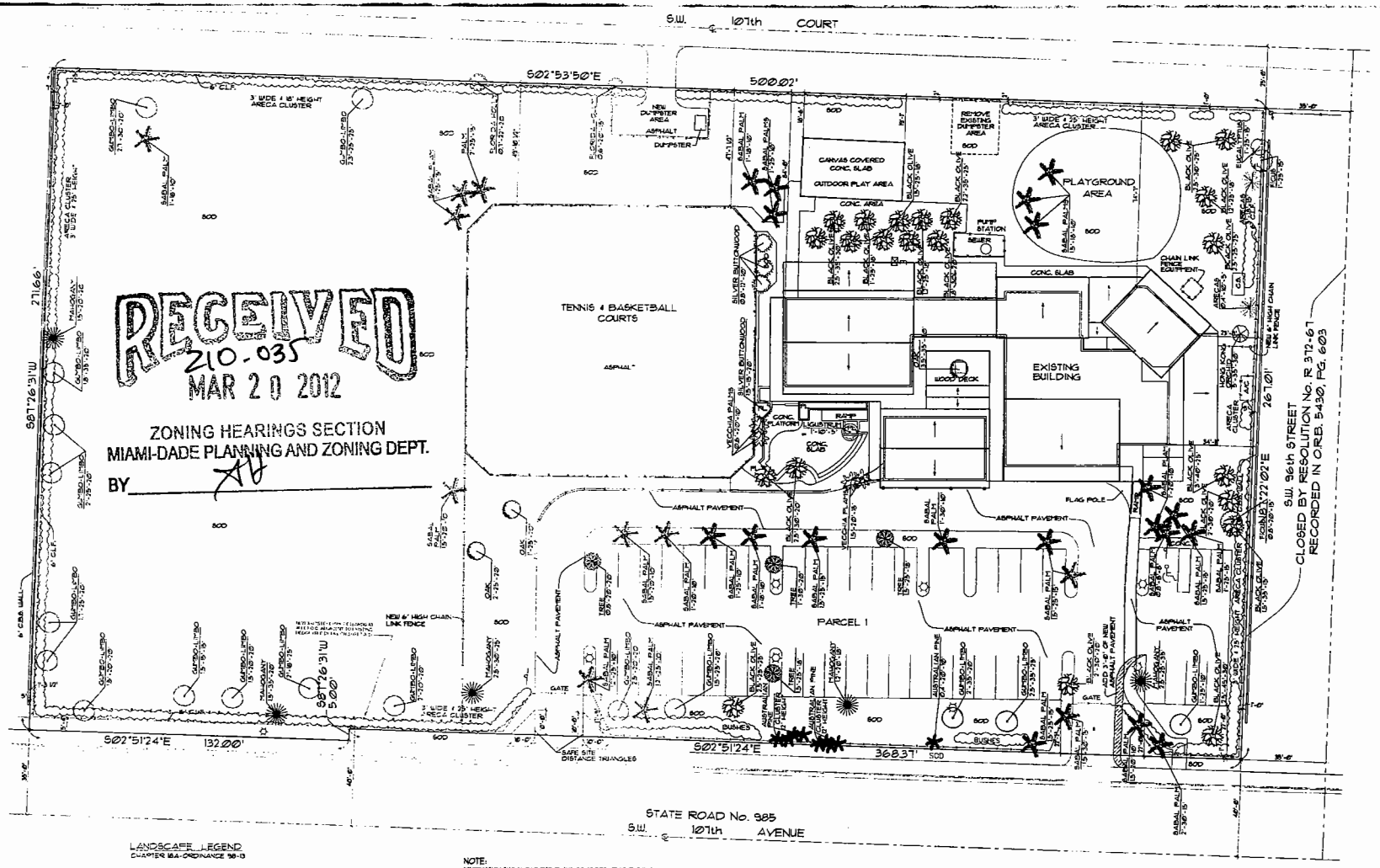
SHEET

A-1

OF 3

23

RECEIVED
MIAMI-DADE COUNTY
PROCESSED 210-035
DATE: MAR 20 2012
BY: SDB



RECEIVED
210-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AU

LANDSCAPE LEGEND

CHAPTER 18A-ORDINANCE 98-13

ZONE DISTRICT: U; USE: PRIVATE EDUCATIONAL FACILITY
GROSS LAND AREA: 17.405 SF / 4.0 ACRES; NET LAND AREA: 13.470 SF / 3.09 ACRES

	REQUIRED	PROVIDED
LANDSCAPE OPEN SPACE (if applicable)	N/A	N/A
GREENBELT WIDTH (if applicable)	N/A	N/A
LAWN AREA (if applicable)	40%	14,516 SF

TREES PER NET LOT	REQUIRED	PROVIDED
	81	88

30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIRED SHALL BE SABAL PALMETTO (CABBAGE PALM)

STREET TREES	REQUIRED	PROVIDED
	15	6

TREES IN THE RIGHT OF WAY OR ON PRIVATE PROPERTY WILL REQUIRE PUBLIC WORKS APPROVAL OF SPECIAL "TAXING DISTRICT"

TOTAL NUMBER OF TREES	101	88
SHRUBS	1010	447

10 SHRUBS PER TREE REQUIRED. 30% OF SHRUBS/HEDGES SHALL BE NATIVE SPECIES
IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 MIAMI-DADE COUNTY

CERTIFICATE OF COMPLIANCE:
THESE PLANS ARE SIGNED AND SEALED BY AN ARCHITECT AUTHORIZED TO PREPARE PLANS BY CHAPTER 481 FLORIDA STATUTES.

Jacqueline Bonfill Gee
JACQUELINE BONFILL GEE

NOTE:
INFORMATION SHOWN ON THESE PLANS COINCIDES WITH THE CULO CARE CHECKLIST SUBMITTED, AND IS HEREIN INCORPORATED INTO THESE PLANS.

TREE LEGEND

SYMBOL	COMMON NAME	AMOUNT	SYMBOL	COMMON NAME	AMOUNT
	GUMBO LIMBO	17		SILVER BUTTONWOOD	4
	SABAL PALM	36		LIGUSTRUM	1
	BLACK OLIVE	22		VECCHIA PALM	4
	OAK TREE	3		FLORIDA HOLLY	2
	AUSTRALIAN PINE	3		HONG KONG ORCHID	1
	ARECA TREE	1		EUCALYPTUS	1
	MAHOGANY	5		Tree (Species unknown)	3
	FICUS	2			

NOTE:
ALL TREES SHOWN ON PLAN ARE EXISTING. NO NEW TREES ARE BEING ADDED FOR THIS SUBMITTAL

OPEN AREA CALCULATIONS CHART
SEE SHEET A-1

- GRASS AREA FOR ORGANIZED SPORTS/PLAY: 58,753 SF.
- NON-GRASS AREA FOR ORGANIZED SPORTS/PLAY: 17,247 SF.
- LAWN AREA (EXCLUSIVE OF ORGANIZED SPORTS/PLAY AERAS) Made SF.

LANDSCAPE PLAN

SCALE: 1"=20'-0"

NOTE:
SEE BOUNDARY SURVEY FOR ADDITIONAL INFORMATION

RECEIVED
210-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AU

Jacqueline Bonfill Gee
3-12-12

J. Bonfill & Associates

J. Bonfill & Associates, Inc.
Registered Architects AA C002050
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383
Jacqueline Bonfill Gee AR0013685

AS-BUILT FOR
ATLANTIS ACADEMY
9600 S.W. 107th Avenue Miami, FL
Owner: Educational Services of America
305-271-9771

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF J. BONFILL & ASSOCIATES, INC., AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF J. BONFILL & ASSOCIATES, INC.

REVISIONS	BY

Date:	10-01-2010
Job:	ATLANTIS
Drawn:	H.F.
Checked:	J.B.G.
Scale:	AS SHOWN

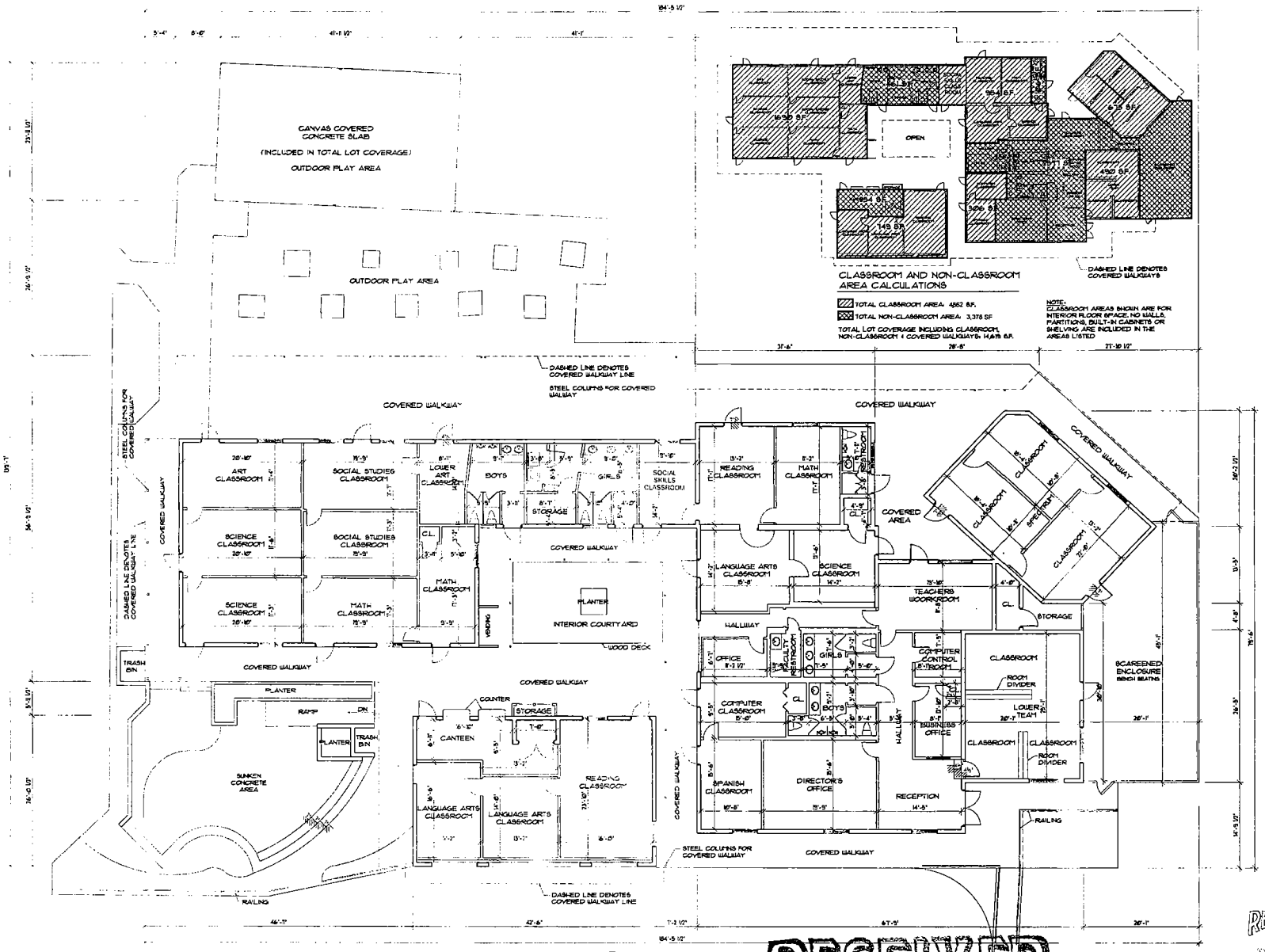
SHEET

A-1a

OF 3

24

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-035
DATE: MAR 20 2012
BY: SDS



FLOOR PLAN

SCALE 1/8"=1'-0"

NOTE:
INFORMATION SHOWN ON THESE PLANS COINCIDES WITH THE CHILD CARE CHECKLIST SUBMITTED, AND IS HEREIN INCORPORATED INTO THESE PLANS.

RECEIVED
210-035
MAR 20 2012

RECEIVED
210-035
MAR 20 2012

Jacqueline Bonfill Gee
3-12-12

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

J. Bonfill & Associates

J. Bonfill & Associates, Inc.
Registered Architects AA C002050
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383
Jacqueline Bonfill Gee AR0013685

AS-BUILT FOR
ATLANTIS ACADEMY
9600 S.W. 107th Avenue Miami, FL
Owner: Educational Services of America
305-271-9771

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF J. BONFILL & ASSOCIATES, INC., AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF J. BONFILL & ASSOCIATES, INC.

REVISIONS	BY

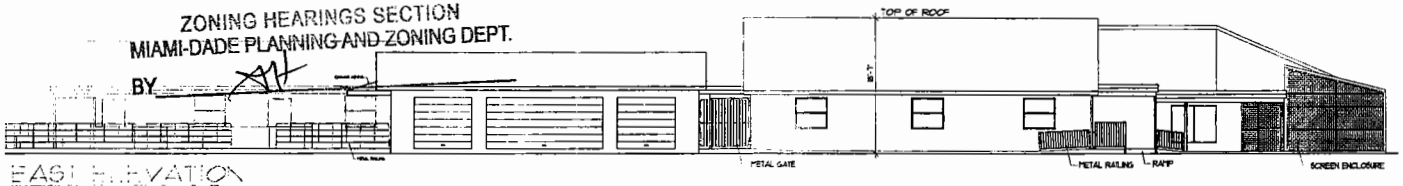
Date:	10-01-2010
Job:	ATLANTIS
Drawn:	H.F.
Checked:	J.B.G.
Scale:	AS SHOWN

SHEET
A-2
OF 3

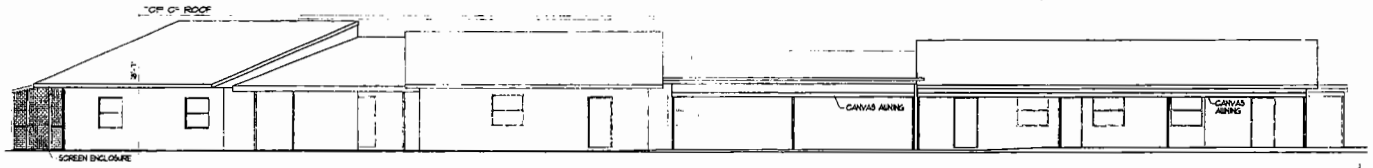
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-035
DATE: MAR 20 2012
BY: SDB

RECEIVED
Z10-035
MAR 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

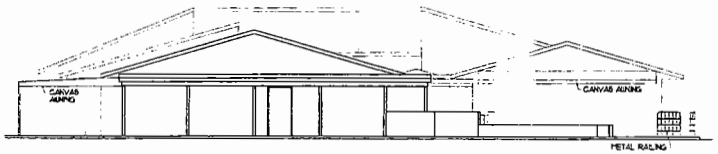
25



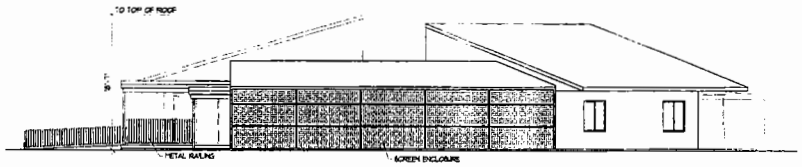
EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

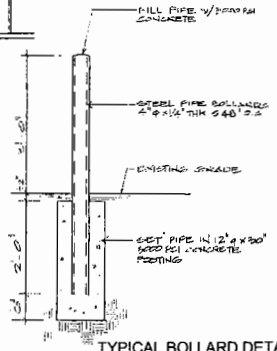


SOUTH ELEVATION
SCALE: 1/8"=1'-0"

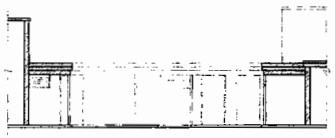


NORTH ELEVATION
SCALE: 1/8"=1'-0"

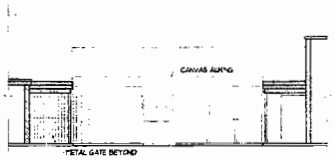
NOTE:
INFORMATION SHOWN ON THESE PLANS COINCIDES WITH THE CHILD CARE CHECKLIST SUBMITTED, AND IS HEREIN INCORPORATED INTO THESE PLANS.



TYPICAL BOLLARD DETAIL
SCALE: 3/4"=1'-0"



EAST ELEVATION OF INTERIOR COURTYARD
SCALE: 1/8"=1'-0"



WEST ELEVATION OF INTERIOR COURTYARD
SCALE: 1/8"=1'-0"

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

School Name: Atlantis Academy

School Address: 9600 SW 107 Ave., Miami FL 33176 Tax Folio # 30 - 5006-000-0480

1. Is this an expansion to an existing school ☐ Yes ☐ No If yes, indicate the number of students: ___ and age and grade ranges originally approved: ___
2. Total size of site: 500 x 270 = 134,129 = 43,560 sq. ft. = 3.06 acres See Exh. "1"
3. Number of children or students requested: 180 Ages. grade 1-12 / age 5-22
4. Number of teachers. 19 Number of administrative & clerical personnel. 12
5. Number of classrooms: 24 Total square footage of classroom area: 4,882
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): ___
7. Amount of outdoor recreation/play area in square footage: 75,434 (existing)

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: ___
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 34 parking spaces required by §33-124(L) 34
10. Indicate the number of auto stacking spaces: 5 provided 5 required.
11. Proposed height for the structure(s). max. 187' See §33-151.18(g). See plan sheet A3
12. Size of identification sign: 26 x 49 = 8.85 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 7:00 a.m. to 3:30 p.m.
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). N/A. No residential uses.

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

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

CLASSROOM SPACE: Calculated by grade levels

a. Day Nursery/Kindergarten, preschool and after-school care
35 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required.

b. Elementary Grades 1-6
30 sq. ft. x 55 (number of children) = 1,650 sq. ft. of classroom area required

c. Junior High and Senior High Schools (Grades 7-12)
25 sq. ft. x 125 (number of children) = 3,125 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 4,775
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,882

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 0 (35 of children) = 0

b. Grades 1-6
500 sq. ft. x 30 (first 30 children) = 15,000
300 sq. ft. x 25 (remaining children) = 7,500

c. Grades 7-12
500 sq. ft. x 30 (first 30 children) = 24,000
300 sq. ft. x 95 (next 300 children) = 28,500
150 sq. ft. x 0 (remaining children) = 0

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 75,000
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 75,434

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: 87 Trees provided: 87+
b. Ten shrubs are required for each tree required. Shrubs required: N/A Shrubs provided: N/A
c. Grass area for organized sports/play area in square feet: 58,192 sq. ft
d. Lawn area in square feet (exclusive of organized sports/play area): 14,616 sq. ft.

RECEIVED
Z10-035
MAR 20 2012

Jacqueline Bonfill Gee
3-12-12

J. Bonfill & Associates

J. Bonfill & Associates, Inc.
Registered Architects AA C002050
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383
Jacqueline Bonfill Gee AR0013685

AS-BUILT FOR ATLANTIS ACADEMY

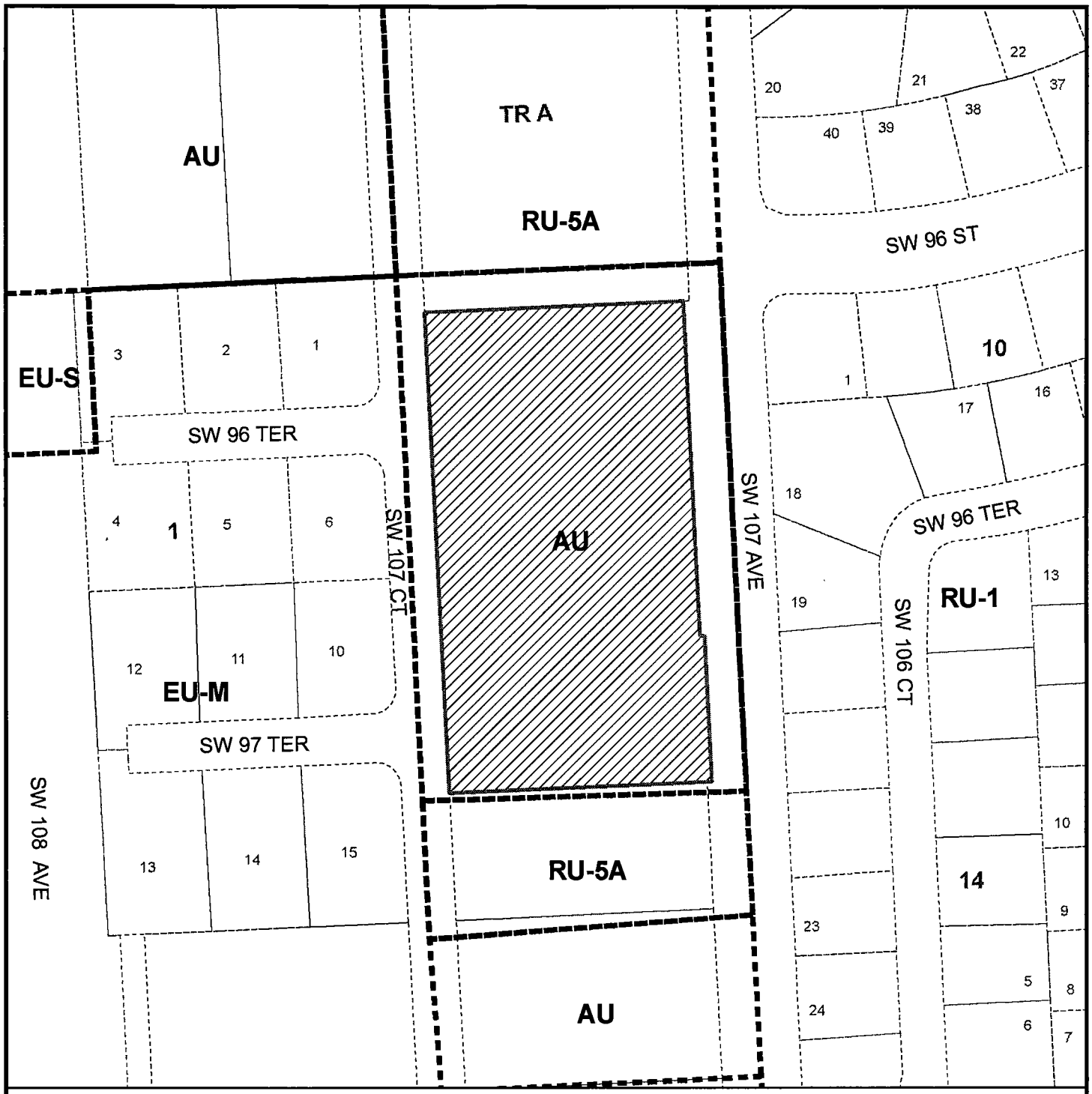
9600 S.W. 107th Avenue Miami, FL
Owner: Educational Services of America
305-271-9771

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF J. BONFILL & ASSOCIATES, INC., AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF J. BONFILL & ASSOCIATES, INC

REVISIONS	BY

Date:	10-01-2010
Job:	ATLANTIS
Drawn:	ILT.
Checked:	J.B.G.
Scale:	AS SHOWN

SHEET A-3 OF 3



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000035

Legend

Subject Property Case

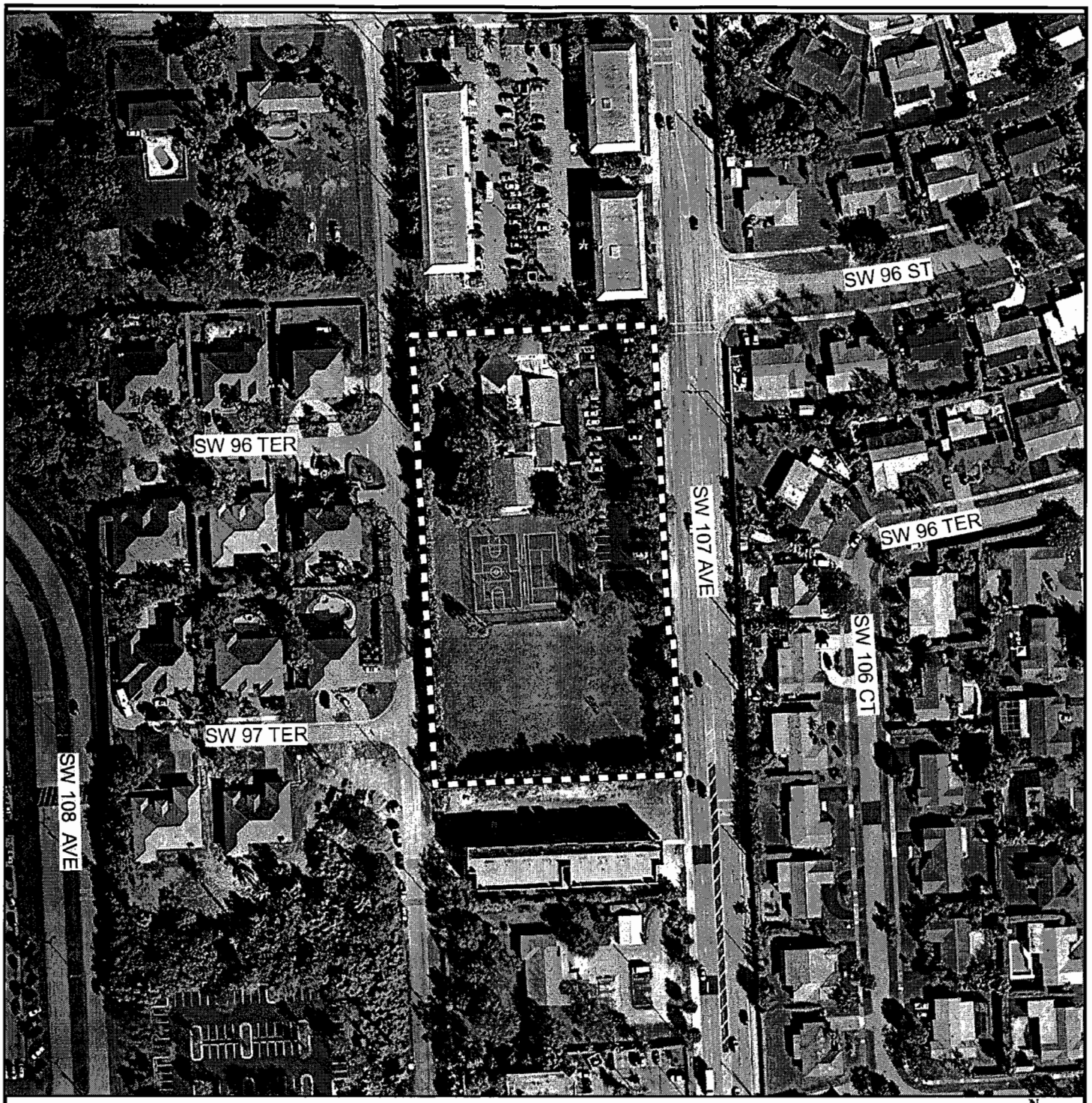
Zoning

Section: 06 Township: 55 Range: 40
Applicant: EDUCATIONAL PROPERTIES PTNERI, LP
Zoning Board: C12
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 14, 2010

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000035

Legend
Subject Property

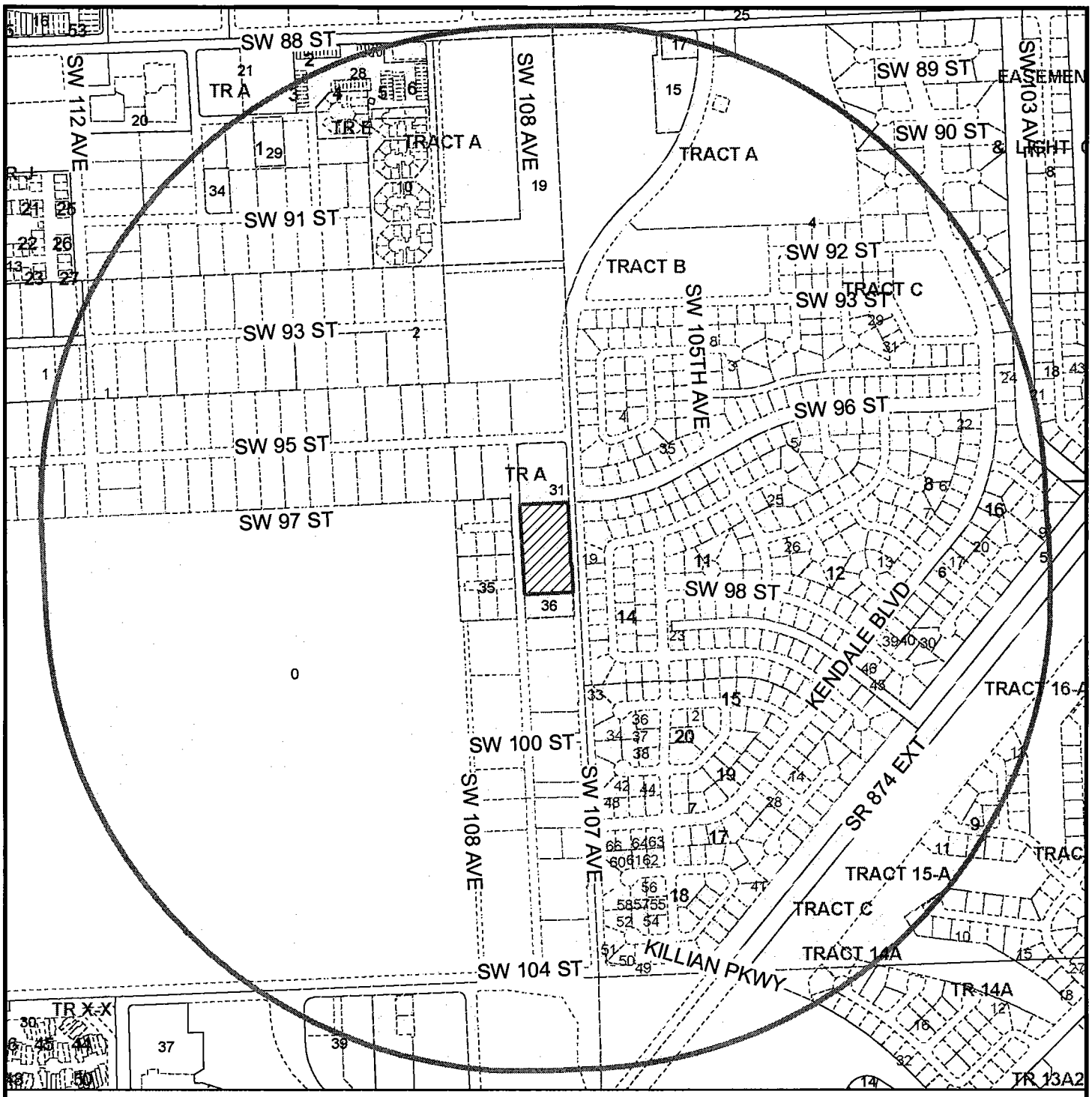
N
W E
S

Section: 06 Township: 55 Range: 40
Applicant: EDUCATIONAL PROPERTIES PTNERI, LP
Zoning Board: C12
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 14, 2010

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

RADIUS MAP

Process Number
Z2010000035
RADIUS: 2640

Section: 06 Township: 55 Range: 40
Applicant: EDUCATIONAL PROPERTIES PTNERI, LP
Zoning Board: C12
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

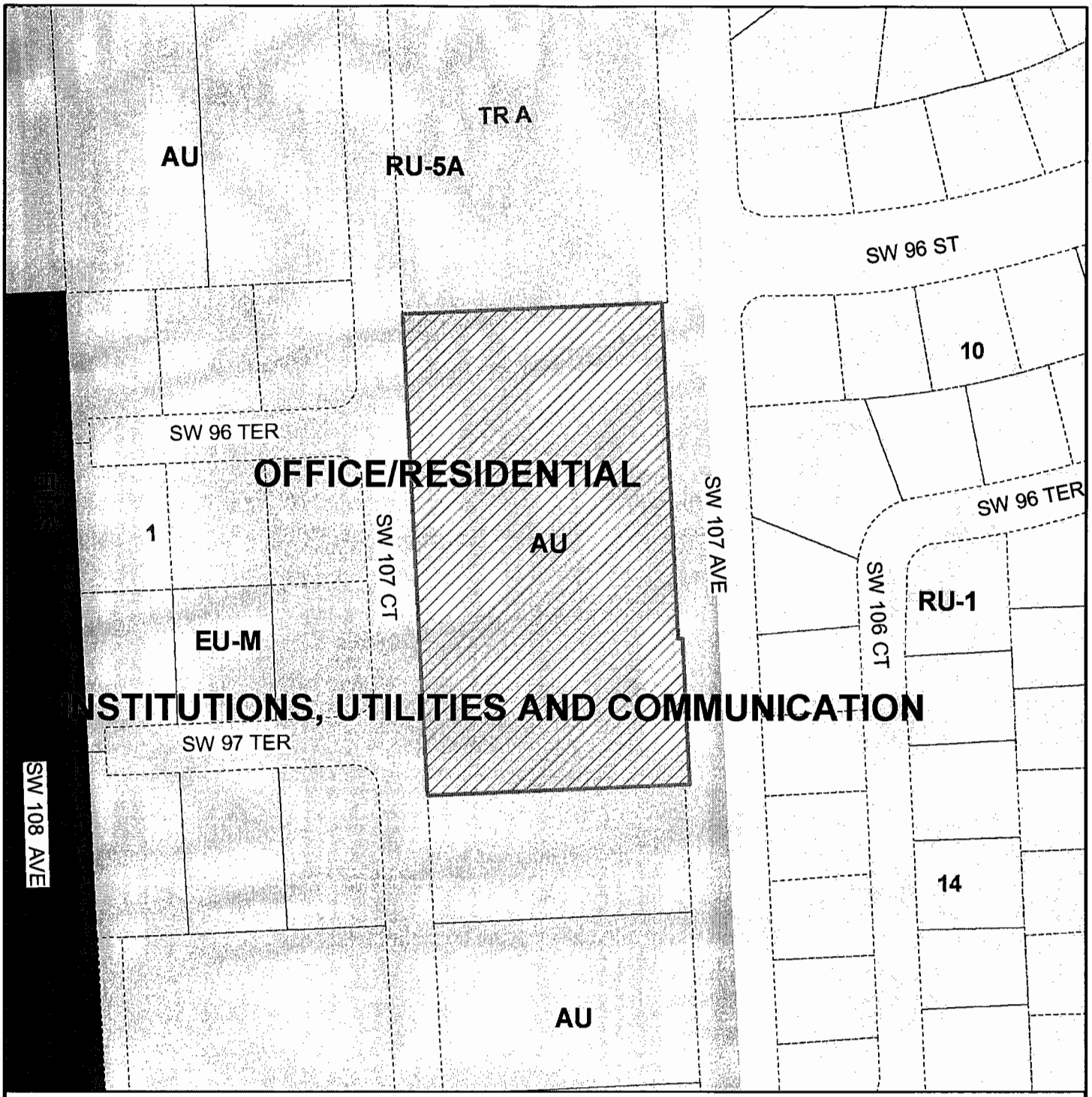
N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 14, 2010

REVISION	DATE	BY

28



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2010000035

Legend
Subject Property Case
Zoning

N W E S

Section: 06 Township: 55 Range: 40
Applicant: EDUCATIONAL PROPERTIES PTNERI, LP
Zoning Board: C12
Commission District: 8
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 14, 2010

REVISION	DATE	BY

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

PH: Z12-134 (13-04-CZ12-2) **April 9, 2013**
Item No.2

Recommendation Summary	
Commission District	7
Applicant	Roberto Suris Jr. Irrevocable Trust
Summary of Requests	The applicant is requesting to permit a new single-family residence with less lot width, depth, area and interior side setback than required. The applicant is also seeking a greater lot coverage than allowed.
Location	6826 SW 70 Avenue, Miami-Dade County, Florida.
Property Size	100' x 100'
Existing Zoning	EU-M
Existing Land Use	Single-Family Residence
2015-2025 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions of requests #1 and #3; denial without prejudice of request #2.**

REQUESTS:

(1) NON-USE VARIANCE to permit a parcel of land with a lot width of 100' (125' required), lot depth of 100' (115' required), and a lot area of 10,000 sq. ft. (15,000 sq. ft. required).

(2) NON-USE VARIANCE to permit a single family residence setback 7'-6" (15' required) from the interior side (north) property line.

(3) NON-USE VARIANCE to permit a single family residence have a lot coverage of 31% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Robert J. Suris Residence" as prepared by Architect Julio Acosta and dated stamped received 11/6/12, consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Proposed single-family residence.

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

West	EU-M; single-family residence	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by single-family residences developed under the EU-M zoning district regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to re-develop the property with a new single-family residence. However, the requested interior side setback variance could have a negative visual impact on the adjacent property to the north.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Estate Density Residential** on the Adopted 2015-2025 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 requests sought in this application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Therefore, staff opines that the subject requests are **consistent** with the uses allowed in the Estate Density Residential category and the density threshold for this land use category and is consistent with the designation of the site on the CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit a parcel of land with a lot width of 100' (125' required), a lot depth of 100' (115' required), and a lot area of 10,000 sq. ft. (15,000 sq. ft. required), is 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 notes that the original single-family residence was built in 1954 and was originally zoned RU-1. Staff notes that this request is due to the existing configuration of the subject property and represents existing conditions. Staff is of the opinion that the approval of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. With respect to compatibility, staff notes that the surrounding neighborhood is characterized by similar substandard lots by EU-M standards.

When request #3, to permit a single family residence with a lot coverage of 31% (30% permitted), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would also maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff opines that the 1% over the maximum lot coverage permitted is minimal and therefore will not be visually intrusive to the surrounding area. Staff further opines that the requested lot coverage will not detract from the aesthetic character of the area and will be compatible with same.

Consequently, staff is of the opinion that the approval of requests #1 and #3 will not result in an obvious departure from the aesthetic character of the surrounding neighborhood and would be

compatible with the surrounding residential developments. **Staff therefore, recommends approval with conditions of requests #1 and #3 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

However, when request #2, to permit a single family residence setback 7'-6" (15' required) from the interior side (north) property line, is similarly 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. Staff notes that the applicant intends to demolish the existing residence and build a new residence with a 20' setback from the interior side (south) property line and a 7'-6" setback from the interior side (north) property line. Staff opines that the 50% reduction of the north setback area may cause adverse visual and aural impacts on the abutting neighbor to the north. Staff is of the opinion that the applicant can modify the proposed area of the residence and move the footprint of the residence to meet the interior side (north) setback area and provide an adequate distance from the abutting neighbor to the north. **Staff therefore, recommends denial without prejudice 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.

RECOMMENDATION: Approval with conditions of requests #1 and #3; denial without prejudice of request #2.

CONDITIONS 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 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 "Robert J. Suris Residence" as prepared by Architect Julio Acosta and dated stamped received 11/6/12, consisting of 6 sheets except as herein amended to show that the proposed residence will meet the interior side (north) setback requirement. 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 existing canvas roof structure be removed as indicated in the site plan provided.

ES:MW:NN:CH:JC

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

NSDN

ZONING RECOMMENDATION ADDENDUM

Applicant: *Roberto Suris Jr Irrevocable Trust*
PH: *Z12-134*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-31)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 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.*

2. ROBERTO SURIS, JR. IRREVOCABLE TRUST **13-4-CZ12-2 (12-134)**
(Applicant) **Area 12/District 07**
Hearing Date: 04/09/13

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1947	Zoning Department	- Zone Change from GU to RU-1.	BCC	Approved
1950	Ray E. Mattticks ET AL	- Zone Change from RU-1 to IRU.	BCC	Approved
1993	William Westman	- Accessory Building with less Setbacks than required.	ACC	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: January 24, 2013

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

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

Subject: C-12 #Z2012000134-1st Revision
Irrevocable Trust F/B/O Roberto James Suris.
6826 SW 70 Avenue, Miami, Florida 33143
Non-Use Variance to Permit Lot Area, Frontage and Setbacks Less than Required.
(EU-M) (0 Acres)
26-54-40

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.

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
According to the information provided, the applicant is seeking to demolish the existing residence in order to build a new single family home. Section 24-4-3.1(3)(a) of the Code requires that the minimum lot size for a single-family residence served by public water and septic tank shall be fifteen thousand (15,000) square feet (gross). However, the applicant has demonstrated the subject property was created by warranty deed prior to the effective date of the requirement (recorded in Deed Book 3953 Page 221), therefore the property is considered grandfathered.

Stormwater Management
The proposed 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
According to photos submitted by the representative of the applicant on January 16, 2013, the site contains only non specimen-sized tree resources (trunk diameter at breast height 18 inches in diameter or more). Please be advised that a Miami Dade County Tree Removal/Relocation Permit is required only for the removal or relocation of specimen-sized trees located within the yard of a single family home, and/or trees on the right-of-way. The proposed work depicted on the site plans will not impact specimen-sized trees and/or trees within the right of way.

Based on the above, approval of this application is granted provided that no tree that is subject to the Tree Preservation and Protection provisions of the Code is removed and/or relocated.

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

Memorandum

MIAMI-DADE COUNTY

Date: December 11, 2012

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2012000134
Name: Roberto James Suris, Jr.
Location: 6826 SW 70 Avenue
Section 26 Township 54 South Range 40 East

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: December 18, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: Z12-134
Roberto Suris Jr.

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

Z12-134
Roberto Suris Jr.

Application: ***Roberto Suris Jr.*** is requesting non-use variances of lot area, lot frontage, lot depth and setbacks to facilitate the demolition of the existing residence and future construction of a new single family home on a property which is currently zoned for Estates, Modified District (EU-M).

Size: The subject property is approximately .23 acres.

Location: The subject property is located at 6826 SW 70th Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The single family residence on the property meets the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential unit on the property currently receives, and shall once demolished and rebuilt continue to receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: December 13, 2012

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

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

Subject: Z2012000134: ROBERTO SURIS, JR. IRREVOCABLE TRUST

Application Name: ROBERTO SURIS, JR. IRREVOCABLE TRUST

Project Location: The site is located at 6826 SW 70 AVE, Miami-Dade County.

Proposed Development: The request is approval of non-use variances for lot frontage, lot depth, setbacks to facilitate the demolition of an existing single family home and construct a new single family residence.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards. The Department has no objections to this application.

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

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: 11-DEC-12

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

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

Subject: Z2012000134

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2012000134
located at 6826 SW 70 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1716 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:30 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: 29-NOV-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ROBERTO JAMES SURIS, JR

APPLICANT

6826 SW 70 AVE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2012000134

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. Prior case opened September 14, 2012 for Failure to perform lot maintenance and a warning was issued. Reinspection on october 1, 2012 and violation corrected. BNC: BSS case 20120148698-B opened on November 4, 2011. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Addition on northwest corner. Case closed. no violation exist according to inspector. Case was closed on March 7, 2012.

Roberto James Suris Jr

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME ROBERTO SURIS, JR. 2010 IRREVOCABLE TRUST f/b/o ROBERT JAMES SURIS, DATED OCT. 12, 2010

NAME AND ADDRESS	Percentage of Interest
	100%

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant) ANNE MARIE GARCIA, as Trustee for the Roberto Suris, Jr., Irrevocable Trust

Sworn to and subscribed before me this 25 day of Oct., 20 12. Affiant is personally know to me or has produced _____ as identification.

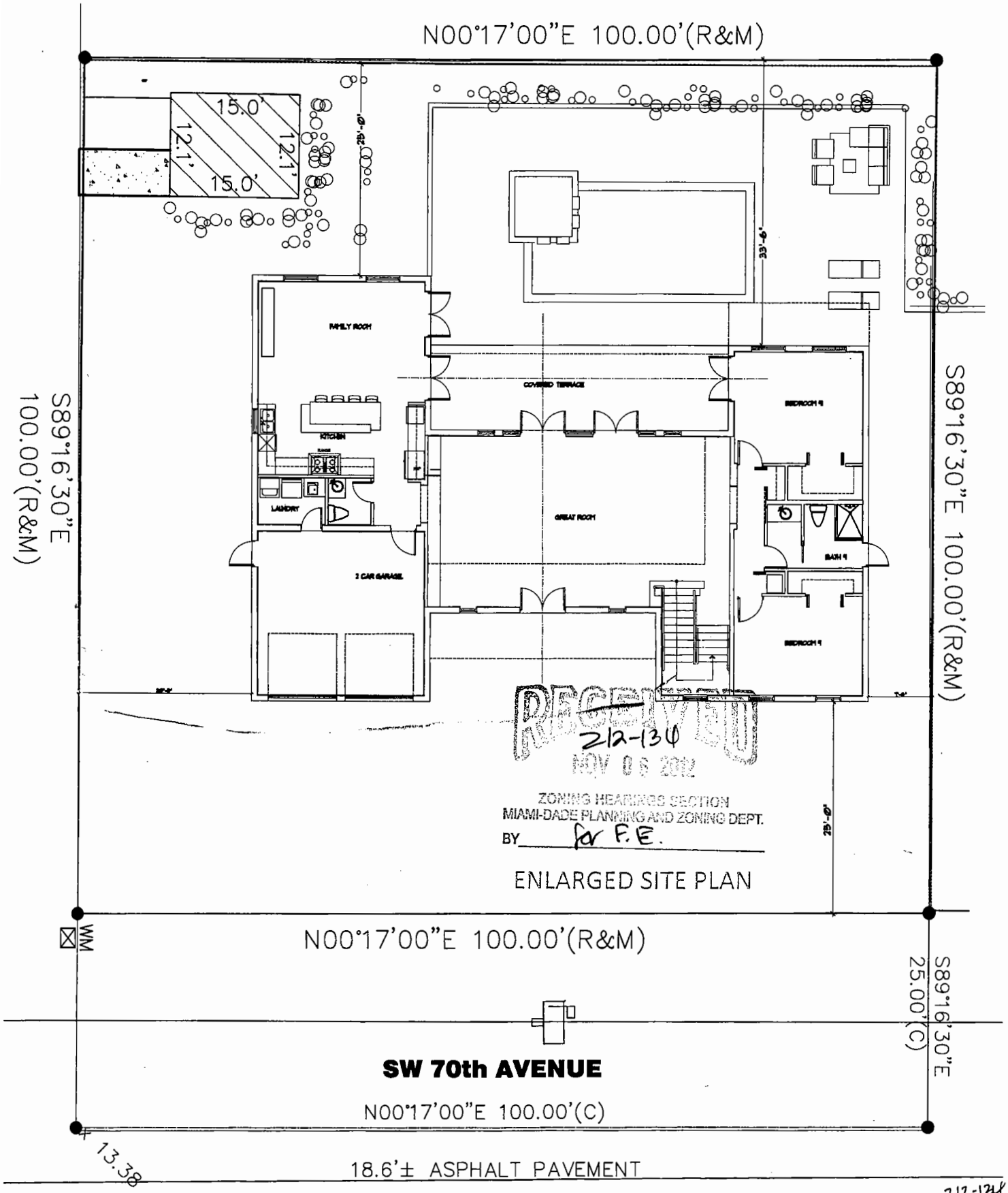
_____
(Notary Public)

CATHERINE ELIZABETH MEDINA
MY COMMISSION # EE003163
EXPIRES: JULY 02, 2014
407-398-0153 FloridaNotaryService.com

My commission expires: 7/2/14

Seal

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



RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for F.E.

212-134
RECEIVED
NOV 06 2012

ZONING LEGEND

ZONING: EU-M
HEIGHT (TO RIDGE OF ROOF): 31'-0"

GROSS AREA	12,530 S.F.
NET LAND AREA	10,000 S.F.
LOT COVERAGE (EVERYTHING UNDER ROOF) REQ	10,000 S.F. X .30% = 3,000 SQ.FT
LOT COVERAGE (EVERYTHING UNDER ROOF) PROP.	2,930 sq ft

SETBACKS:	REQ.	PROPOSED
FRONT	25'-0"	25'-0"
SIDE RIGHT	15'-0"	7'-4"
SIDE LEFT	15'-0"	20'-5"
REAR	25'-0"	25'-0"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.
APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION:
NOTICE:
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (10), FLORIDA STATUTES, EFFECTIVE 7/10/97.

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

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

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

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

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

GARAGE OR STORAGE (SFHA,OSHA(11c-3-f))- Fully enclosed areas below the base elevations shall be design to preclude finished living space except allowable uses i.e.parking,limited storage and building access and shall be design to allow for the entry and exit of flood-waters to automatically equalize hydrostatic flood forces on exterior walls.

Design for complying with this requirement must be either certified by a proffessional engineer or architect and meet the following criteria:

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

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

SEPTIC TANK NOTE:

THERE ARE NO PERTINENT FEATURES
ON ADJACENT PROPERTIES OR ACROSS THE STREET
THAT MAY AFFECT THE SEPTIC TANK SYSTEM INSTALLATION.

LEGAL DESCRIPTION :

The South 50 feet of the North 250 feet of the East 1/2 of Tract 8 of the "ANCHOCO PLAT OF PALM-MIAMI", according to the plat thereof, as recorded in Plat Book 31, at Page 35, of the Public Records of Miami-Dade County Florida, and Lot 18, in Block 8, of the "REVISED PLAT OF PALM-MIAMI", according to the Plat thereof, as recorded in Plat Book 28, Page 53, of the Public Records of Miami-Dade County, Florida.

(Warranty Deed, dated May 5th, 2006, recorded in Official Records Book 24522, Page 0906, Miami-Dade County Records).

Property Address:
6826 SW 70th Avenue, South Miami Florida, 33143
Folio No.: 30-4028-012-0030

GENERAL NOTES :

1- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.

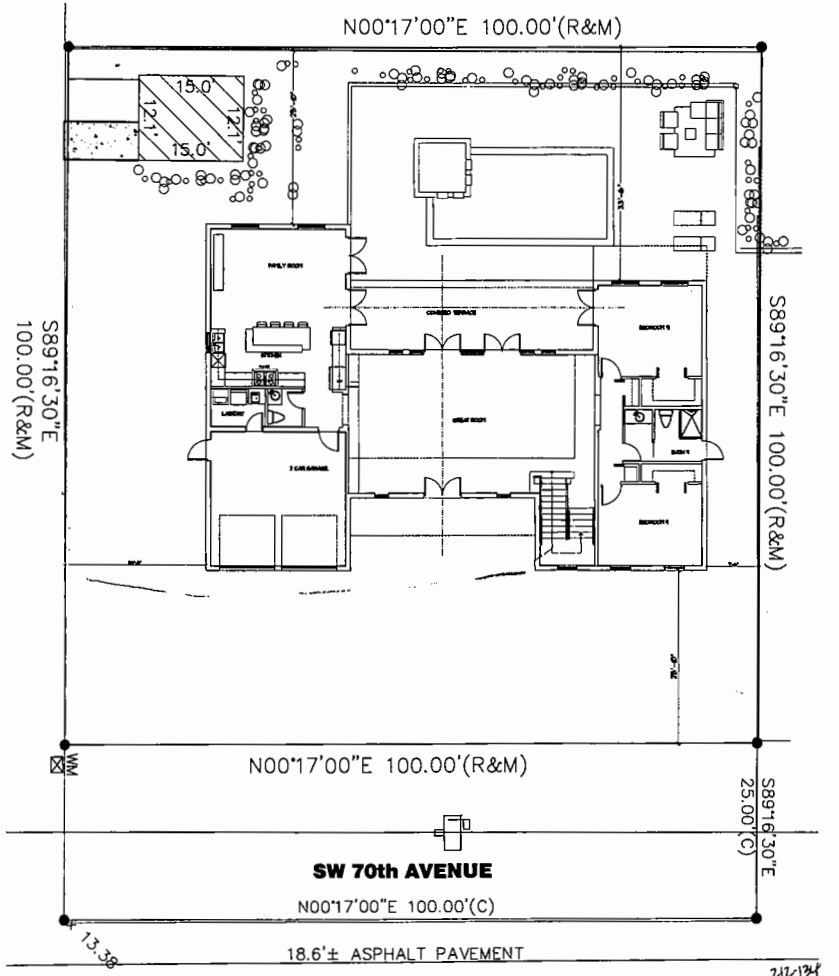
2- ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, MIAMI- DADE BUILDING FIRE HYDRANTS, ETC.

3-LANDSCAPING SHALL COMPLY WITH ORDINANCE 98.13 CHAPTER 18-A OF CODE / FLORIDA LANDSCAPE ORDINANCE.

ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECTION AGAINST TERMITES AS PER F.B.C. 1816.1.7 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTAMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATMENT "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES & LAWS ESTABLISHED BY THE FL. DEPT OF AGRICULTURE AND CONSUMER SERV.

GROUND FLOOR A/C	2,200 S.F.
SECOND FLOOR A/C	1,700 S.F.
TOTAL A/C	3,900 S.F.
GARAGE	420 S.F.
COVERED TERR.	700 S.F.
BALCONY	140 S.F.
TOTAL AREA	5,160 SQ. FT.

RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for FE.



212-134
RECEIVED
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

N

CAYMART DESIGN, INC.
ARCHITECTURAL AND CONSULTANT DESIGNERS
P.E. CALF INC.
A.R. CALF INC.
8020 SW 72 ST.
MIAMI, FL 33143
Ph: 305-666-2447
Fax: 305-666-2449
email: info@caymartdesign.com
www.caymartdesign.com

ROBERT J. SURIS RESIDENCE

6826 SW 70TH AVENUE
MIAMI, FL 33143

REV #	DATE
1	12-1-12
2	2-1-2013
3	
4	
5	
6	
7	
8	

PROJECT No.:	
DESIGNED BY:	G.M.
DRAWN BY:	G.M.
CHECKED BY:	G.M.
ISSUE DATE:	09-06-12
DRAWING SCALE	AS SHOWN

ALEX JULIO MOTTA
REGISTERED ARCHITECT
LICENSE No. 0-7017
STATE OF FLORIDA
TEL: 305-666-2447
FAX: 305-670-2338

SEAL/ SIGNATURE:

SP-1

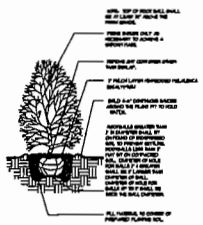
- of -

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA No 1 OR BETTER.
2. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
3. PLANTING SOIL SHALL BE 50% SAND 50% MUCK PULVORIZED.
4. ALL PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF (24") TWENTY FOUR INCHES AND BACKFILLED WITH PLANTING SOIL.
5. ALL SHRUBS, TREES AND GROUND COVER SHALL RECEIVE (2") TO INCHES DEPTH OF SHREDDED RED MULCH UPON COMPLETION.
6. GENERAL FERTILIZER SHRUBS, TREES AND GROUND COVER, LESCO 8-10-10 OR EQUAL SHALL BE APPLIEDAT TIME OF PLANTING.
7. ALL TREES TO BE GUARANTED FOR (1) ONE YEAR, SHRUB FOR (6) SIX MONTH .
8. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERARGE FROM AUTOMATED IRRIGATION SYSTEM. SHALL BE KEPT WEED FREE AND MULCHED TO A MINIMUM THREE (3) INCH DEPTH.

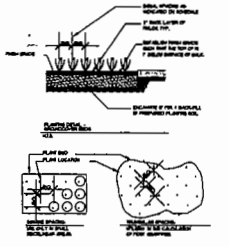
PLANT MATERIAL LIST

		QUANTITY	BOTANICAL NAME		SIZE
SHRUBS AND GROUND COVER	A	60	DRACAENAMARGINATA	RED EDGE DRAC	3- GAL 3'-5' HIGH
	B	60	PHILODENDRON	BURBLE MARX	3- GAL
	C	100	FICUS	FICUS	3- GAL 3'-5' HIGH
street tree	D	4	QUERCUS VIRGINIARA /LIVE OAK		
new tree	E	6	COCO PALM		
	F	30	GOLDEN BAMBOO PLANT		
	G	30	AMERICAN NATIVE BAMBOO		
exist tree		–			
OTHER		PLANTING SOIL – MULCH (RED) FERTILIZER			



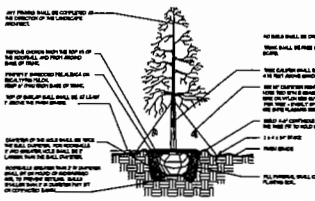
SHRUB PLANTING

N.T.S.



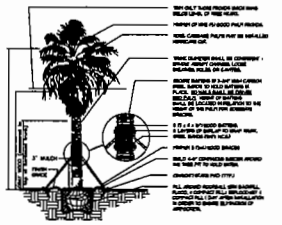
PLANTING DETAIL
PLANT SPACING

N.T.S.



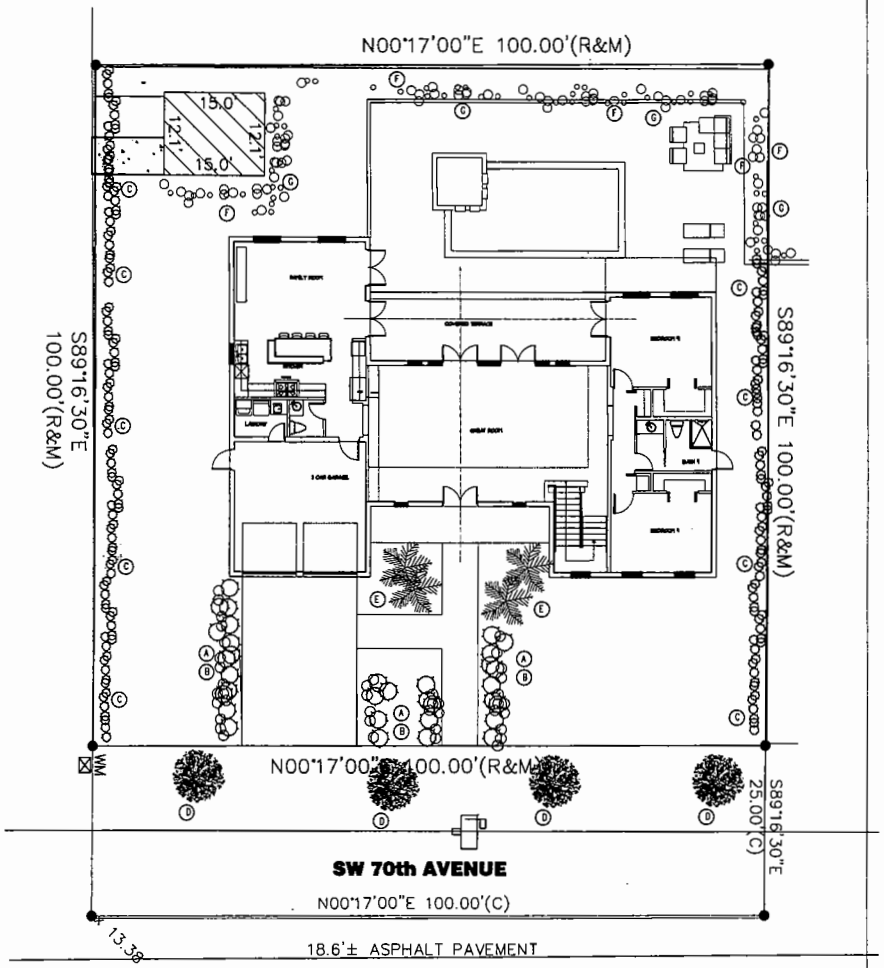
TREE PLANTING (2-4" CALIPER)

N.T.S.



TYPICAL PALM TREE PLANTING

N.T.S.



RECEIVED
212-134
NOV 0 6 2012

RECEIVED
212-134
NOV 0 6 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for Fred Indara

CAYMART DESIGN, INC.

ROBERT J. SURIS RESIDENCE

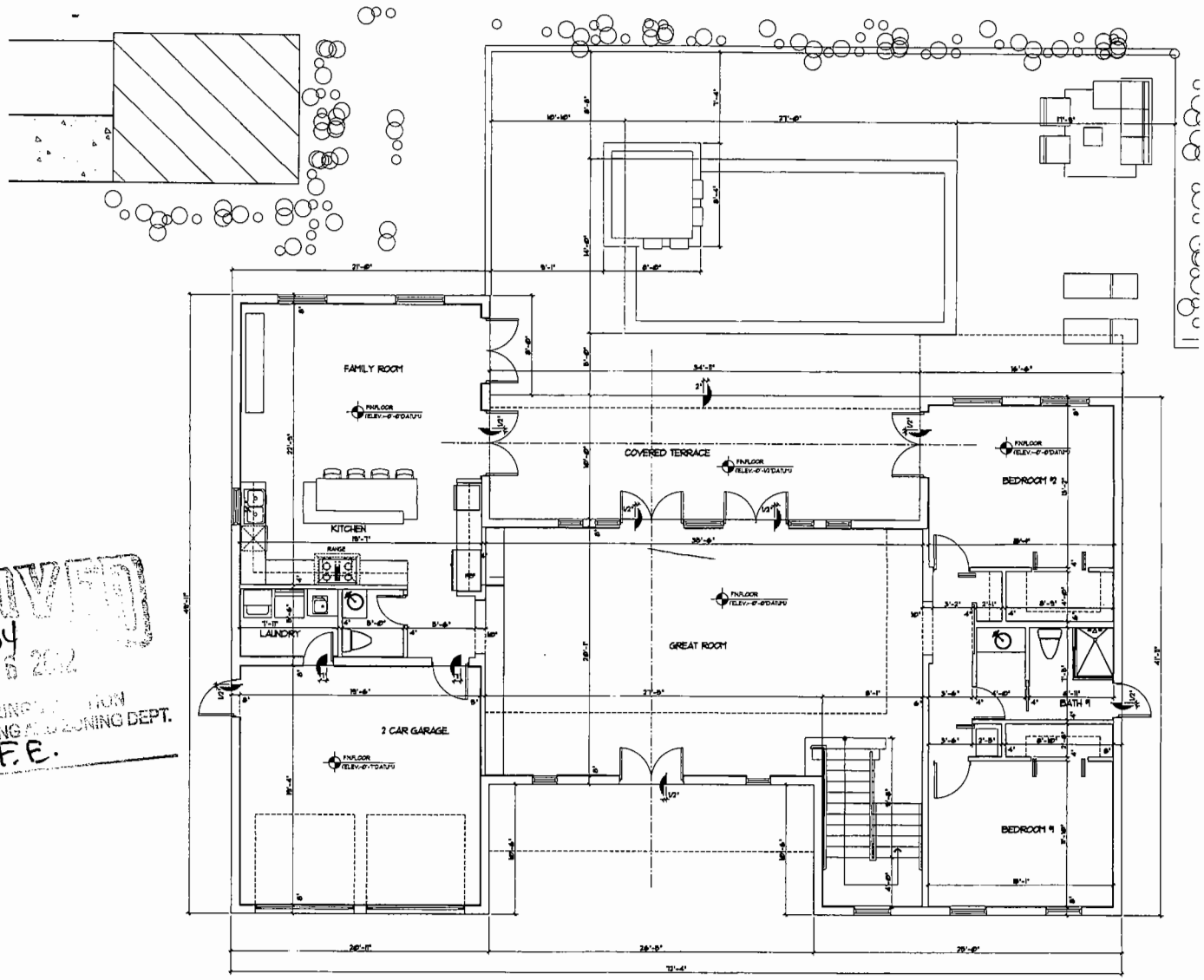
6826 SW 70TH AVENUE
MIAMI, FL 33143

REV. #	DATE
1	
2	
3	
4	
5	
6	
7	
8	

PROJECT No.:	
DESIGNED BY:	G.J.
DRAWN BY:	G.M.
CHECKED BY:	G.J.
ISSUE DATE:	10-06-12
DRAWING SCALE:	AS SHOWN

L-1

21



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

RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for F.E.

RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY FB

CAYMART DESIGN, INC.
ARCHITECTURAL AND CONSULTANT ENGINEERS
CA # 27126
P.E. LA # 24628
A.R. LA # 8021
3838 NW 50 St.
Miami, Fl 33142
Ph: 305-266-2057
Fax: 305-266-2060
info@caymartdesign.com
www.caymartdesign.com

ROBERT J. SURIS RESIDENCE

6826 SW 70TH AVENUE
MIAMI, FL 33143

REV. #	DATE
1	12-1-11
2	9-1-2012
3	
4	
5	
6	
7	
8	

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	O.M.
CHECKED BY:	O.M.
ISSUE DATE:	08-06-11
DRAWING SCALE:	AS SHOWN

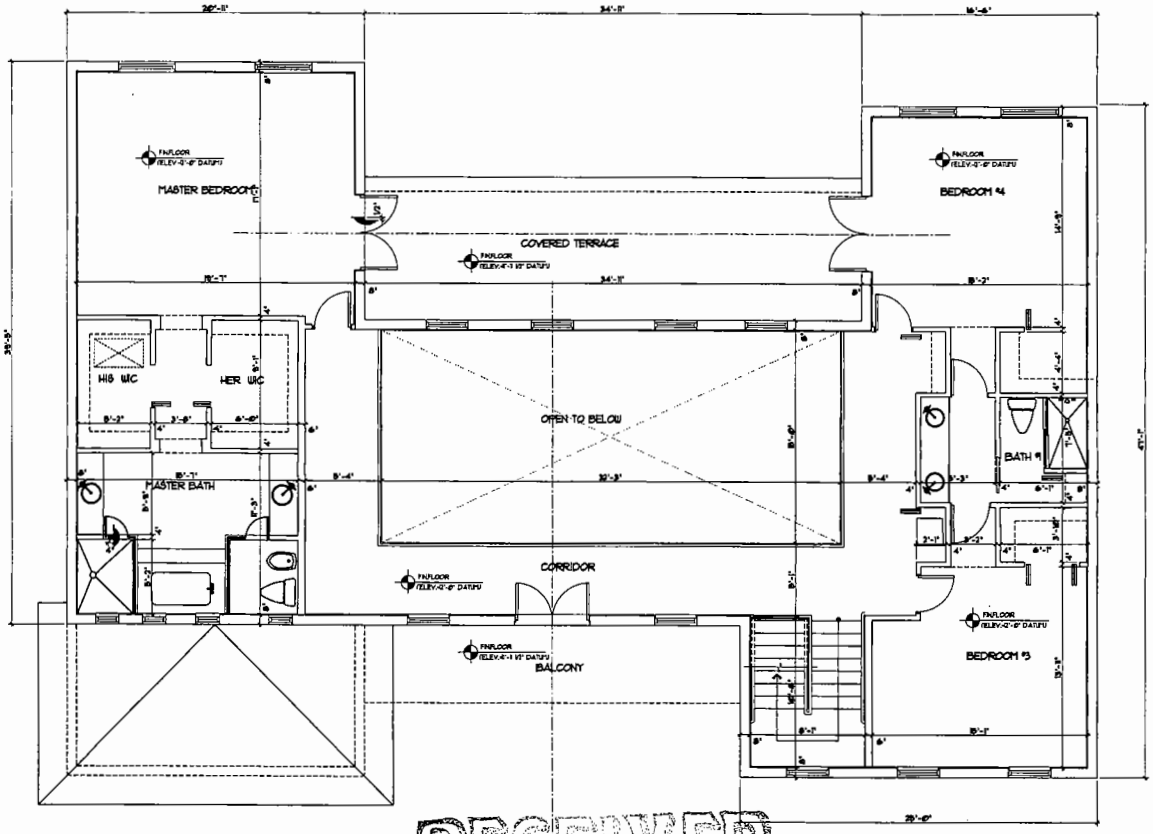
ARCH. FIRM REGISTRATION
CAYMART DESIGN, INC.
3838 NW 50 ST
MIAMI, FL 33142
TEL: 305-266-2057
FAX: 305-266-2060
CA-26009-1334

SEAL:
SIGNATURE:

A-1

- 4 -

22



RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JCV F.E..

212-134
RECEIVED
NOV 06 2012

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

N

CAYMART DESIGN, INC.
ARCHITECTURAL AND CONSULTANT ENGINEERS
CA # 27130

ROBERT J. SURIS RESIDENCE

6826 SW 70TH AVENUE
MIAMI, FL 33143

REV. #	DATE
1	12-1-11
2	2-1-2013
3	
4	
5	
6	
7	
8	

PROJECT No.:
DESIGNED BY: G.M.
DRAWN BY: G.M.
CHECKED BY: G.M.
ISSUE DATE:
DRAWING SCALE: AS SHOWN

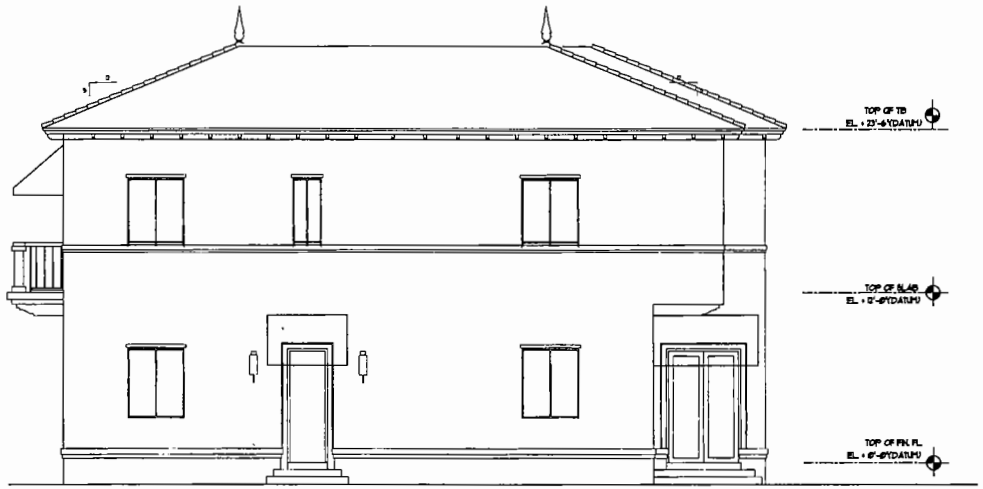
SEAL:
SIGNATURE:

A-2
- of -

23

FRONT ELEVATION (EAST) N

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



SIDE ELEVATION (NORTH) N

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

RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for F.E.

RECEIVED
212-134
NOV 06 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

CAYMART DESIGN, INC.
ARCHITECTURAL AND CONSULTANT
SERVICES
CA # 27138

ROBERT J. SURIS RESIDENCE

6826 SW 70TH AVENUE
MIAMI, FL 33143

REV. #	DATE
1	12-4-12
2	3-1-2012
3	
4	
5	
6	
7	
8	

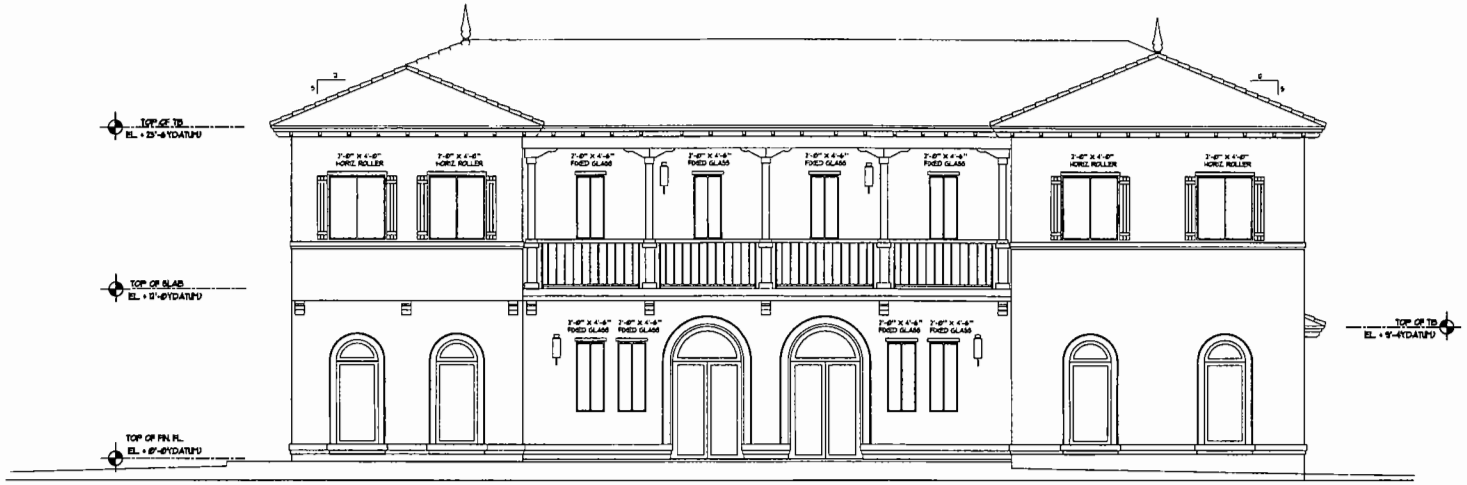
PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	O.M.
CHECKED BY:	O.M.
ISSUE DATE:	[illegible]
DRAWING SCALE:	AS SHOWN

SEAL:
SIGNATURE:

A-3

- of -

24

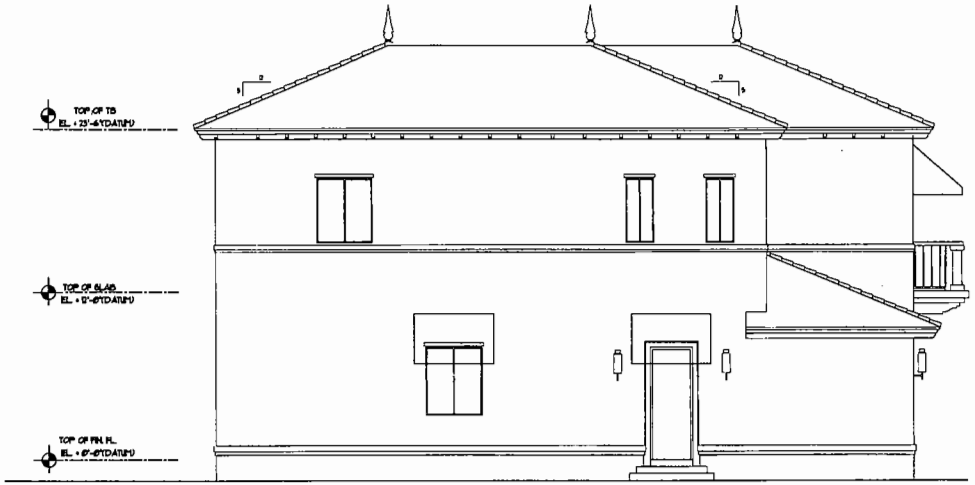


REAR ELEVATION (WEST)

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

N

RECEIVED
212-134
NOV 05 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for E.E.



SIDE ELEVATION (SOUTH)

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

N

212-134
RECEIVED
NOV 05 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

CAYMART DESIGN, INC.
ARCHITECTURAL AND CONSULTANT DESIGNERS
P.E. License 26038
A.R. License 9021
9020 SW 87 Ct.
Miami, FL 33156
Tel: 305-595-3007
Fax: 305-595-3009
caymart@caymartdesigns.com
www.caymartdesigns.com
CA # 27126

ROBERT J. SURIS RESIDENCE

6826 SW 70TH AVENUE
MIAMI, FL 33143

REV. #	DATE
1	12-2-11
2	9-1-2012
3	
4	
5	
6	
7	
8	

PROJECT No.:	
DESIGNED BY:	O.M.
DRAWN BY:	O.M.
CHECKED BY:	O.M.
ISSUE DATE:	10-06-10
DRAWING SCALE	A3 1/8=1'0"

ARCHITECT
O.J. CARDONA
AR 0018 A
9020 SW 87 Ct.
Miami, FL 33156
Tel: 305-595-3007
Fax: 305-595-3009

SEAL/ SIGNATURE

A-4

- of -

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000134

N
W E
S

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

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 28, 2012

REVISION	DATE	BY
		25

MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2012000134

N
W E
S

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

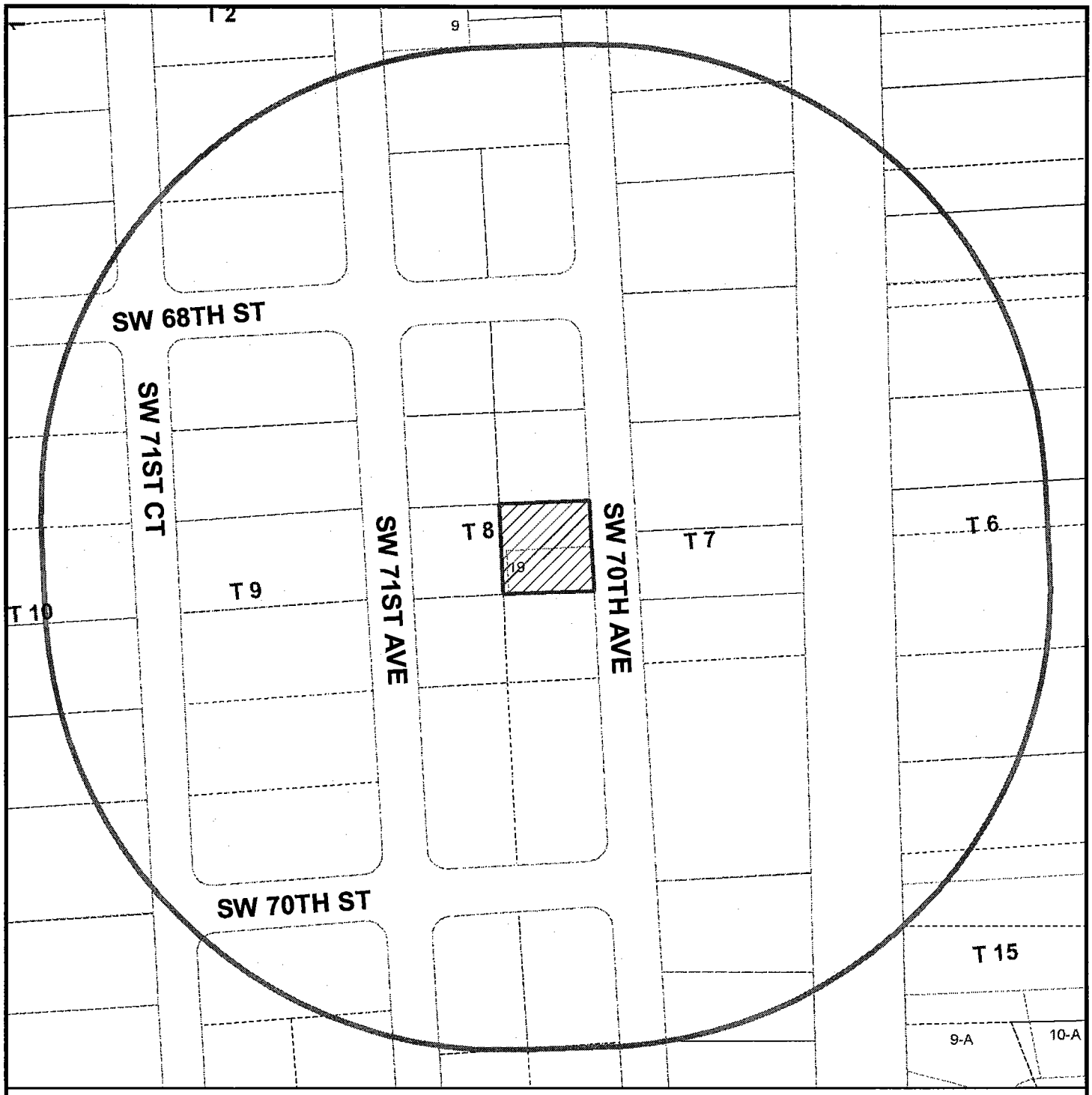
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 28, 2012

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000134

RADIUS: 500

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

N
W E
S

Legend

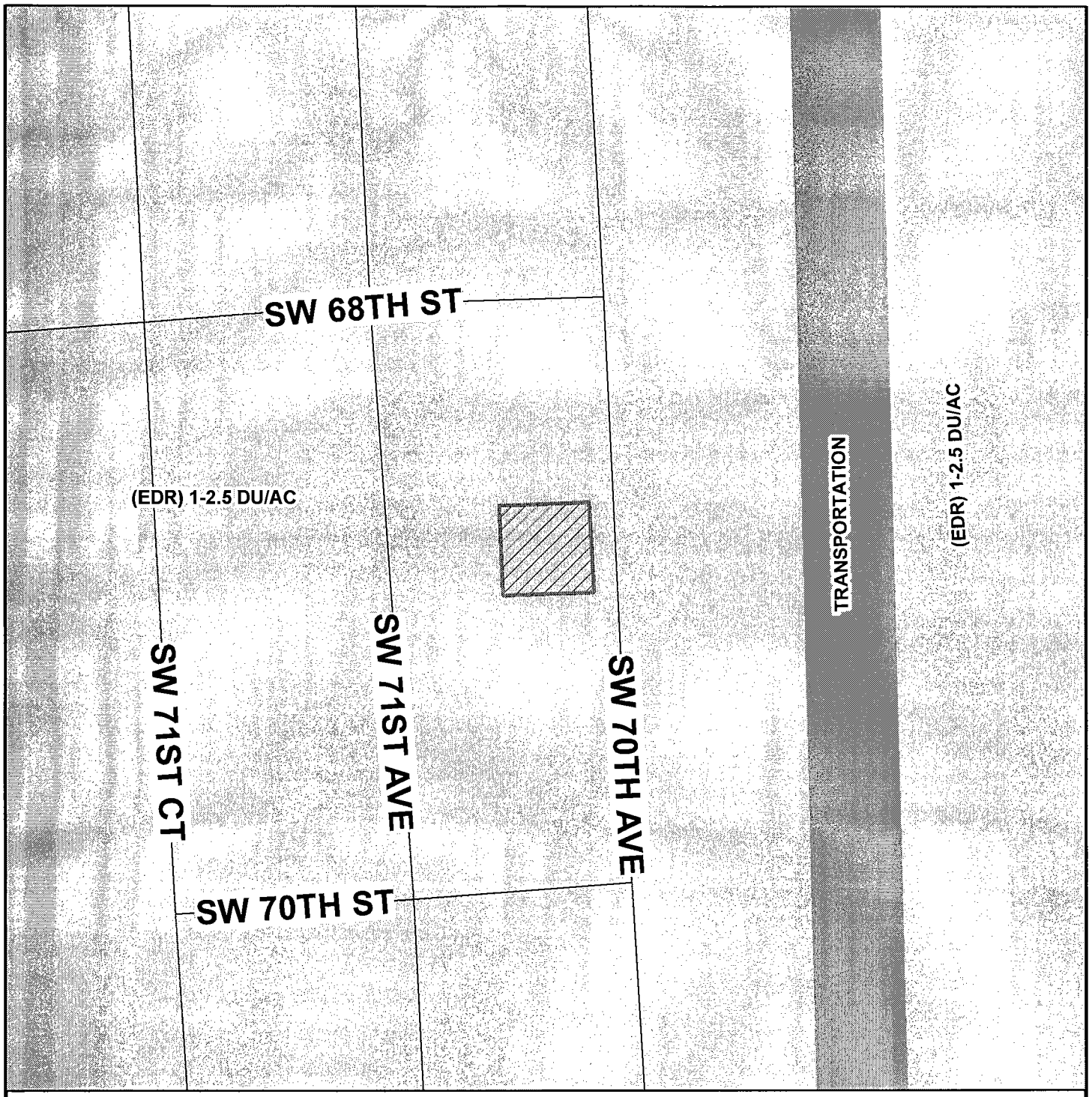
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 28, 2012

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000134

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

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, November 28, 2012

REVISION	DATE	BY

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

PH: Z12-140 (13-4-CZ12-3) **April 9, 2012**
Item No. 3

Recommendation Summary	
Commission District	10
Applicant	Leonardo M. Gonzalez
Summary of Requests	The applicant is seeking to permit an existing covered terrace addition to a single-family residence that encroaches into the rear (south) setback area and permit the residence with an increased lot coverage beyond what was previously approved for the development.
Location	11510 SW 80 Street, Miami-Dade County, Florida.
Property Size	50 x 90.45'
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	**Deferral**

REQUESTS:

(1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 10.75' (25' required; 15' previously approved) from the rear (south) property line.

(2) NON-USE VARIANCE to permit the single family residence with a lot coverage of 46% (35% permitted; 42% previously approved).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Legalization of Covered Terrace" as prepared by Cesar M. Cano A.I.A. and dated stamped received 11/20/12, consisting of one (1) sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plan submitted depicts the existing 1,961 sq. ft. single family residence and the existing addition encroaching into the rear (south) setback area.

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	GU; children's home	Institutions, Utilities and Communications
South	RU-1;single-family residences	Low Density Residential (2.5 to 6 dua) (1 to 2.5 dua)

East	RU-1; single-family residence	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 located at 11580 SW 80 Street within a residential development that was approved to allow some lots with less lot area and frontages as well as reduced setbacks from front, rear, interior sides and side-street property lines. The area surrounding the subject property is primarily characterized by single-family residences and institutional uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to permit the existing covered terrace addition to the residence. Although the existing addition provides the applicant with a covered recreational area, staff opines that it may have a minimal 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:

The subject property is a substandard sized RU-1, Single-family Residential District lot that is a part of an existing residential development that was approved pursuant to resolution #4-ZAB-344-73, in 1973, to allow some lots with reduced lot frontages, less front, rear, interior side and side-street setbacks and increased lot coverage. The subject property was approved to allow the residence to setback 15' from the rear (south) property line, where 25' is required and a lot coverage of 42% (35% maximum permitted). The applicant now seeks to permit the existing residence setback 10.75' (25' required; 15' previously approved) from the rear (south) property line (request #1) and a lot coverage of 46% (35% permitted; 42% previously approved) (request #2).

However, this application needs to be deferred due to an inadvertent error in the advertisement and re-advertised properly.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Deferral

CONDITIONS FOR APPROVAL : N/A

ES:MW:NN:JC:CH

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

NDN

ZONING RECOMMENDATION ADDENDUM

Leonardo M. Gonzalez
Z12-140

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Platting Section (RER)	No objection
Parks, Recreation and Open Spaces	No comment
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

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*

3. LEONARDO M. GONZALEZ
(Applicant)

13-4-CZ12-3 (12-140)
Area 12/District 10
Hearing Date: 04/09/13

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
1973	Ford Development, Inc.	- Zone change from GU to RU-1. - Variances of Lot Frontage, Lot Coverage and Setback.	ZAB	Approved with Condition(s)
1973	Ford Development, Inc.	- Zone change from GU to RU-1.	BCC	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: December 19, 2012

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

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

Subject: C-12 #Z2012000140
Leonardo Gonzalez
11510 SW 80th Street, Miami, FL 33173
Modification of site plan to permit less setback than previously approved.
(RU-1) (.11 Acres)
31-54-40

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.

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 and Wastewater Disposal

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: December 11, 2012

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2012000140
Name: Leonardo M. Gonzalez
Location: 11580 SW 80 Street
Section 31 Township 54 South Range 30 East

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

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

Memorandum

MIAMI-DADE COUNTY

Date: January 13, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: # Z12-140
Leonardo M. Gonzalez

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

Z12-140
Leonardo M. Gonzalez

Application: ***Leonardo M. Gonzalez*** is requesting a variance for a rear setback on a property which is currently zoned for Single Family Residential use, zero lot lines (RU-1Z).

Size: The subject property is approximately .11 acres.

Location: The subject property is located at 11510 SW 80th Street in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The single family residence on the property meets the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential unit on the property currently receives, and shall continue to receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

REVISION 1

Memorandum

Date: 18-DEC-12

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

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

Subject: Z2012000140

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2012000140
located at 11580 SW 80 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1787 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: 5:15 minutes

Existing services

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

Station 9 - Kendall - 7777 SW 117 Avenue
Rescue, ALS 60â¿¿ Aerial

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 20-DEC-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LEONARDO M. GONZALEZ

APPLICANT

11580 SW 80 ST, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2012000140

HEARING NUMBER

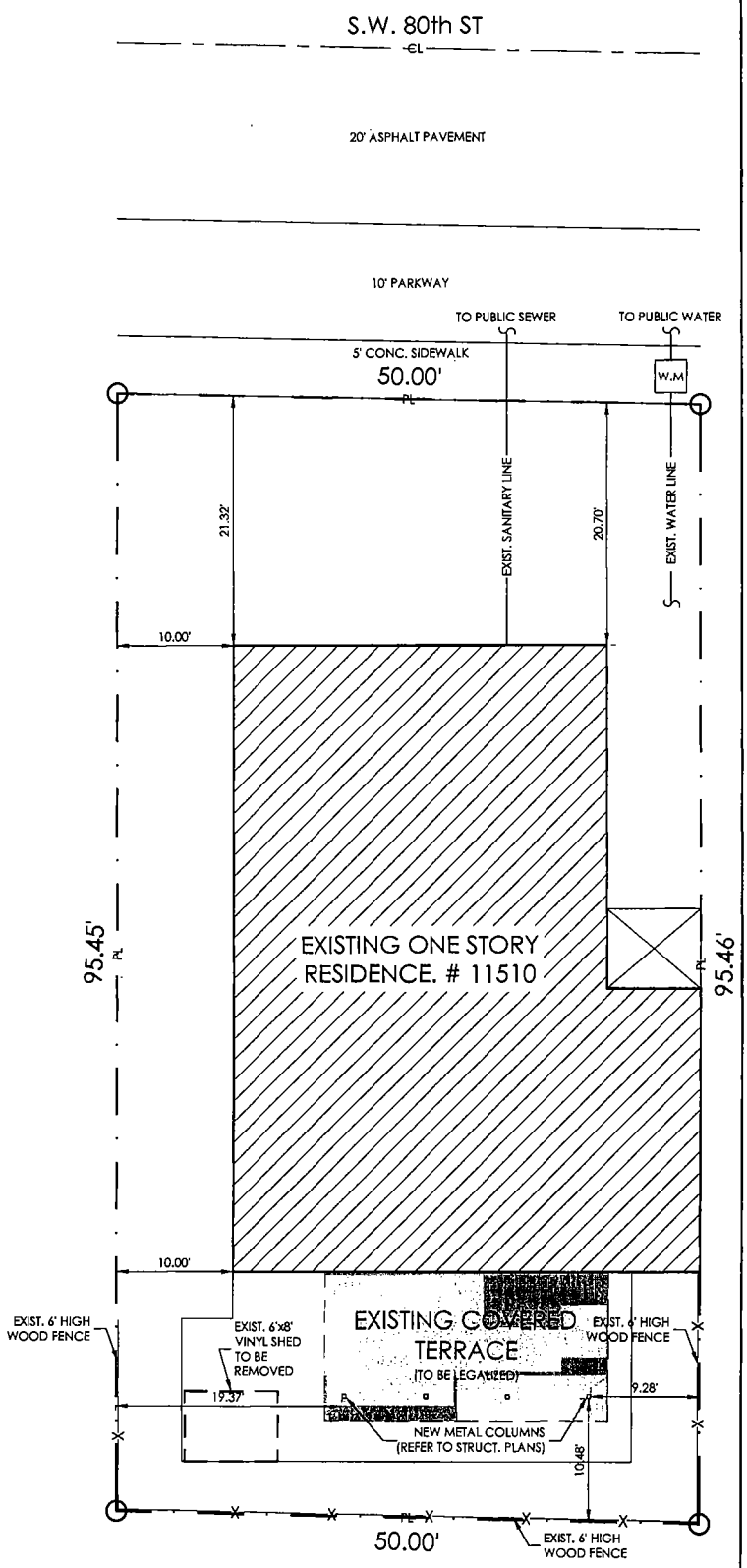
HISTORY:

ENFORCEMENT HISTORY: NC; No open cases. Prior case opened on February 1, 2011 for illegal storage of boat and a warning notice was issued.Violation corrected and case closed on February 4, 2011. BNC: BSS case 20120154733-B opened on August 14, 2012. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: rear terrace,shed, and a garage enclosure. Case remains open.

Leonardo Gonzalez

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

REPORTER NAME:



LEGAL DESCRIPTION:

LOT 31 & 32 LESS NORTH 5 FT, BLOCK 2 OF "CORAL HIGHLANDS" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AREA SUMMARY

LOT AREA	4,772	S.F.	
MAXIMUM LOT COVERAGE	2,386	S.F.	50 %
EXISTING LOT COVERAGE	1,961	S.F.	41.1 %
NEW COVERED TERRACE	229	S.F.	4.8 %
NEW LOT COVERAGE	2,190	S.F.	45.9 %

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

RECEIVED
212-140
NOV 20 2012

ECTURAL PLANS

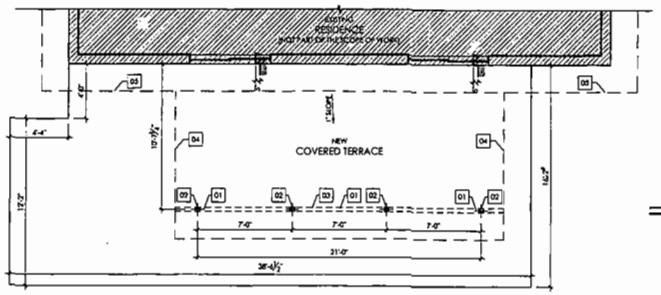
SCA
DAT
JOB
SHE

RECEIVED
212-140
NOV 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Ar F.E.

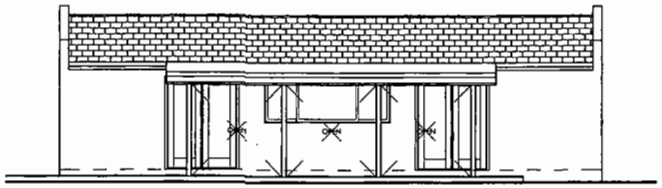
ENLARGED SITE PLAN

14

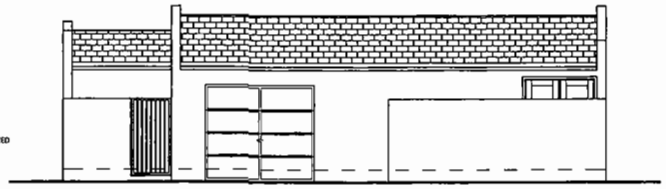
15



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



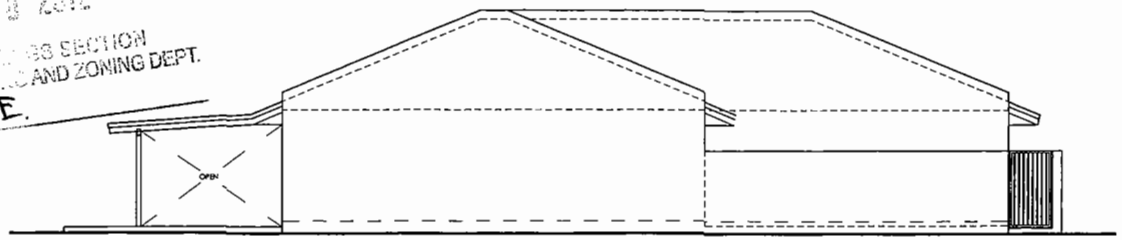
REAR/SOUTH ELEVATION
SCALE: 1/4"=1'-0"



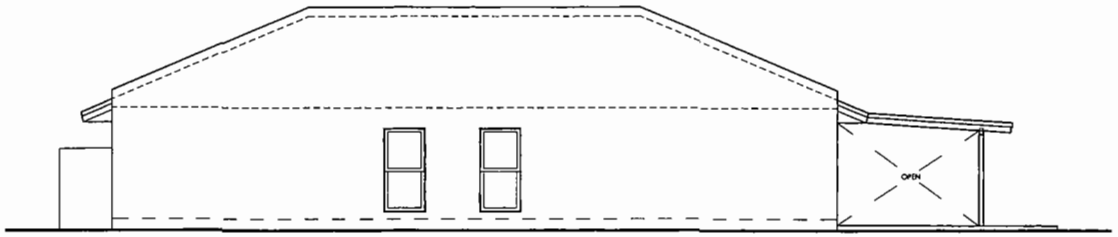
FRONT/NORTH ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

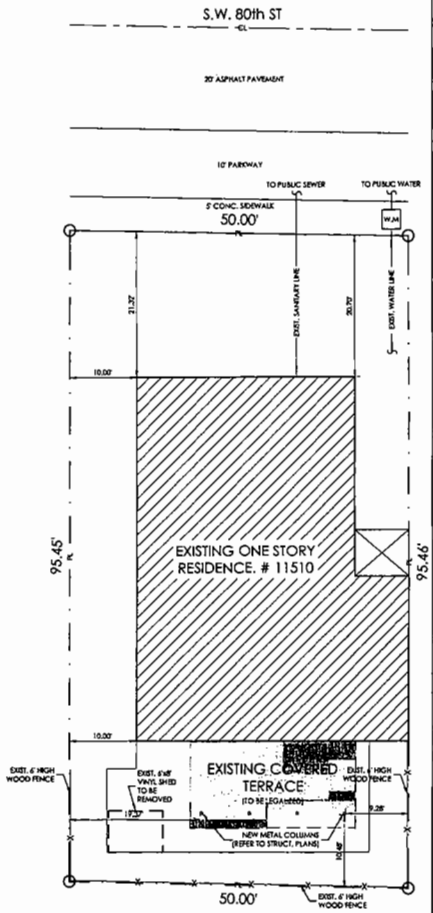
01 EXISTING UN-PERMITTED WOOD COLUMN (TO BE REMOVED)
02 NEW STEEL COLUMN TO REPLACE WOOD COLUMNS (REFER TO STRUCTURAL PLANS)
03 EXISTING UN-PERMITTED WOOD BEAM ABOVE TO BE LEGALIZED (REFER TO STRUCTURAL PLANS)
04 OUTLINE OF EXISTING ROOF TO BE LEGALIZED (REFER TO STRUCTURAL PLANS)
05 OUTLINE OF EXISTING HOUSE ROOF TO REMAIN (NOT PART OF THE SCOPE OF WORK)



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



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



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

LEGAL DESCRIPTION:

LOT 31 & 32 LESS NORTH 5 FT. BLOCK 2 OF "CORAL HIGHLANDS" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 59 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AREA SUMMARY

LOT AREA	4,772	S.F.	
MAXIMUM LOT COVERAGE	2,386	S.F.	50 %
EXISTING LOT COVERAGE	1,961	S.F.	41.1 %
NEW COVERED TERRACE	229	S.F.	4.8 %
NEW LOT COVERAGE	2,190	S.F.	45.9 %

RECEIVED
NOV 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for F.E.

RECEIVED
212-140
NOV 20 2012
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY for F.E.

ARCHITECTURAL PLANS

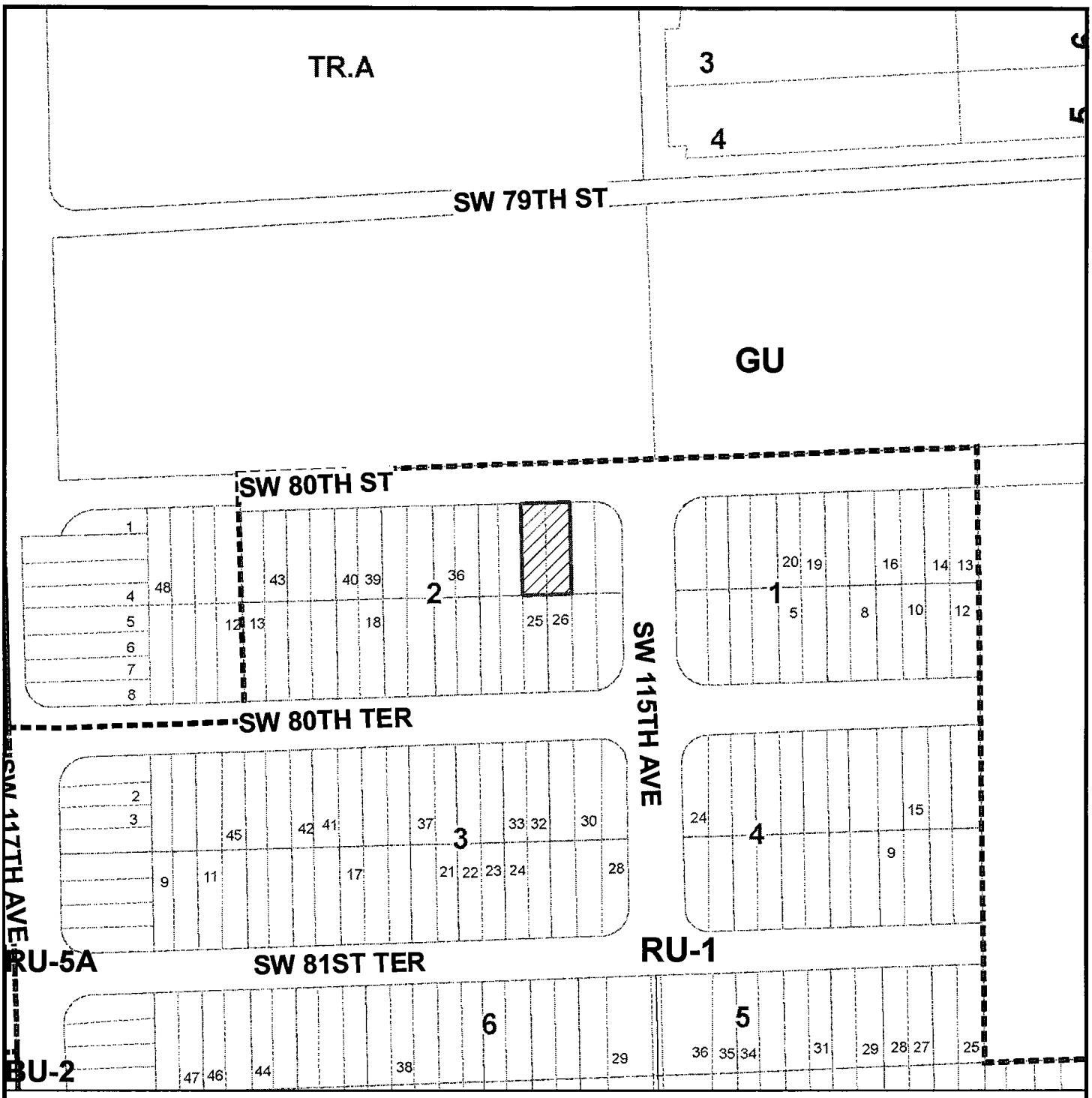
REVISIONS

CESAR M. CANO A.I.A.
ARCHITECTURE & PLANNING
4906 CAMPO SANO CT. CORAL GABLES FL. 33146
TELEPHONE: (305) 740-7929 - FAX: (305) 740-7929

LEGALIZATION OF UN-PERMITTED COVERED TERRACE
FOR A RESIDENCE
LOCATED AT 11510 SW 80th ST
MIAMI, FL 33173

SCALE: AS SHOWN
DATE: 10/03/2012
JOB NO.
SHEET NO.: A-1

11-19-12
STATE OF FLORIDA
REGISTRATION No. 4929



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2012000140

Section: 31 Township: 54 Range: 40
Applicant: LEONARDO M. GONZALEZ
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

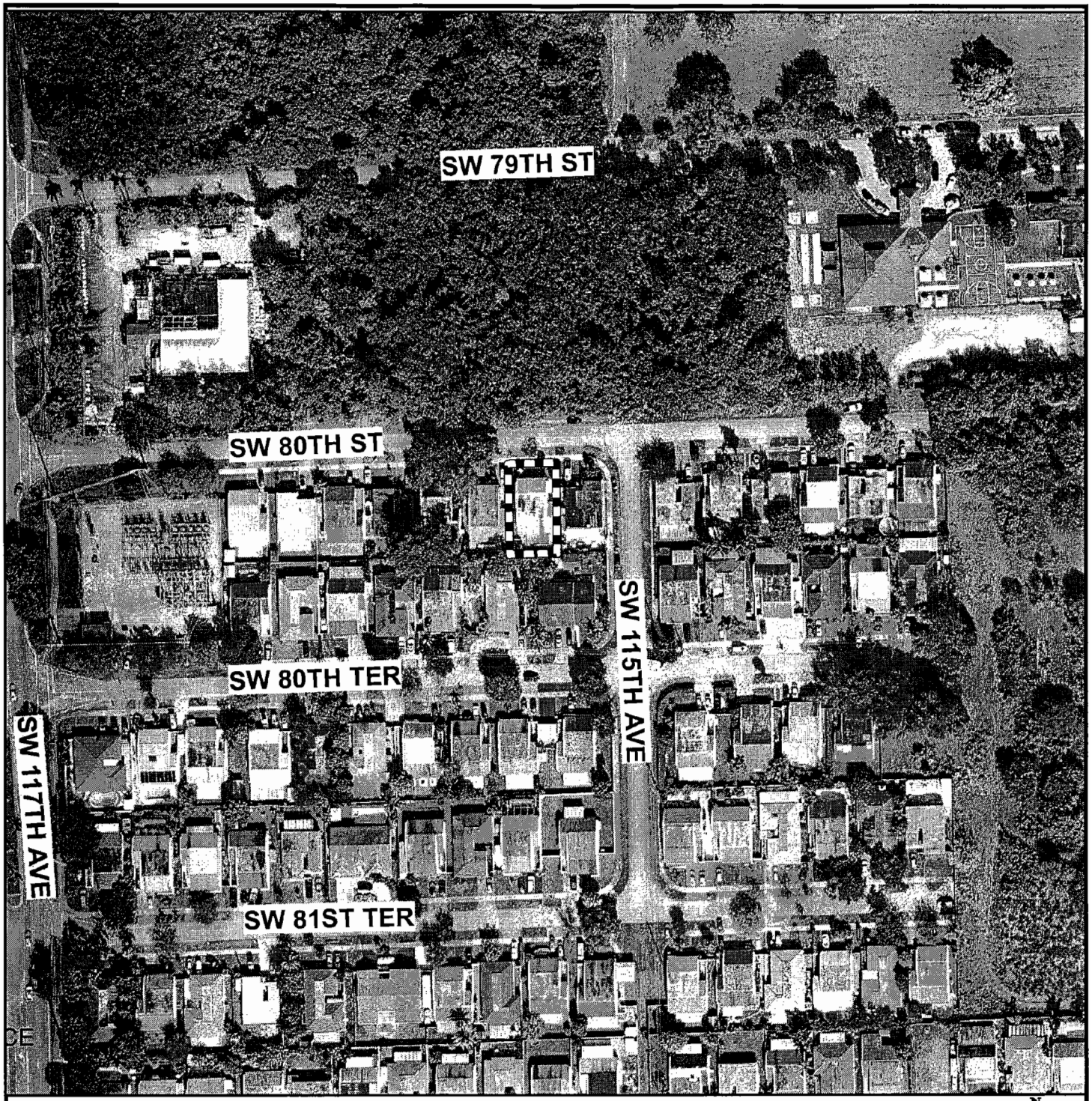
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 6, 2012

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2012000140

N
W E
S

Section: 31 Township: 54 Range: 40
Applicant: LEONARDO M. GONZALEZ
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

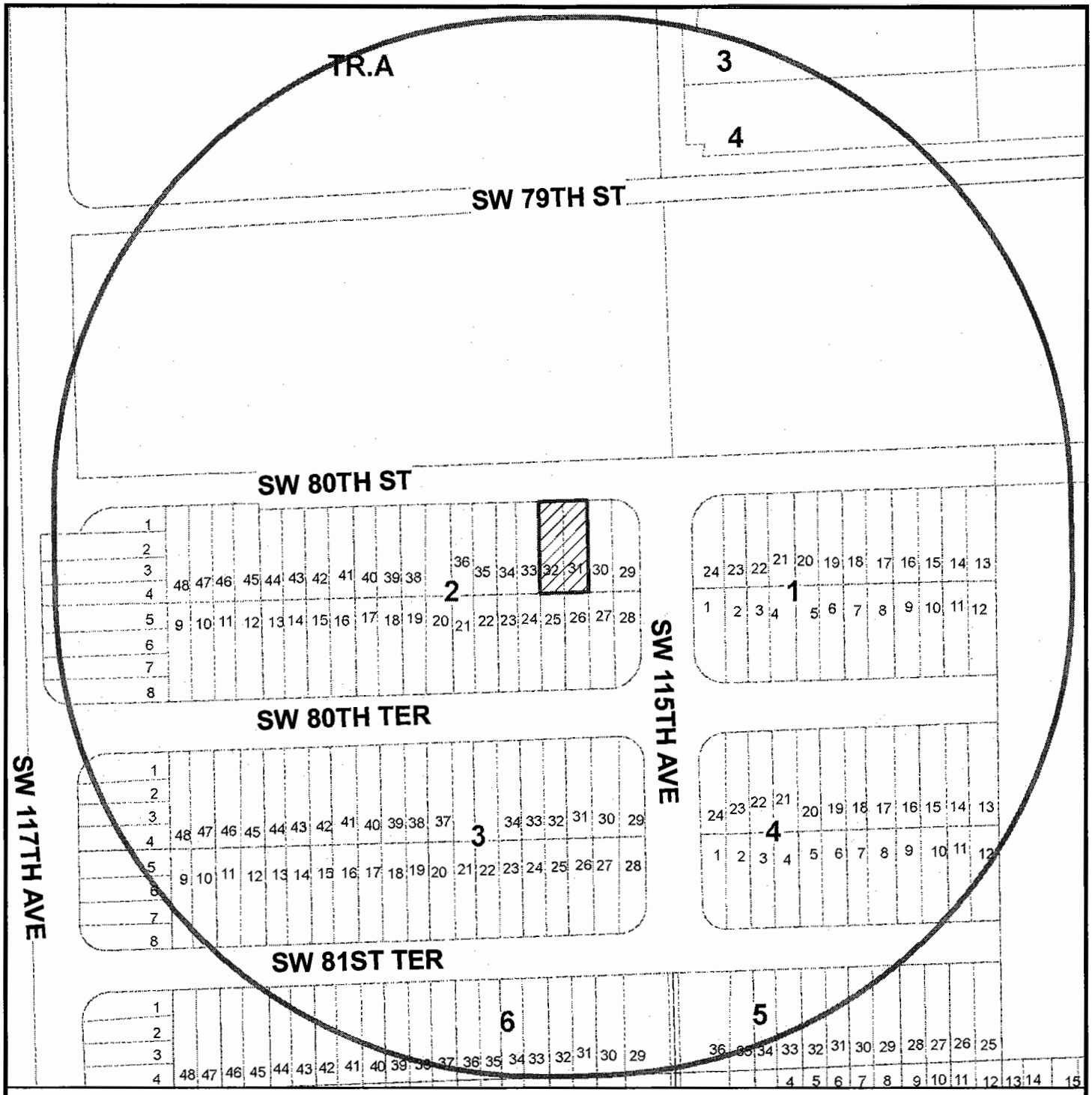
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 6, 2012

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2012000140

RADIUS: 500

Section: 31 Township: 54 Range: 40
Applicant: LEONARDO M. GONZALEZ
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

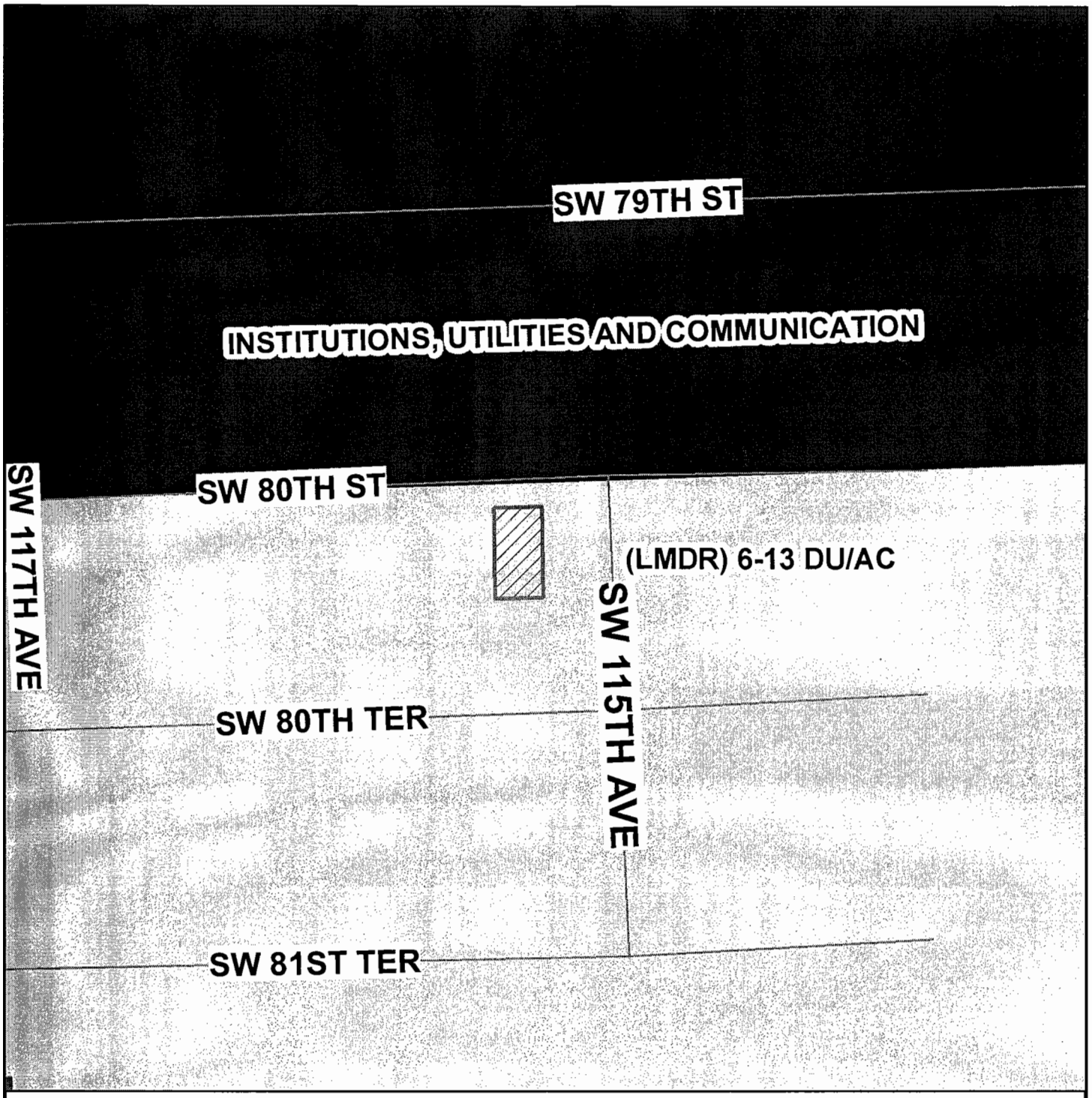
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 6, 2012

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000140

Section: 31 Township: 54 Range: 40
Applicant: LEONARDO M. GONZALEZ
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 6, 2012

REVISION	DATE	BY

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

PH: Z13-008 (13-04-CZ12-4) **April 9, 2013**
Item No. 4

Recommendation Summary	
Commission District	8
Applicant	Pine Lake Shopping Center, LTD
Summary of Requests	The applicant is seeking to establish a bar within a restaurant spaced less than required from a religious facility and to permit sales until 3:00 AM.
Location	12055 SW 117 Avenue, Miami-Dade County, Florida
Property Size	2.54-acres
Existing Zoning	BU-2
Existing Land Use	Shopping Center
2015-2025 CDMP Land Use Designation	Business and Office and Industrial and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions**

REQUESTS:

(1) SPECIAL EXCEPTION of spacing requirements to permit a bar in conjunction with a restaurant spaced less than the required 2,500' from a religious facility.

(2) NON-USE VARIANCE to permit the sale of alcoholic beverages until 3:00 a.m. (1:00 a.m. permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Hole in the Wall" as prepared by Pacetti Architects and Liquor Survey prepared by Lannes & Garcia Inc., dated stamped received 1/23/13 and consisting of 3 sheets.

PROJECT DESCRIPTION:

The site plan depicts an existing approximately 23,911 sq. ft. multi-tenant shopping center

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-2; shopping center	Business and Office Industrial and Office
North	BU-2; gas station and commercial	Business and Office
South	IU-C; utility	Industrial and Office
East	IU-C; warehouse and parking lot	Industrial and Office
West	BU-2 & IU-C; commercial, restaurant and storage	Business and Office Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing shopping center located at the southeast corner of SW 120 Street and SW 117 Avenue. The surrounding area is characterized by industrial and commercial uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to establish a bar in conjunction with a restaurant with extended operating hours and spaced less than required from a religious facility. However, approval of the requests could have noise impacts on the surrounding area.

CDMP ANALYSIS:

The approximately 2.54-acre subject property is designated as ***Business and Office (1.2-acres) and Industrial and Office* (1.34-acres)** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Staff notes that the existing building and parking areas on the subject site extend into both land use designations. This Business and Office category *accommodates the full range of sales and service activities, including retail.* The CDMP Land Use Element interpretative text under the Industrial and Office land use category allows *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses.* Additionally, *freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations.* Further, *the specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.* The approval of the requests sought in this application will permit the applicant to establish a bar in conjunction with a restaurant with extended operating hours and spaced less than required from a religious facility. The existing shopping center remains consistent with the Business and Office and Industrial and Office designations. The proposed bar in conjunction with a restaurant with extended operation hours if approved is **consistent** with the retail uses permitted in the Business and Office and Industrial and Office designations of the LUP map and **compatible** with the surrounding area based on the Zoning analysis below.

ZONING ANALYSIS:

When analyzing request #1, to permit a bar in conjunction with a restaurant spaced less than allowed from a religious facility, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request would be **compatible** with the surrounding area based on the reasons stated below. Staff notes that the applicant can establish a restaurant and bar at this location by right; however, the bar must be approved through public hearing due to its encroachment into the required spacing distance from the existing religious facility. Staff opines that the proposed bar in conjunction with a restaurant will not result in excessive traffic because it will replace a restaurant in the same unit within the shopping center; therefore, the impact to traffic should be similar as the previous restaurant. Further, staff notes that the memorandum from the Platting and Traffic Review Section of the

Department of Regulatory and Economic Resources (RER) indicates that that the application meets the traffic concurrency criteria for an Initial Development Order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum, indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed restaurant/bar will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

The liquor survey submitted by the applicant indicates that there is a religious facility located ±1017 feet at a straight line distance from the front door of the proposed bar in conjunction with a restaurant to the nearest point of the religious facility structure. Staff notes that the religious facility is located in a warehouse bay in a mostly industrial area and access to the religious facility is limited due to its location on SW 117 Court, a cul-de-sac on both ends that is approximately 1,115 feet in length and only accessible by SW 122 Street which is only 300 feet in length at this location. Staff notes that the proposed bar is to be located in an existing shopping center along SW 117 Avenue a section line roadway. In staff's opinion, the proposed encroachment into the required spacing distance will not negatively impact the existing religious facility's operations. Staff opines that the proposed bar in conjunction with a restaurant is adequately spaced from the existing religious facility due to the limited access and the location of the facility in an existing warehouse bay. Further, staff opines that the requested use is **compatible** with the surrounding commercial and industrial uses along SW 117 Avenue. Further, staff notes that within the existing shopping center another restaurant serves beer and wine with fully cooked meals as required by the Code. Therefore, staff opines that the location of the proposed bar in conjunction with a restaurant spaced less than the required 2500 feet would not be intrusive or disruptive to the existing religious facility. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses.**

When the applicant's request to permit the sale of alcoholic beverages until 3:00 a.m. (request #2), is analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff opines that approval with conditions is **compatible** with the surrounding uses for the reasons stated above. As previously mentioned, staff opines that the location of the proposed bar in conjunction with a restaurant located along SW 117 Avenue, a section line roadway, will not have a negative impact on the surrounding area. Staff notes that the nearest residential development, which is gated, is located over 860 feet to the northwest of the subject property and is only accessible through SW 115 Terrace. Additionally, staff notes that allowing the sale of alcoholic beverages until 3:00 a.m. will allow the establishment to provide its patrons with the convenience of a gathering place with extended hours. **As such, staff recommends approval of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing shopping center with ingress/egress points along SW 117 Avenue and SW 120 Street. There are 123 parking spaces, of which five (5) are accessible and two (2) are reserved for stroller patrons with a stroller permit.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of 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, signs, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Hole in the Wall" as prepared by Pacetti Architects and Liquor Survey prepared by Lannes & Garcia Inc., dated stamped received 1/23/13 and consisting of 3 sheets.

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

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

5. That the bar use be operated solely as an accessory use to the restaurant, and if the restaurant use is terminated, the bar use must automatically terminate.

6. That the operating hours for the bar not extend beyond those for the restaurant.

ES:NN:CH:AN

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

ZONING RECOMMENDATION ADDENDUM

Pine Lake Shopping Center, LTD
Z13-008

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review (RER)	No objection
Parks, Recreation & Open Spaces	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

Industrial and Office (Pg. I-39)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Industrial and Office****. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections.*
Business and Office (Pg. I-41)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for* ***Business and Office****. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed*

ZONING RECOMMENDATION ADDENDUM

Pine Lake Shopping Center, LTD
Z13-008

	or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(3) Special exceptions, 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. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.*
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. PINE LAKE SHOPPING CENTER, LTD.
(Applicant)

13-4-CZ12-4 (13-008)
Area 12/District 8
Hearing Date: 04/09/13

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
1960	Jerry Annis	- Zone change from EU to BU-2.	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: February 15, 2013

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

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

Subject: C-12 #Z2013000008
Pine Lake Shopping Center LTD
12055 SW 117th Avenue
To permit alcohol sale
(BU-2) (2.54 Acres)
18-55-40

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

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

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2013000008
Name: Pine Lake Shopping Center Ltd.
Location: 12055 SW 117 Avenue
Section 18 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract B of Plat Book 122, Page 71.

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

Memorandum

MIAMI-DADE COUNTY

Date: Februrary 15, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: # 13-008
Pine Lake Shopping Center, Ltd

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

#13-008
Pine Lake Shopping Center, Ltd

Application: ***Pine Lake Shopping Center, Ltd.*** is requesting a special exemption to permit the sale of beer and wine at a food counter in a bona fide restaurant within 2,500 feet of a church and non-use variance to permit the sale of beer and wine no later than 3:00 am. The area is currently zoned Business District, limited (BU-1A).

Size: The subject property is approximately 2.54 acres.

Location: The subject property is generally located at 12055-12057 SW 117th Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The development of the shopping center on property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

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

1) High grade office paper 6) Steel (cans, scrap)

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: January 29, 2013

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

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

Subject: Z2013000008: PINE LAKE SHOPPING CENTER LTD

Application Name: PINE LAKE SHOPPING CENTER LTD

Project Location: The site is located at 12055 SW 117 AVE, Miami-Dade County. The request is for a special exception to permit a bar.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards. We have no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. The Department has no objection to this application.

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

MN:jb
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum

Date: 06-FEB-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000008

Fire Prevention Unit:

No objection via Case Z2013000008.

Service Impact/Demand

Development for the above Z2013000008
located at 12055 SW 117 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 5922 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: 6:24 minutes

Existing services

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

Station 53 - Turnpike - 11600 SW Turnpike Hwy
Rescue, Battalion 9.

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.

ENFORCEMENT HISTORY
PINE LAKE SHOPPING CENTER LTD
13-08

NC OPEN: **CASE #201202011836**, WAS OPEDNED ON February 26, 2013, FOR VIOLATING THE CONDITIONS OF THE CERTIFICATE OF USE [OUTSIDE DISPLAYS]. A WARNING LETTER WAS ISSUED THE SAME DAY. THE CASE IS PENDING THE RESULTS OF THE FOLLOW UP INSPECTION SCHEDULED FOR MARCH 29, 2013.

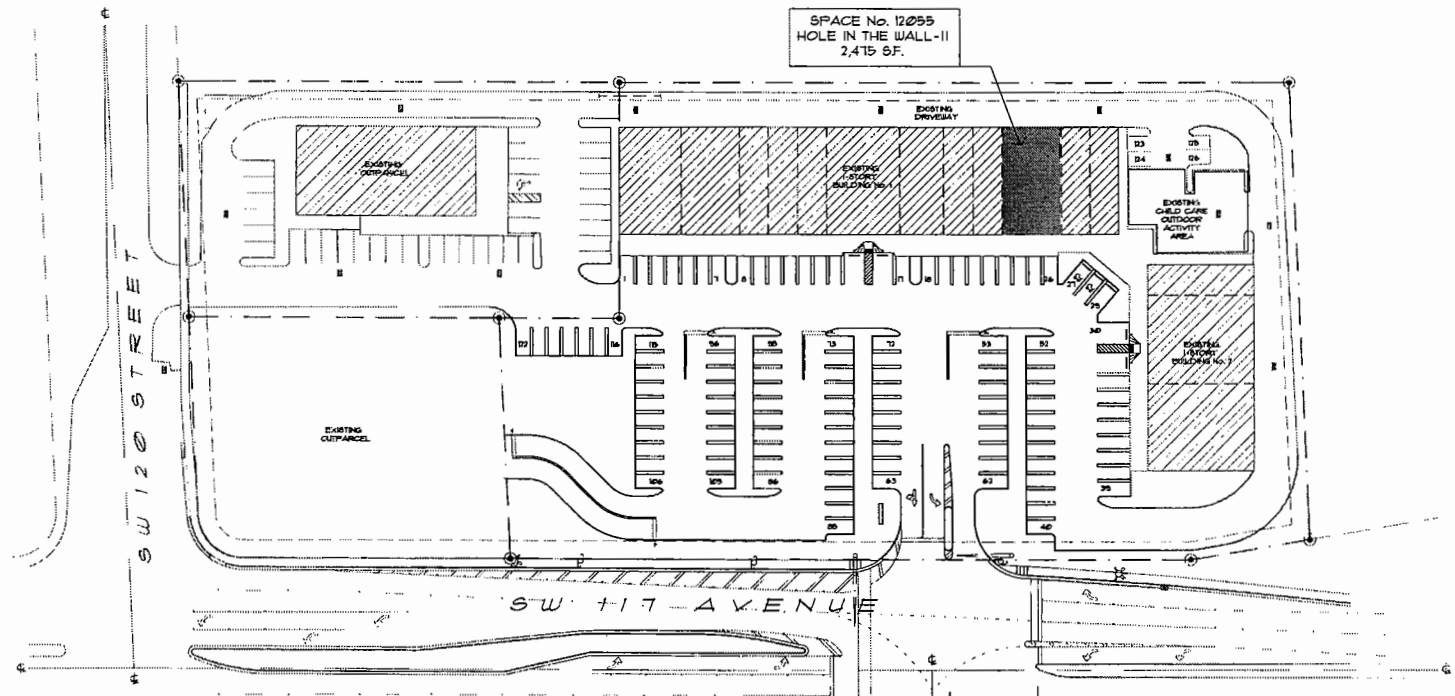
CASE #201302002063, WAS OPENED ON FEBRUARY 26, 2013, FOR FAILURE TO CONDUCT A BUSINESS FROM WITHIN A COMPLETELY ENCLOSED BUSINESS [OUTSIDE SEATING]. A WARNING LETTER WAS ISSUED THE SAME DAY. THE CASE IS PENDING THE RESULTS OF THE FOLLOW UP INSPECTION SCHEDULED FOR MARCH 19, 2013.

CASE #201302002492, WAS OPENED MARCH 9, 2013, FOR THE UNAUTHORIZED USE OF MAINTAINING THE OUTSIDE DISPLAY OF TENTS, AND CONDUCTING FLOWER SALES FROM THE PARKING LOT OF THE BUSINESS [CREATION STATION FLOWERS & GIFTS]. CIVIL VIOLATION NOTICE #T035764 WAS ISSUED TO THE PROPERTY OWNER ON MARCH 11, 2013. COMPANION CIVIL VIOLATION NOTICE #T035765, WAS ISSUED TO THE BUSINESS [CREATION STATION FLOWERS & GIFTS]. THE CASE IS PENDING THE RESULTS OF THE COMPLIANCE INSPECTION SCHEDULED FOR APRIL 21, 2013.

NC CLOSED: CASE #201102002887, WAS OPENED ON MAY 2, 2011, FOR FAILURE TO CONDUCT A BUSINESS FROM WITHIN A COMPLETELY ENCLOSED BUILDING [OUTSIDE SALES]. CIVIL VIOLATION NOTICE #T014790, WAS ISSUED THE SAME DAY TO THE OWNER OF THE SHOPPING PLAZA. COMPANION CIVIL VIOALTION NOTICE #T014819, WAS ISSUED TO BUSINESS. COMPLIANCE WAS MET AND THE CITATION WAS PAID. THE CASE IS CLOSED.

BLDG OPENED: THERE ARE NO CURRENT OPEN BUILDING SUPPORT CASES.

BLDG CLOSED: THERE ARE NO CURRENT CLOSED BUILDING SUPPORT CASES.



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

PARKING TABULATION

RETAIL SPACES:

EXECUTIVE CLEANERS	1,000 SF
UNITED TO DIRECTY HUT	750 SF
ENTERPRISE CAR RENTAL	750 SF
YOU NAILS	750 SF
POOL ZONE	2,000 SF
EMPIRE PAINTING	1,500 SF
CINDALAN JEWELERS	1,000 SF
ANGEL INSURANCE AGENCY	1,400 SF
	12,870 SF

SHOPPING CENTER:

ARCADE (DYNAMO)	3,475 SF

RESTAURANT, SEAT-ND

INLAND PRICE RESTAURANT	1,000 SF
LILLO'S PIZZA	900 SF
HOLE IN THE WALL - II RESTAURANT	2,475 SF
	4,375 SF

RESTAURANT, TAKE-OUT:

ASIAN STATION TAKE OUT	950 SF

SCHOOL & DAYCARE:

DANCE MOVEMENT DAYCARE	3,946 SF

RETAIL:

- TOTAL RETAIL 12,870 SF / 250 SF PER SPACE 49

SHOPPING CENTER:

- TOTAL 3,475 SF / 250 SF PER SPACE 13

RESTAURANT, SEAT-ND

- TOTAL SEAT-IN RESTAURANT 4,375 SF
  TOTAL 1,000 SF STATION AREA / 100 SF PER SPACE 40

RESTAURANT, TAKE-OUT:

- TAKE-OUT RESTAURANT 950 SF / 250 SF PER SPACE 4

SCHOOL & DAYCARE:

- TOTAL MEMBERS: (6) / (1) CAR PER EMPLOYEE) 6

TOTAL PARKING SPACES REQUIRED = (113)

EXISTING INLAND STALLS	(109)
EXISTING ACCESSIBLE STALLS	(3)
EXISTING STROLLER STALLS	(2)
TOTAL EXISTING PARKING SPACES	(114)

ZONING INFORMATION:

EXISTING ZONING CLASSIFICATION	"BU-2" SPECIAL BUSINESS DISTRICT
SITE AREA	10,243 SF / 2.54 Acres
OCCUPANCY TYPES	M2, I-BUS (GROUP B), GROUP M
LAND USE	SHOPPING CENTER
TYPE CONSTRUCTION	TYPE-II UNPROTECTED

EXISTING SETBACKS:

	REQUIRED	EXISTING
FRONT	25'-0"	
REAR	5'-0"	75'-0"
SIDE	5'-0"	
SIDE STREET	5'-0"	N/A
BETWEEN BUILDINGS	20'-0"	23'-3"

BUILDING AREA TABULATION:

PROPOSED 1-STORY (AS OF 10/24/93 SF)	2,475 SF
EXISTING 1-STORY BUILDING No. 1	10,363 SF
EXISTING 1-STORY BUILDING No. 2	6,348 SF
TOTAL BUILDING AREA	19,186 SF / 19,187 SF

OPEN SPACE REQUIREMENTS:

REQUIRED OPEN SPACE (20% OF 10,243 SF)	2,049 SF
OPEN SPACE PROVIDED	(38.5%) 3,910 SF
TOPOLOGY	1,861 SF

SITE PLAN NOTE:

SITE PLAN AND SITE DETAILS ARE SHOWN FOR REFERENCE ONLY. NO SITE WORK UNDER THIS SCOPE OF WORK. - PARKING AREAS SHOWN ARE EXISTING TO REMAIN.

ACCESSIBLE SPACE TABULATION

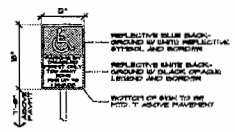
TOTAL PARKING IN LOT	REQUIRED	EXISTING
101 TO 500	5	6

STROLLER SPACE TABULATION

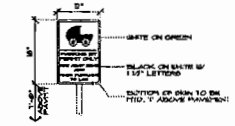
TOTAL PARKING IN LOT	REQUIRED	EXISTING
101 TO 500	2	2

BICYCLE SPACE TABULATION

TOTAL PARKING IN LOT	REQUIRED	EXISTING
101 TO 500	12	12



EXISTING DISABLED PARKING SIGN DETAIL
A/A-1 3/4"=1'-0"



EXISTING BABY STROLLER PARKING SIGN DETAIL
D/A-1 3/4"=1'-0"

Pacetti Architects
ARCHITECTURE
PLANNING
INTERIORS
DESIGN-BUILD
RICHARD M. PACETTI: REGISTERED ARCHITECT

INTERIOR ALTERATIONS FOR:
HOLE IN THE WALL
PINE LAKE SHOPPING CENTER
12055 Southwest 117th Avenue
Miami, Florida 33186

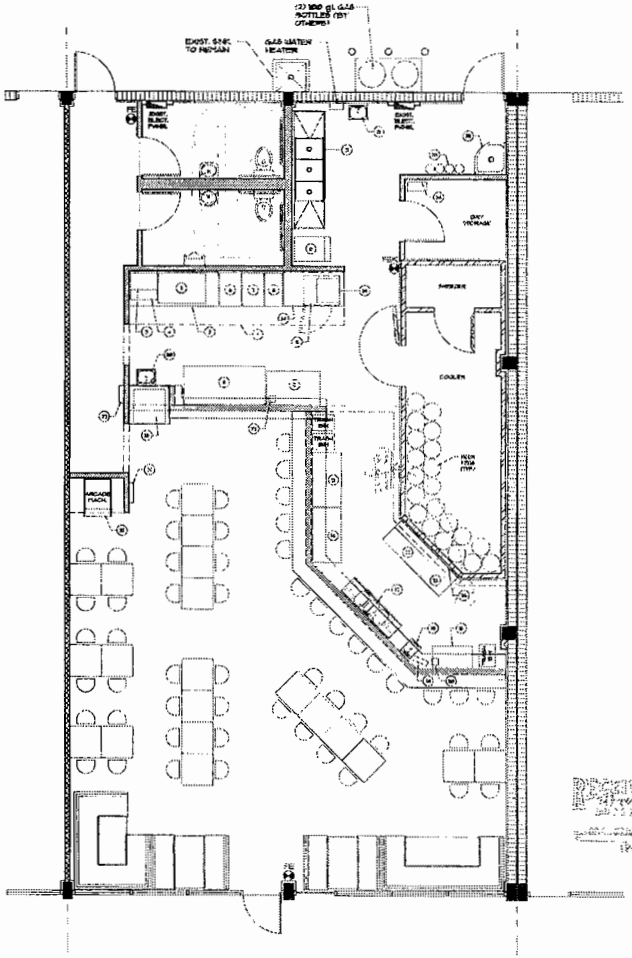
SHEET TITLE: SITE PLAN
CONTRACT NO. 12-1766
ISSUE DATE: 09-07-12
REVISIONS:
A-1

16

FIRE EXTINGUISHER NOTE:

- FE — INSTALL (1) 2A10B:C PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH NFPA 10 (48" AFF TO TOP)
- FEK — INSTALL (1) CLASS K WET CHEMICAL PORTABLE FIRE EXTINGUISHER (48" AFF TO TOP)

EQUIPMENT SCHEDULE					NOTES
MARK	ITEM	MANUF.	MODEL	PROVIDED BY	
1	KITCHEN EXHAUST HOOD	CAPTIVE-AIRE	4024	KITCHEN EQUIPMENT VENDOR	41'-0" x 16'-0" BOTT. AT 80" AFF
2	CHEF SIDE DRAWER REFRIGERATOR	TRUE	TRCB-78	KITCHEN EQUIPMENT VENDOR	
3	CHARBROILER	JADE	JB-42	KITCHEN EQUIPMENT VENDOR	
4	SAUTOLE	JADE	JSR-7424	KITCHEN EQUIPMENT VENDOR	
5	CHEESE MELTER	JADE	JCM-24	KITCHEN EQUIPMENT VENDOR	WALL HUNG
6	ELITE 14 LB. FRYER	IMPERIAL	IRF-7555	KITCHEN EQUIPMENT VENDOR	
7	ELITE 15 LB. FRYER	IMPERIAL	IRF-7555	KITCHEN EQUIPMENT VENDOR	
8	ELITE 40 LB. FRYER	IMPERIAL	IRF-4050	KITCHEN EQUIPMENT VENDOR	
9	CONVECTION OVEN	HOBART	ENO4	KITCHEN EQUIPMENT VENDOR	
10	SMOKER	AMERIQUE	SM066	KITCHEN EQUIPMENT VENDOR	
11	SANDWICH PREP	TRUE	TSSU-72-30M-B-ST	KITCHEN EQUIPMENT VENDOR	41" CLEAR ABOVE
12	UNDERCOUNTER FREEZER	TRUE	TWT-48FD-4	KITCHEN EQUIPMENT VENDOR	
13	UNDERCOUNTER REFRIGERATOR	TRUE	T-50-6G	KITCHEN EQUIPMENT VENDOR	
14	UNDERCOUNTER REFRIGERATOR	TRUE	T-50-6G	KITCHEN EQUIPMENT VENDOR	
15	ICE MAKER	HOSHIZAKI	S-300	KITCHEN EQUIPMENT VENDOR	
16	UNDERBAR ICE BIN	KRODUNE	KR21-36	KITCHEN EQUIPMENT VENDOR	
17	BAR SINK	KRODUNE	18-3C	KITCHEN EQUIPMENT VENDOR	
18	HAND SINK	KRODUNE	14-5	KITCHEN EQUIPMENT VENDOR	
19	HAND SINK	KRODUNE	14-36-LF	KITCHEN EQUIPMENT VENDOR	
20	HAND SINK W KNEE VALVE FAUCET	KRODUNE	14-14	KITCHEN EQUIPMENT VENDOR	
21	3-COMPARTMENT SINK	JOHN BOOS	3SB244-2024	KITCHEN EQUIPMENT VENDOR	
22	BEER CHEST	TEXAS ICER	718	KITCHEN EQUIPMENT VENDOR	
23	BEER CHEST	TEXAS ICER	848	KITCHEN EQUIPMENT VENDOR	
24	S.S. WORK TABLE			KITCHEN EQUIPMENT VENDOR	84"L x 30"W TABLE W/ UNDERSHELF
25	SODA DISP.			COCA COLA	
26	BEER TAPS			BONHART CUSTOM STEEL	ABOVE BEER CHEST
27	POS STATION			BY OWNER	TOUCH SCREEN - MTD. ON WALL
28	POS STATION			BY OWNER	ON COUNTER
29	PRINTER			BY OWNER	ON COUNTER
30	PRINTER			BY OWNER	ON COUNTER
31	DIGITAL JUKEBOX			BY OWNER	TOUCH SCREEN - MTD. ON WALL
32	ARCADE MACHINE			BY OWNER	
33	SODA DISPENSER (CO2 + SYRUP CANISTERS)			COCA COLA	
34	DATA SERVER			BY OWNER	
35	SERVICE SINK	GERSTER	12-300	GC	28"x28"x13"



1 EQUIPMENT PLAN
A-3 SCALE: 1/4" = 1'-0"

north

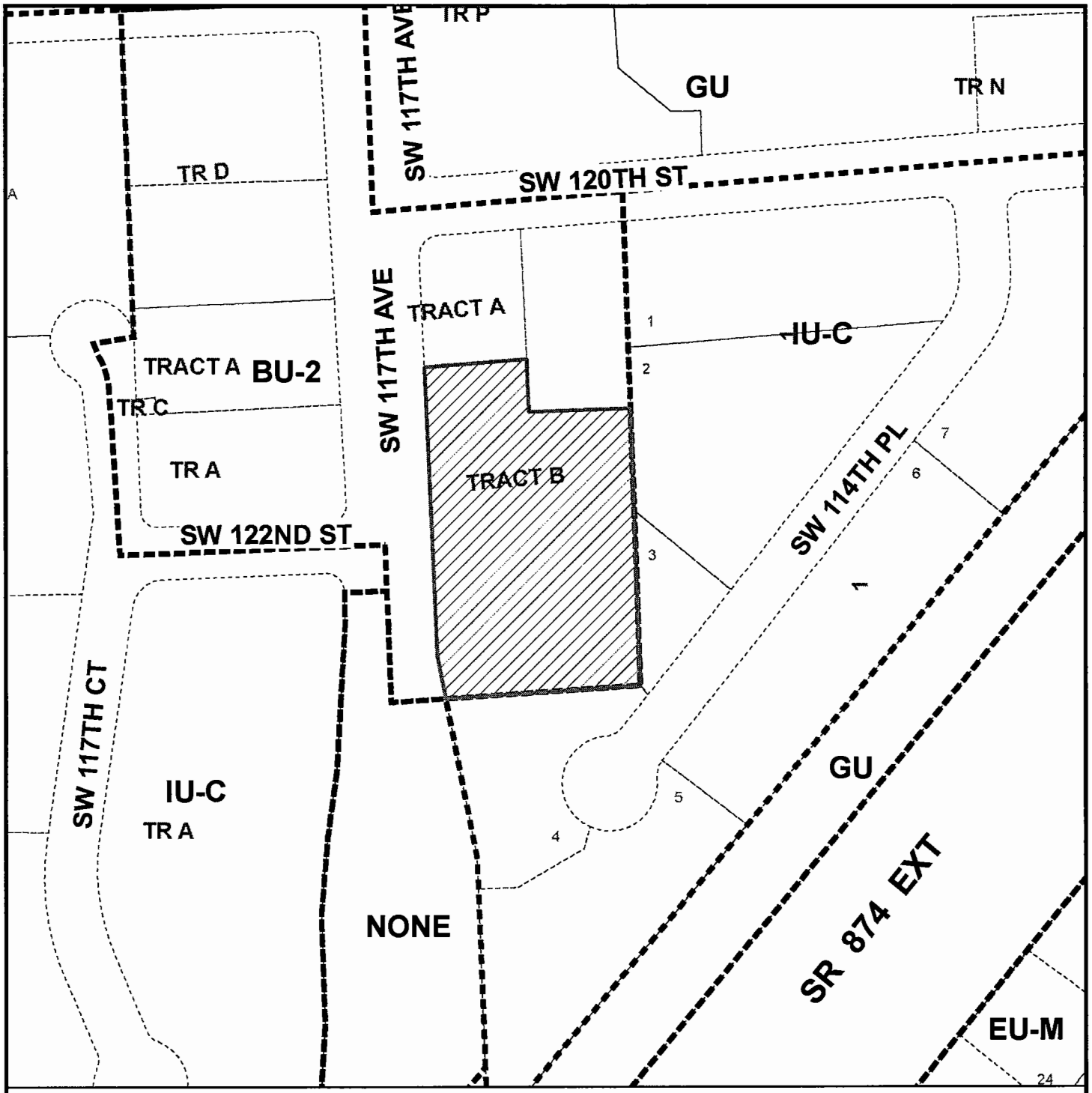
PERMIT SET

Pacetti Architects
AA3007889
ARCHITECTURE
PLANNING
INTERIOR DESIGN
DESIGN-BUILD
RICHARD M. PACETTI ARCHITECT
12 NE 13th AVENUE
MIAMI, FL 33132
TEL 305 374 8890
FAX 305 374 8896

INTERIOR ALTERATIONS FOR:
HOLE IN THE WALL
PINE LAKE SHOPPING CENTER
12055 Southwest 117th Avenue
Miami, Florida 33186

SHEET TITLE: EQUIPMENT PLAN
COMMission: 12-1169
ISSUE DATE: 03-01-12
REVISIONS:
A-3

17



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000008

Section: 18 Township: 55 Range: 40
Applicant: PINE LAKE SHOPPING CENTER LTD
Zoning Board: C12
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

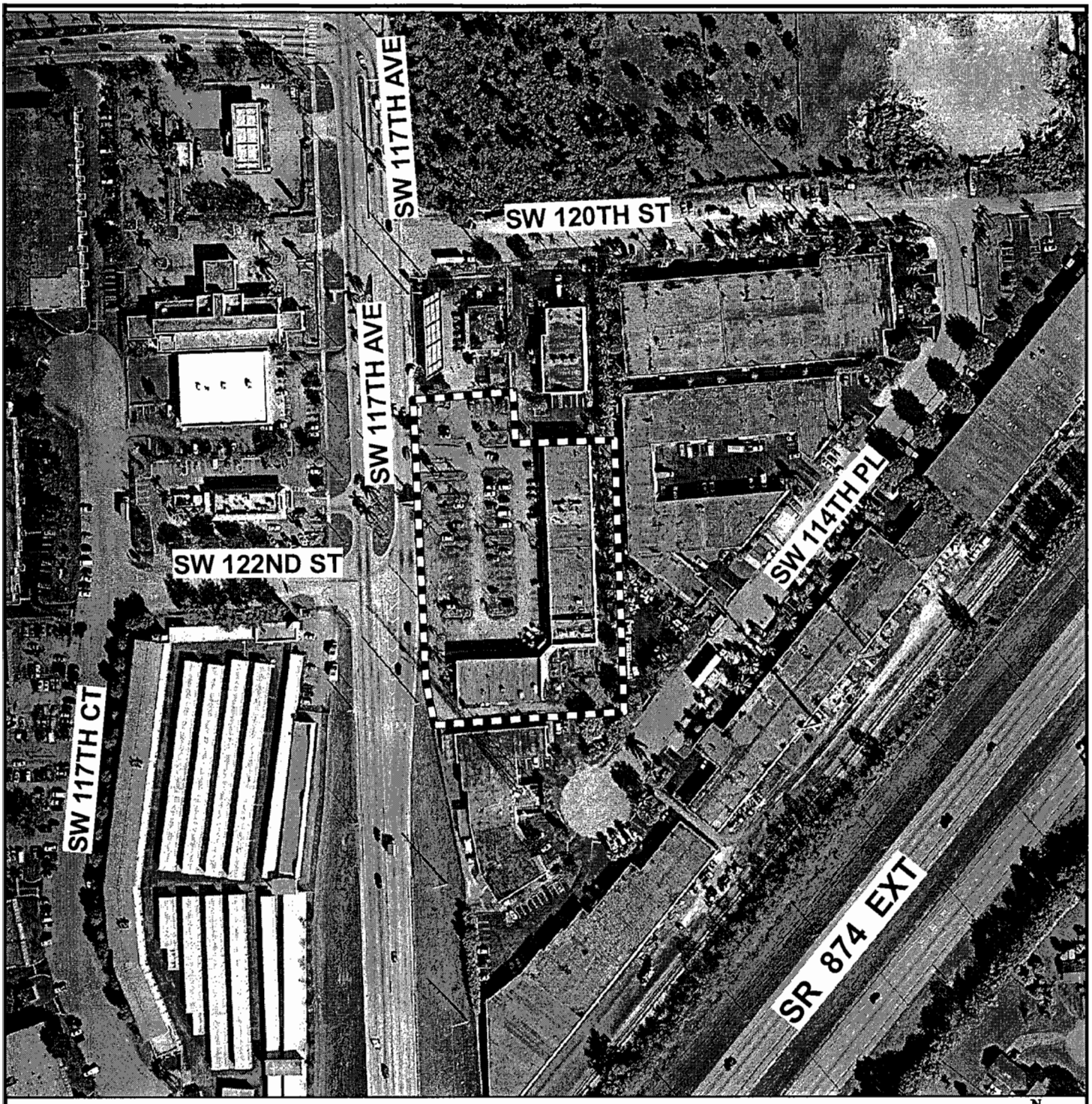
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000008

N W E S

Section: 18 Township: 55 Range: 40
Applicant: PINE LAKE SHOPPING CENTER LTD
Zoning Board: C12
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

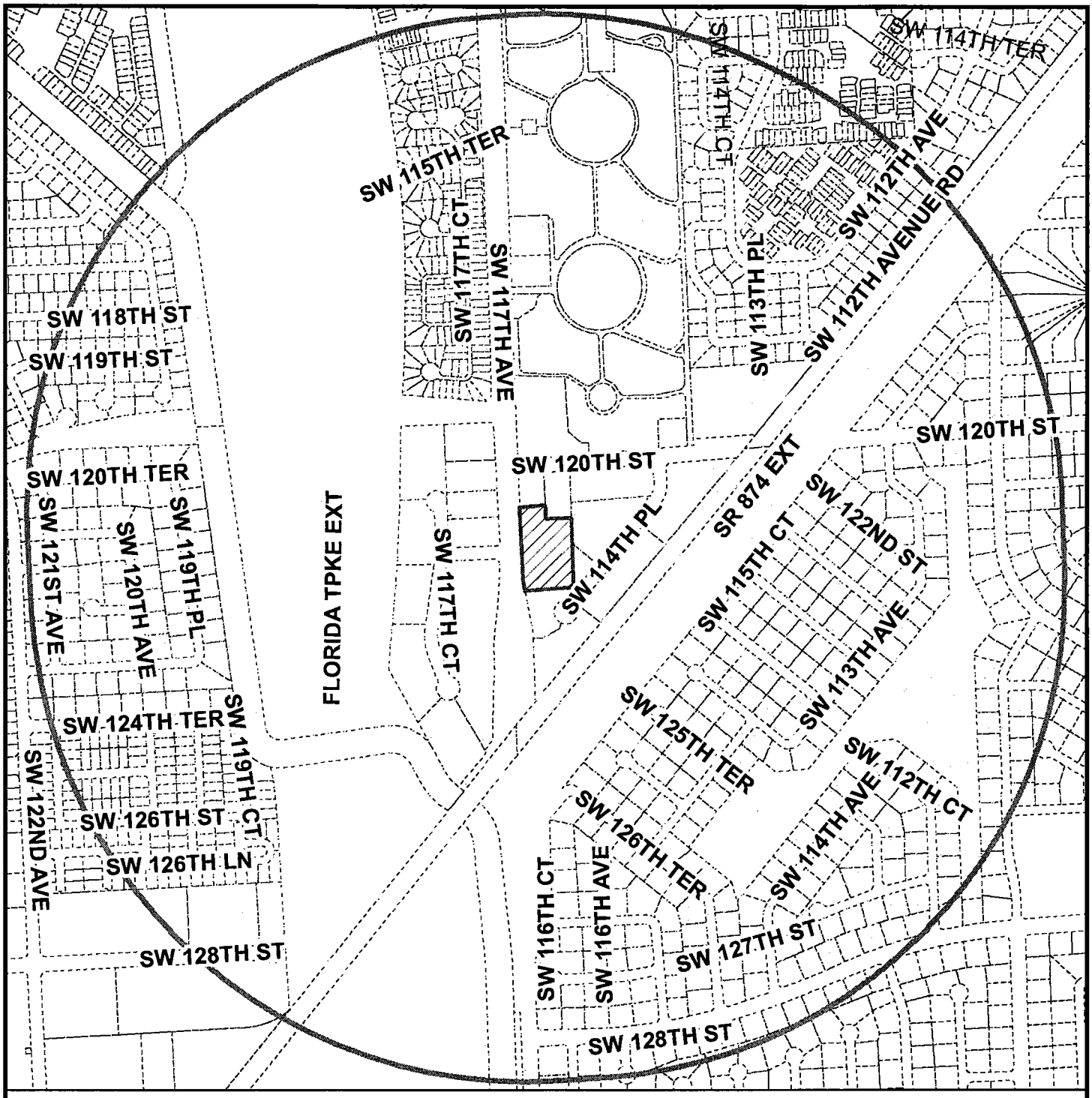
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000008

RADIUS: 2640

Section: 18 Township: 55 Range: 40
Applicant: PINE LAKE SHOPPING CENTER LTD
Zoning Board: C12
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

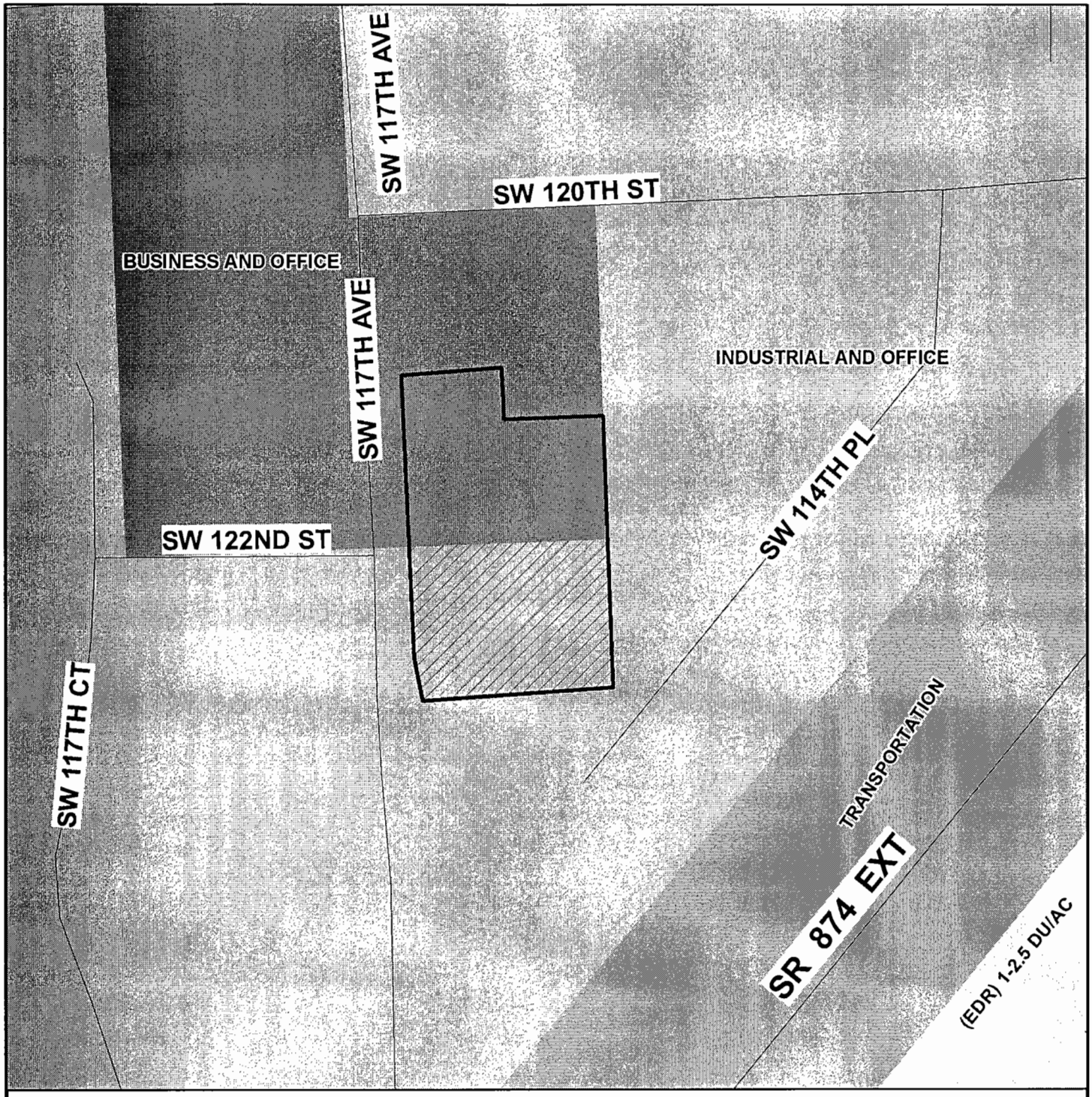
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000008

N
W E
S

Section: 18 Township: 55 Range: 40
Applicant: PINE LAKE SHOPPING CENTER LTD
Zoning Board: C12
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY