

FINAL AGENDA

10-9-2013 Version # 2



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

CURRENT

- | | | | | | |
|----|--------------|---------------------------------------|-------|----------|---|
| 1. | 13-11-CZ12-1 | <u>MG JEWELERS OF MIAMI, INC</u> | 13-3 | 01-55-39 | N |
| 2. | 13-11-CZ12-2 | <u>RED LOBSTER (FLORIDA SE, INC.)</u> | 13-67 | 16-55-40 | N |
| 3. | 13-11-CZ12-3 | <u>NDPRE NO. 16, LLC</u> | 13-73 | 05-55-40 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, NOVEMBER 12, 2013

KENDALL VILLAGE CENTER – CIVIC PAVILLION

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

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. NDPRE NO. 16, LLC 13-11-CZ12-3 (13-073)

05-55-40

Area 12/District 8

- (1) NON-USE VARIANCE to permit 2 tenants to each have 2 wall signs (one wall sign per tenant permitted).
- (2) NON-USE VARIANCE to permit a 160 sq. ft. multiple tenant detached sign (multiple tenants permitted wall signs only).
- (3) NON-USE VARIANCE to permit the detached sign setback 8' - 7" (20' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "NDPRE No. 16, LLC 9720 North Kendall Drive" as prepared by George E. Peon Architect, A.I.A., dated stamped received 8/7/13 and consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 9720 North Kendall Drive, MIAMI-DADE COUNTY, FLORIDA

SIZE OF PROPERTY: 0.73 Acre

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.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

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

PH: Z13-003 (13-11-CZ12-1)

November 12, 2013

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	MG Jewelers of Miami, Inc.
Summary of Requests	The applicant is seeking a Use Variance to allow a pawnbroker use for secondhand jewelry only in a more restrictive zoning district.
Location	11760 SW 88 Street, Miami-Dade County, Florida.
Property Size	2.5 acres
Existing Zoning	BU-1A
Existing Land Use	Retail
2015-2025 CDMP Land Use Designation	Business 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)(4)(a), Use Variance standards, Section 33-311(A)(7) Generalized Modification Standards and Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice.

REQUESTS:

- (1) USE-VARIANCE to permit a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Existing Jewelry Shop Floor Plan" as prepared by Roger Perez consisting of 1 sheet, a plan entitled "MG Jewelers of Miami Proposed Pawn Shop" preparer unknown and consisting of 1 sheet, both dated stamped received 2/14/13. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The site has been the subject of several zoning actions from 1981 to 2011. In 2011, the applicant was granted approval to modify a condition of a previously approved Resolution in order to submit revised plans showing an existing storage room addition and cooler/freezer addition to an existing commercial building, as well as a detached storage shed which encroach into the rear (south) setback area. Moreover, the applicant sought to permit a reduced parking back out distance, fewer street trees, and a narrower greenbelt than that required by the Zoning Code. Subsequently, the applicant withdrew the request to permit less street trees and as condition of said resolution the applicant was required to provide the required street trees at the time of permitting.

The current application seeks a pawn broker use in the BU-1A zone, as would be permitted in the BU-3 zone, only upon approval after public hearing, for the pawning of jewelry only. The site plan submitted by the applicant depicts an existing 1,428 sq. ft. jewelry store within a 32,413 sq. ft. shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; shopping center	Business and Office
North	BU-2; shopping center	Business and Office
South	RU-5A; office buildings	Business and Office
East	BU-1A; bank	Business and Office
West	SR-821/HEFT; Homestead Extension of the Florida Turnpike	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is a corner lot, located at 11760 SW 88 Street. The area surrounding the subject property is primarily characterized by commercial uses.

SUMMARY OF THE IMPACTS:

The approval of this application will provide an additional service for the surrounding community. However, approval of the request to allow a pawnbroker use which is typically located in a zoning district that allows more intensive commercial uses only upon approval after public hearing, could have a negative impact on the surrounding area. Furthermore, approval of the same could result in an increase in the intensity and types of uses that would be allowed in this area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for **Business and Office** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* As such, the existing jewelry store use and requested pawnbroker use are **consistent** with the uses described in the CDMP Land Use Element interpretative text for the Business and Office designation.

The CDMP Land Use Element **Objective LU-4** states that *Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The **Land Use Element Policy LU-4A** of said interpretive text provides that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* Staff notes that the existing jewelry store is located within a shopping center that consists of various commercial uses such as a cash advance store, optical store, pet emergency care, hair salon, bank, and restaurants, among other uses. In staff's opinion, the requested pawnbroker use for jewelry only is an accessory use to the existing jewelry store and therefore, would be **consistent** with the Business and Office designation on the CDMP Land Use Plan map and **consistent** with **Objective LU-4** based on the criteria outlined in **Land Use Element Policy LU-4A**.

ZONING ANALYSIS:

In February 2011, pursuant to resolution #CZAB12-4-11, the subject property was granted approval to modify a condition of a previously approved Resolution in order to submit revised plans showing an existing storage room addition and cooler/freezer addition to an existing commercial building, as well as a detached storage shed which encroach into the rear (south) setback area. Moreover, the applicant sought to permit a reduced parking back out distance, fewer street trees, and a narrower greenbelt than that required by the Zoning Code. Subsequently, the applicant withdrew the request to permit less street trees and as condition of said resolution the applicant was required to provide the required street trees at the time of permitting.

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a) to permit a pawnbroker use in the BU-1A zoning district as would be permitted in the BU-3 district (request #1) only upon approval after public hearing. The letter of intent submitted by the applicant indicates that the applicant intends to limit the pawn use solely for jewelry and will not permit the pawning of other merchandise.

The existing jewelry store is located within a shopping center that is within the BU-1A zoning district, surrounded by commercially zoned properties and provides the surrounding area with access to neighborhood services for the nearby residents. However, the proposed pawnbroker use is only permitted in the BU-3 zoning district only upon approval after public hearing. Staff notes that the applicant is requesting this use variance in order to establish a pawnbroker, which is not permitted in the existing BU-1A zoning district. Although the BU-3 district provides for a host of uses that are significantly more intense than those allowed in the BU-1A district, such as gun shops; secondhand stores for the disposal of furniture, fixtures and tools; locksmith shops, sharpening and grinding shops; garage and mechanical services; commercial chicken hatcheries; and pawnbrokers; the applicant has indicated that the pawn broker use would be limited to the pawning of secondhand jewelry only in conjunction with the existing jewelry store.

When request #1, Use Variance to permit a pawnbroker use in the BU-1A zone, as would be permitted in the BU-3 zone only upon approval after public hearing, is analyzed under the Use Variance Section 33-311(A)(4)(a), staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* To prove an unnecessary hardship the applicant must demonstrate that without the requested use variance, the applicant, under the existing zoning, has lost all reasonable use of the property.

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. As previously discussed, the subject property is currently in use and operating as a jewelry store; as such, provides the applicant with economic use and benefit. Furthermore, Section 33-247 provides over forty-five (45) uses permitted in the BU-1A zoning district, which allow for the reasonable use and benefit of the subject property. Staff is of the opinion that the approval of the use

variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of request #1 for the proposed pawnbroker use under the Use Variance Section 33-311(A)(4)(a).**

Staff notes that in 2011, the applicant withdrew the request (request #6 of Resolution No. CZAB12-4-11) to permit fewer trees than required for the subject property and said application was approved with a condition (condition #2 of Resolution No. CZAB12-4-11), requiring the applicant to provide the required trees. Staff also notes that the applicant is currently under enforcement action due to failure to comply with said condition and is currently attempting to plant said trees.

CIRCULATION AND PARKING:

The subject property has ingress and egress points along SW 88 Street.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JC



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

NDN

ZONING RECOMMENDATION ADDENDUM

MG Jewelers of Miami, Inc.
Z13-003

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

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

Business and Office (Pg. I-41)	<i>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.</i>
Land Use Objective 4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>
Policy LU-4A (Page I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations.	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

1. MG JEWELERS OF MIAMI, INC
(Applicant)

13-11-CZ12-1 (13-003)
Area 12/District 10
Hearing Date: 11/12/13

Property Owner (if different from applicant) **FGHP 117 LTD, Partnership.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1981	Sumner Gerard, Trustee	- Zone change from GU to BU-2.	BCC	Approved with Condition(s)
1983	Kendall 117	- Non-Use Variance of zoning regulation to waive required masonry wall along the rear property line.	ZAB	Approved with Condition(s)
1985	Kendall 117	- Zone change from GU to BU-1A.	BCC	Approved with Condition(s)
2011	LA Carreta Restaurant V, Inc.	- Modification of Condition of Resolution. - Multiple Non-Use Variance's.	C12	Approved with Condition(s)

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

Memorandum 

Date: February 5, 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 #Z2013000003
FGHP 117 Ltd. Partnership
11760 SW 88th Street, Miami, Florida 33186
Use Variance and Special Except to Permit a Pawn Shop Use in
the BU-1A Zone, as would be permitted in the BU-3 Zone.
(BU-1A) (2.19 Acres)
01-55-39

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



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: Z2013000003
Name: MG Jewelers of Miami, Inc.
Location: 11760 SW 88 Street
Section 01 Township 55 South Range 39 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 120, Page 22.

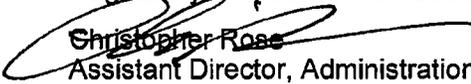
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: February 15, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: # 13-003
MG Jewelers, Inc

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

#13-003
MG Jewelers, Inc

Application: *MG Jewelers, Inc.* is requesting a use variance and special exception to permit the pawning of secondhand jewelry only in connection with an existing jewelry store. The area is currently zoned Business District, limited (BU-1A).

Size: The subject property is approximately 2.19 acres.

Location: The subject property is generally located at 11760 SW 88th 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 jewelry store on the 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 | 7) other metals/scrap production materials |

- | | |
|----------------------------------|--|
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 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



Date: January 29, 2013
To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department
From: Maria I. Nardi, Chief *M.I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department
Subject: Z2013000003: MG JEWELERS OF MIAMI, INC

Application Name: MG JEWELERS OF MIAMI, INC

Project Location: The site is located at 11760 SW 88 ST, Miami-Dade County.

Proposed Development: The applicant is requesting a use variance and special exception for a pawn shop.

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: 24-JAN-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2013000003

Fire Prevention Unit:

No objection to Letter of Intent date stamped received January 8, 2013.

Service Impact/Demand

Development for the above Z2013000003
located at 11760 SW 88 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 4824 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:21 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, 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.

Miami-Dade County Zoning

Zoning Hearing Reviews

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MG JEWELERS OF MIAMI, INC

11760 SW 88 ST, MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

10/22/2013 2:35:47 PM

Z2013000003

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NC-OPEN: CASE #201302002256, WAS OPENED ON MARCH 4, 2013, FOR ILLEGALLY MAINTAINING VARIOUS SIGNS ADVERTISING BUSINESS'S LOCATED IN THE SHOPPING PLAZA OF 11740 SW 88 ST [EG "WE BUY GOLD, "FRAME ART", "MEN AND BOYS HAIRCUT", "H&R BLOCK", & "HUMAN SIGNS", ETC; WHICH INCLUDES BUSINESS'S LOCATED AT 11758 AND 11760 SW 88 ST. A WARNING LETTER WAS ISSUED THE SAME DAY. CITATION #T035923, WAS ISSUED ON MARCH 15, 2013, FOR THE NON-COMPLIANCE TO THE VIOLATION. THE CASE HAS BEEN FORWARDED TO THE LIEN DEPARTMENT FOR NON-COMPLIANCE AND NON-PAYMENT. NC CLOSED: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE CASES. BLDG SUPPORT: THERE ARE NO CURRENT OPEN OR CLOSED BUILDING SUPPORT CASES.

VIOLATOR:

MG JEWELERS OF MIAMI, INC



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.

_____	_____
_____	_____
_____	_____
_____	_____

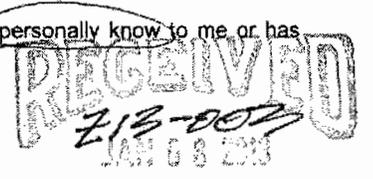
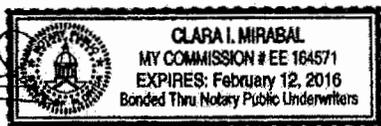
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: X [Signature]
(Applicant)

Sworn to and subscribed before me this 18th day of December 20 12. Affiant is personally known to me or has produced _____ as identification.

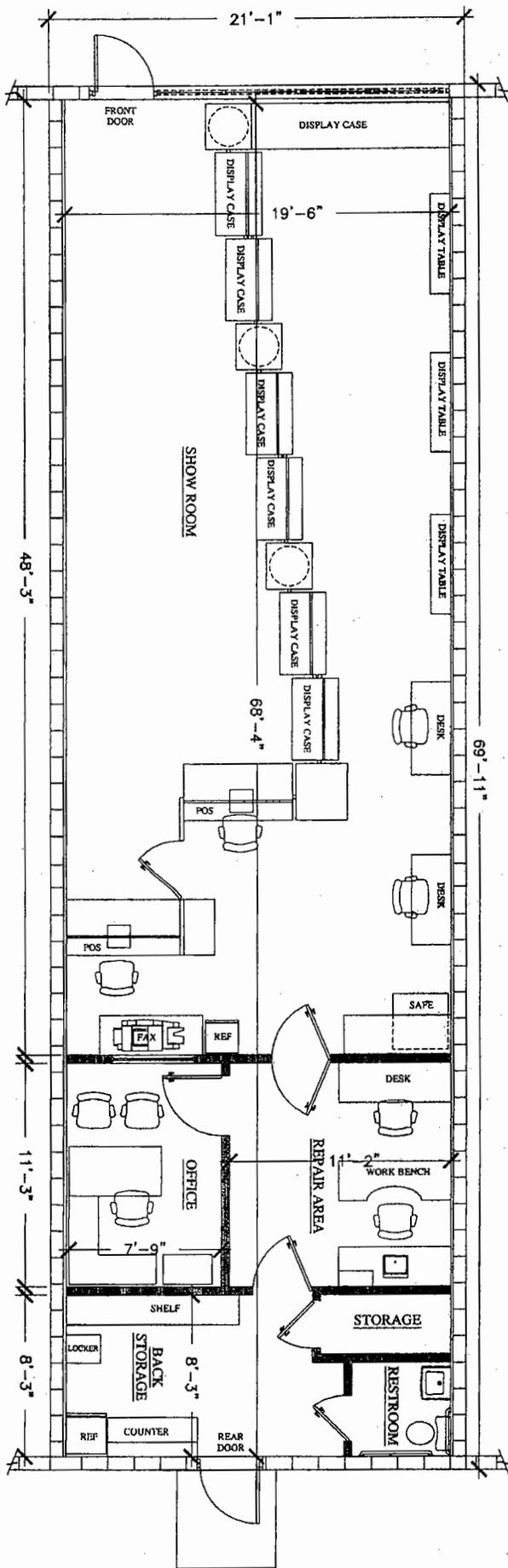
[Signature]
(Notary Public)



My commission expires: _____

Seal BY [Signature]
ZONING DEPT. / MARIANDE PERRY / LAND SURVYNG DEPT.

*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.



EXISTING SPACE PLAN
SCALE: 3/16"=1'-0"

RECEIVED
FEB 14 2013
#13-007

ZONING HEARDINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

RECEIVED
FEB 14 2013
#13-007

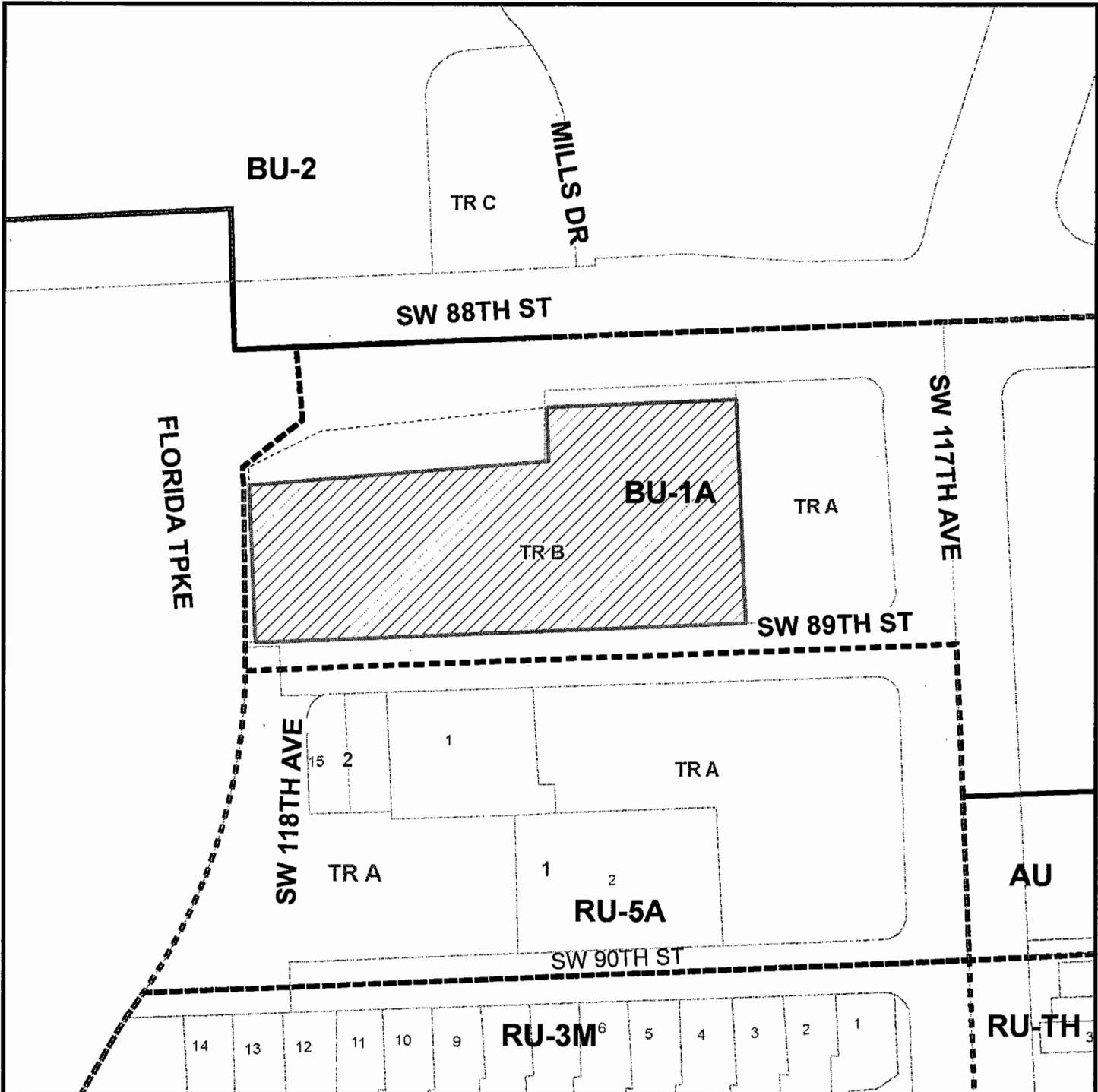
ZONING HEARDINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

NOTE: ALL INFORMATION ON DRAWING WAS FIELD VERIFIED.

MG JEWELERS
11760 SW 88ST, MIAMI FLORIDA

EXISTING JEWELRY SHOP
FLOOR PLAN

DATE: 02-11-13 PREPARED BY: ROGER PEREZ



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000003



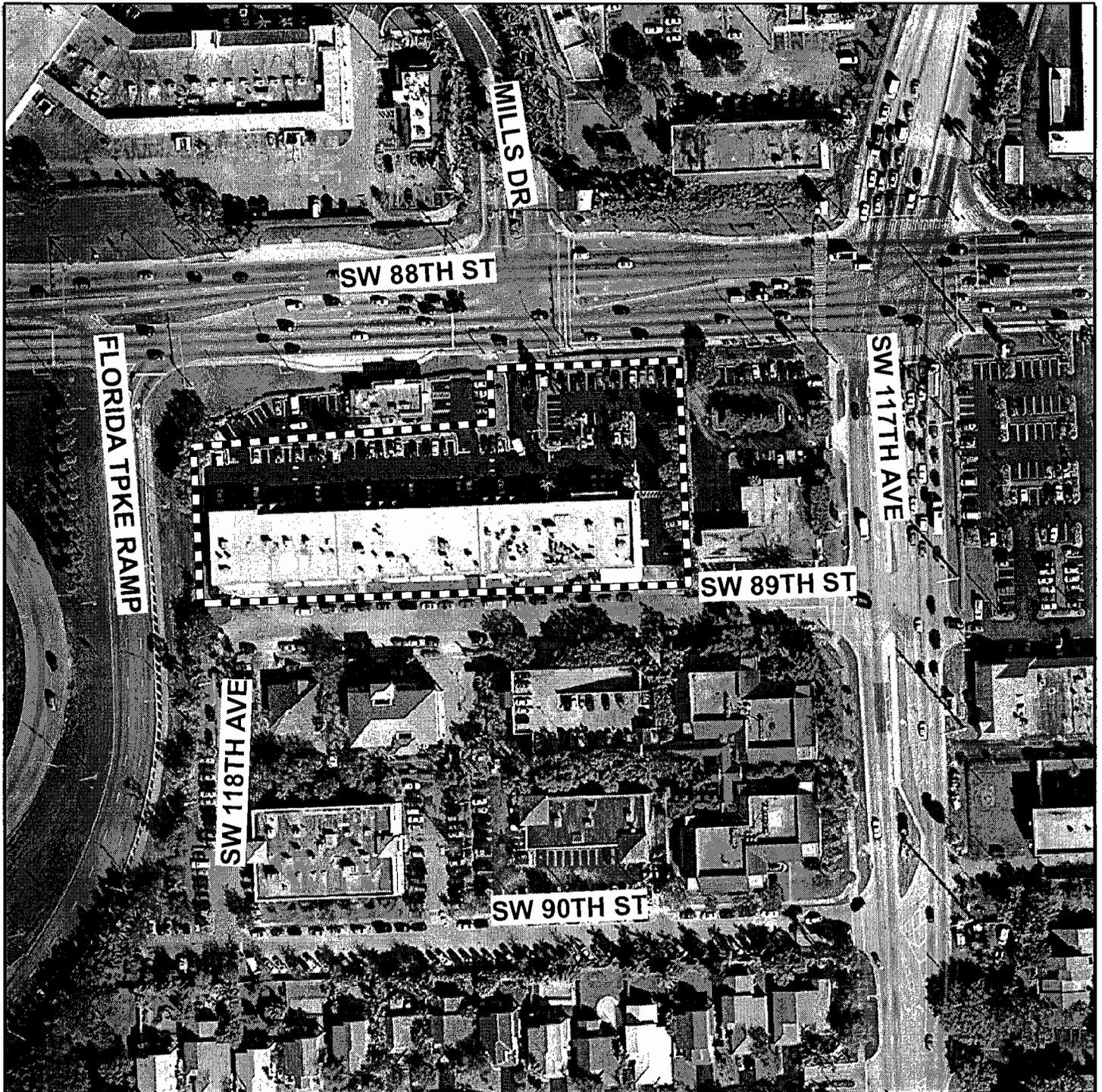
Section: 01 Township: 55 Range: 39
 Applicant: MG JEWELERS OF MIAMI, INC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property Case



SKETCH CREATED ON: Thursday, January 31, 2013

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000003



Section: 01 Township: 55 Range: 39
 Applicant: MG JEWELERS OF MIAMI, INC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

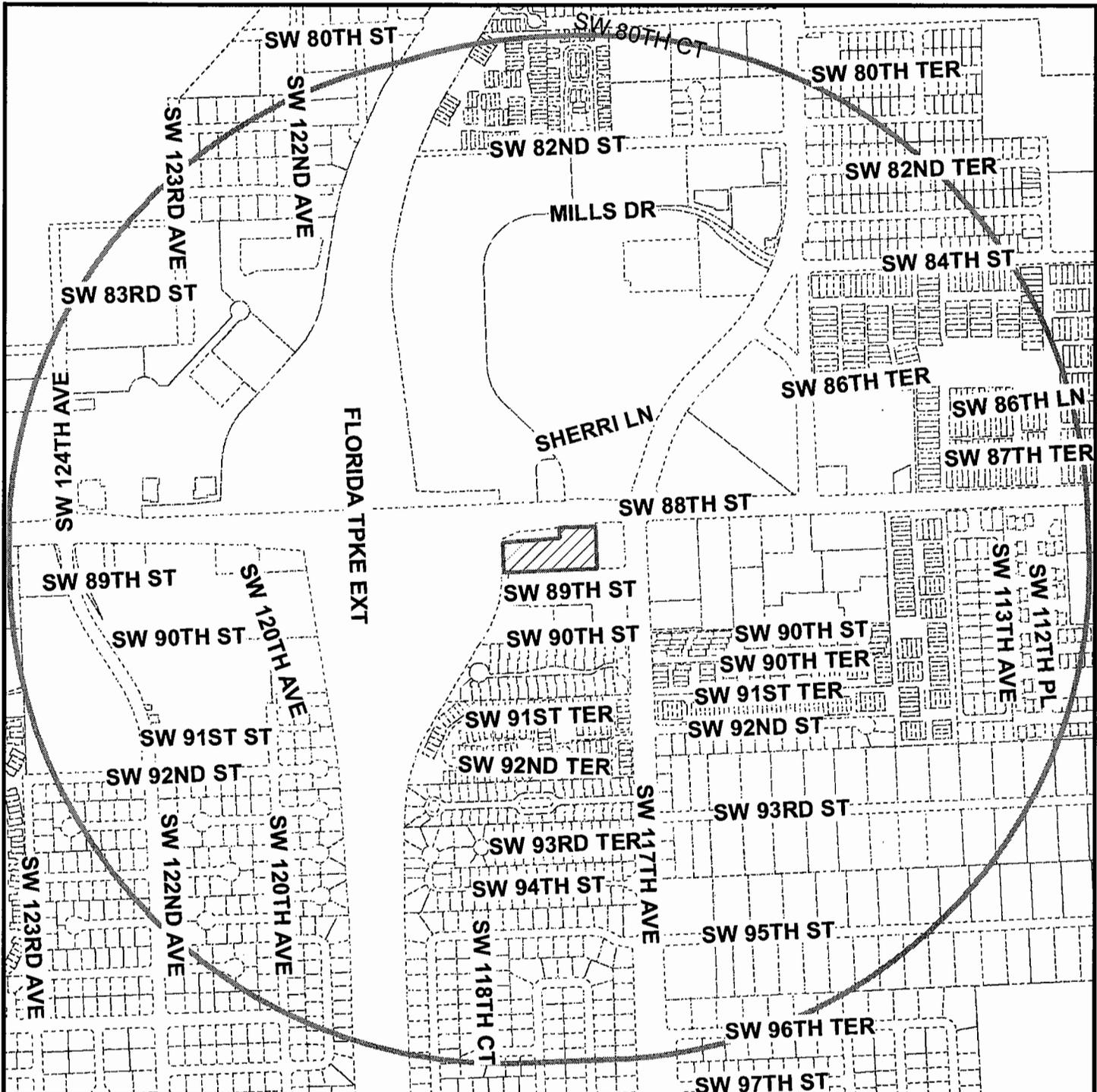
Legend

 Subject Property



SKETCH CREATED ON: Thursday, January 31, 2013

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2013000003
RADIUS: 2640

Section: 01 Township: 55 Range: 39
Applicant: MG JEWELERS OF MIAMI, INC
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS



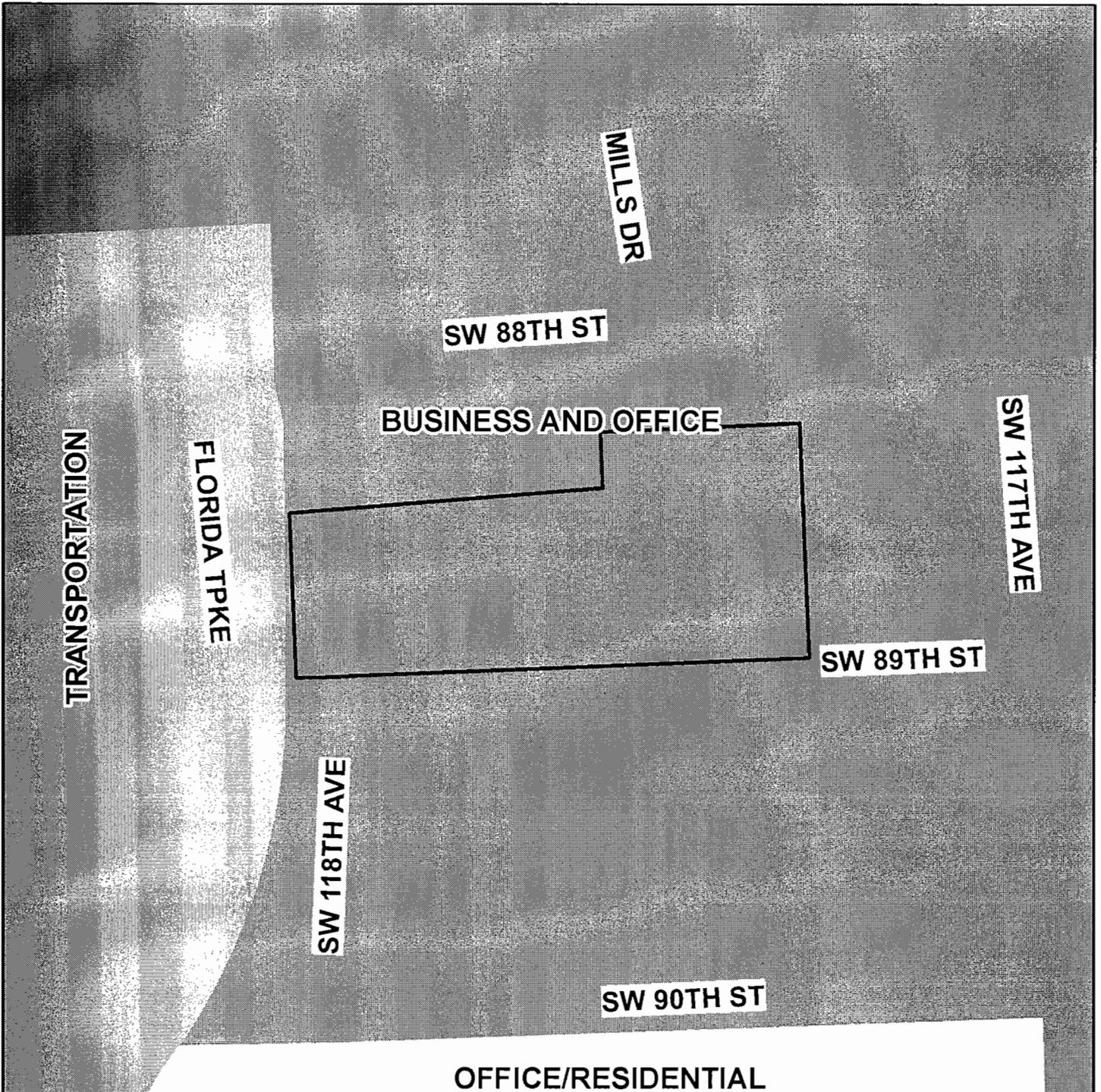
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, January 31, 2013

REVISION	DATE	BY
		22



OFFICE/RESIDENTIAL

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000003



Section: 01 Township: 55 Range: 39
Applicant: MG JEWELERS OF MIAMI, INC
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, January 31, 2013

REVISION	DATE	BY

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

PH: Z13-067 (13-11-CZ12-2)

November 12, 2013

Item No. 2

Recommendation Summary	
Commission District	8
Applicant	Red Lobster (Florida SE, Inc.)
Summary of Requests	The applicant is seeking to permit a third wall sign where two are permitted.
Location	8705 SW 136 Street, Miami-Dade County, Florida
Property Size	5.33 Acres
Existing Zoning	BU-2, Special Business District
Existing Land Use	Commercial
2015-2025 CDMP Land Use Designation	Business 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)(4)(b) Non-Use Variances From Other Than Airport Regulations
Recommendation	Approval with conditions

REQUEST:

NON-USE VARIANCE to permit a third wall sign where two are permitted.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Red Lobster" as prepared by SCS, dated stamped received 7/15/13 and consisting of 7 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts an existing restaurant with a 49.71 sq. ft. wall sign on the east side of the building and two 26.07 sq. ft. wall signs on the south side.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; Shopping Center	Business and Office
North	BU-2; Shopping Center /IU-1; warehouse	Business and Office Industrial and Office
South	BU-2; Restaurant	Business and Office
East	GU; Busway / U.S. 1;	Transportation
West	BU-2; Commercial	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing restaurant located within an existing shopping center at 8705 SW 136 Street. The surrounding area is characterized by commercial retail and industrial uses.

SUMMARY OF THE IMPACTS:

Approval of this application to permit a third wall sign where two are permitted could have a visual impact on the surrounding area. However, the third wall sign could allow patrons to easily locate the restaurant and facilitate traffic flow within the shopping center.

CDMP ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the approximately 5.33-acre subject property as **Business and Office**. The Business and Office 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. Staff is of the opinion that the existing use is **consistent** with the uses allowed in the **Business and Office** designation on the CDMP LUP map and is **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

When analyzing the request to permit three (3) wall signs, where two (2) are permitted under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff opines approval of the request will be **compatible** with the surrounding area and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the applicant is requesting approval of an existing third 49.71 sq. ft. wall sign on the south east corner of the building where only two wall signs are permitted. Staff notes that the combined two (2) 26.07 sq. ft. wall signs on the south and east sides along with the 49.71 corner sign totals 102 sq. ft. of signage on a total of 3,858.19 sq. ft. of the south and east wall areas. The Code allows a maximum coverage of 10% of the wall area for wall signs. Based on the Code calculation of 10% of the wall area, the requested signage is under the 10% threshold of the total wall area that is allowed by the Code.

In staff's opinion the proposed signage of the restaurant maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. Staff notes that the proposed signage will front the Busway and U.S. 1 to the east and a restaurant to the south. Staff also notes that the property is in a back corner area of a large commercial shopping center and that the wall signage is needed for customers to locate the restaurant and facilitate traffic flow within the shopping center. Staff opines that the proposed signage is not excessive given the size of the subject property and that the placement of the signs on the site would be compatible with the surrounding area. **Therefore, staff recommends approval with conditions of the request under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

Not applicable.

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, "Red Lobster" as prepared by SCS, dated stamped received 7/15/13 and consisting of 7 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:CH:EJ



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

MM

ZONING RECOMMENDATION ADDENDUM

Delta One Enterprise, LLC
Z12-155

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

<p>Business and Office (Pg. I-41)</p>	<p><i>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.</i></p>
--	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

13-11-CZ12-2 (13-067)
Area 12/District 08
Hearing Date: 11/12/13

Property Owner (if different from applicant) **INTERPROPERTIES USA INC.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1971	Frances Kerr Lowe	- Zone change from GU to BU-2.	BCC	Approved
1992	Briar Bay Assoc.	- Special Exception for alcohol spacing requirements.	ZAB	Approved
1992	Briar Bay Assoc., LTD..	- Non-Use Variance of sign regulations.	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 

Date: July 29, 2013
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources 
Subject: #Z2013000067
Inter Properties USA, Inc.
8705 SW 136 Street, Miami, FL 33176
Non-Use Variance to Permit a 3 Wall Sign 2 are Permitted
(BU-2) (5.33 Acres)
16-55-40

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) 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.

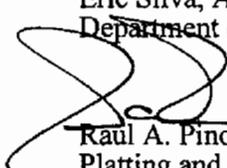
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: September 4, 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: Z2013000067
Name: Red Lobster
Location: 8705 SW 136 Street
Section 16 Township 55 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and objects for the following reasons:

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-17963.

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



Date: August 13, 2013

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

From: Kathleen Woods-Richardson, Director 
Public Works and Waste Management Department

Subject: Red Lobster GMRI, Inc (13_067)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The applicant is requesting a sign variance in relation to an existing Red Lobster restaurant. The restaurant on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The 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. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum



Date: August 1, 2013

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

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

Subject: Z2013000067: RED LOBSTER (GMRI INC).

Application Name: RED LOBSTER (GMRI INC).

Project Location: The site is located at 8705 SW 136 ST, Miami-Dade County.

Proposed Development: The request is for approval for a 3rd wall sign.

Impact and demand: This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards.

Recommendation: PROS has 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. Based on our findings described herein **PROS 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: 08-AUG-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000067

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand:

Development for the above Z2013000067
located at 8705 SW 136 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1994 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:25 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 4 - Coral Reef - 9201 SW 152 Street
Rescue, ALS Engine, 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.

Miami-Dade County Zoning

Zoning Hearing Reviews

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

RED LOBSTER (FLORIDA SE, INC.)

8705 SW 136 ST, MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

10/22/2013

Z2013000067

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE CASES BLDG SUPPORT:
THERE ARE NO CURRENT OPEN OR CLOSED BUILDING SUPPORT CASES

VIOLATOR:

RED LOBSTER (GMRU INC)



11

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: Florida SE, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>GMRI, INC. - Parent corporation</u>	<u>100%</u>
<u>Darden Restaurants, Inc. (publicly traded on NYSE) is the parent corporation of GMRI, Inc.</u>	<u>100%</u>
<u>Address for all: 1000 Darden Center Dr, Orlando, FL 32837</u>	

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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)

Sworn to and subscribed before me this 9th day of July, 2013. Affiant is personally know to me or has produced _____ as identification.

Sonia Saddler
(Notary Public)

NOTARY PUBLIC-STATE OF FLORIDA
Sonia A. Saddler
Commission # DD900879
Expires AUG. 09, 2013
BONDED THROUGH FIDELITY AND SECURITY CO., INC.

My commission expires: 8/9/13

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.

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: INTERPROPERTIES (USA), INC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ALICIA COMER, 13 BOUL. DE BELGIQUE, MONTE-CARLO, MONACO</u>	<u>100 %</u>

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

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.

_____	_____
_____	_____
_____	_____
_____	_____

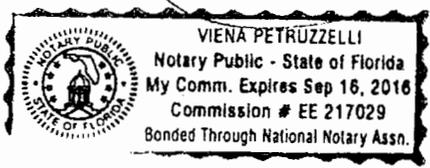
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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20 day of June, 2013. Affiant is personally know to me or has produced _____ as identification.

Viena Petruzzelli
(Notary Public)



My commission expires: 9/16/2016

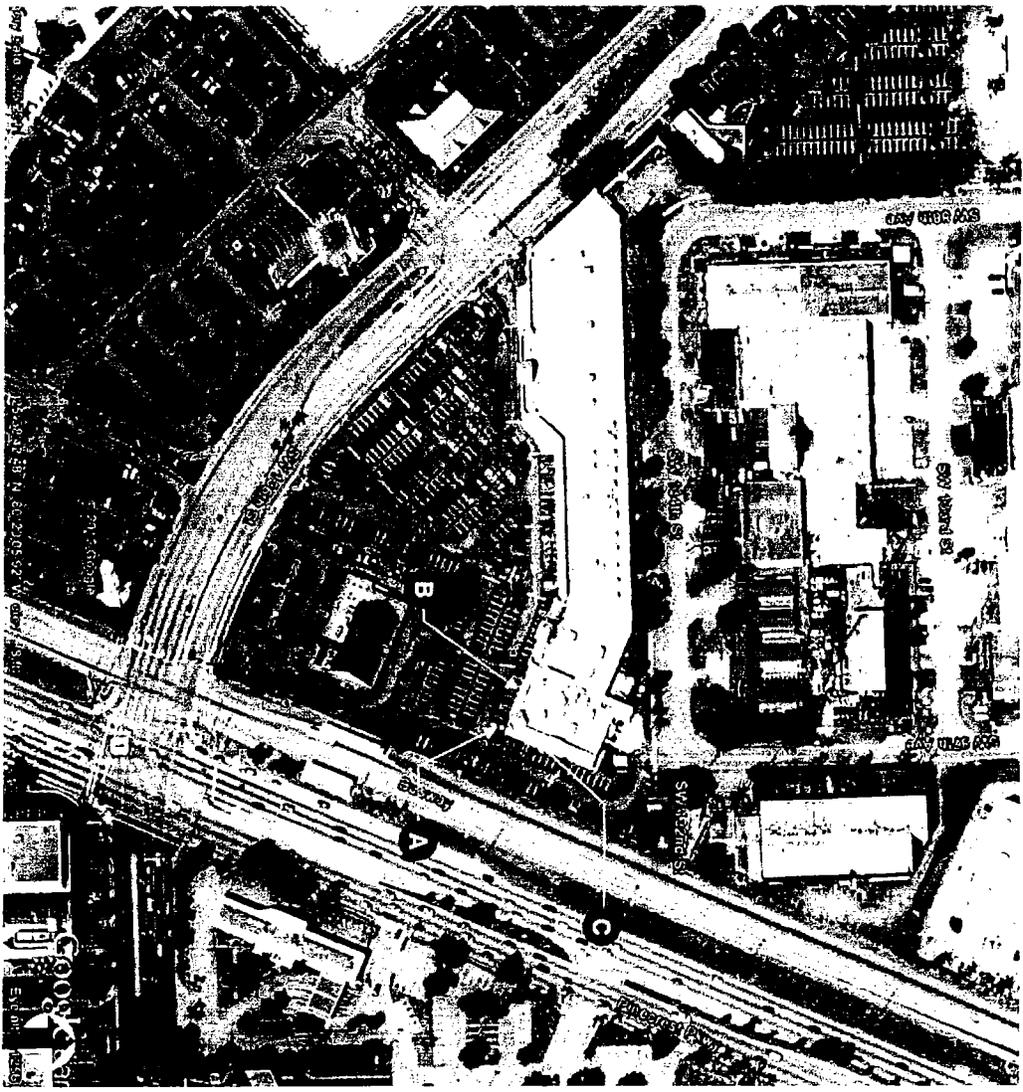
Seal

*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.

Site Plan
Store #0797

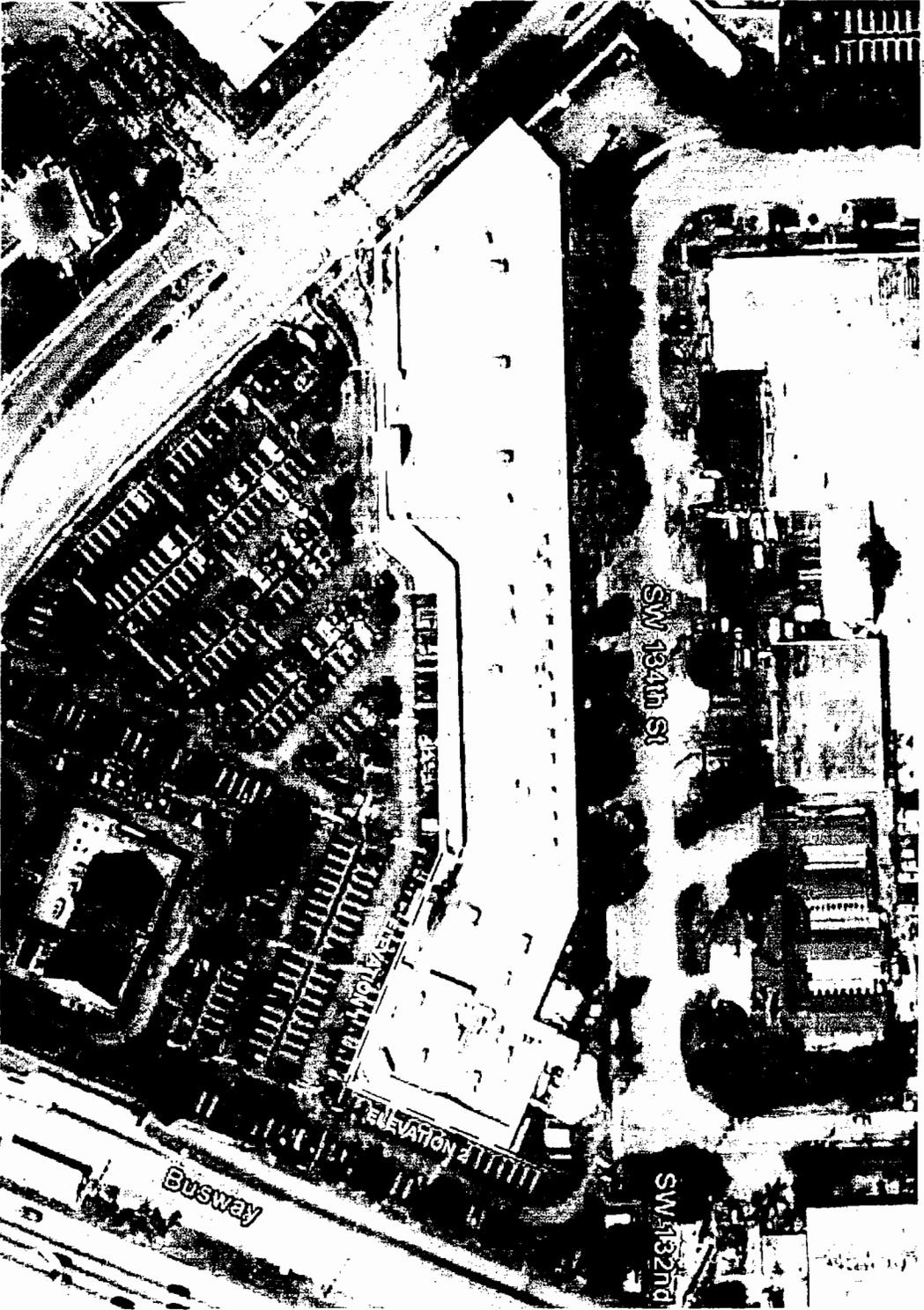
- A** Proposed: 4'-4 1/4" x 11'-5" Illuminated Cabinet: 49.71 SF
- B** Existing: 5'-1" x 10'-6" Channel Letters: 53 SF
Proposed: 21" x 14'-10 3/4" Channel Letters: 26.07 SF
- C** Existing: 4'-3 1/2" x 9'-3" Channel Letters: 43 SF
Proposed: 21" x 14'-10 3/4" Channel Letters: 26.07 SF

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FOR THE
H&M



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213-013
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fy
FE
BY
MINNESOTA STATE UNIVERSITY
MANAGEMENT INFORMATION SYSTEMS



Site Plan
Store #0797

11

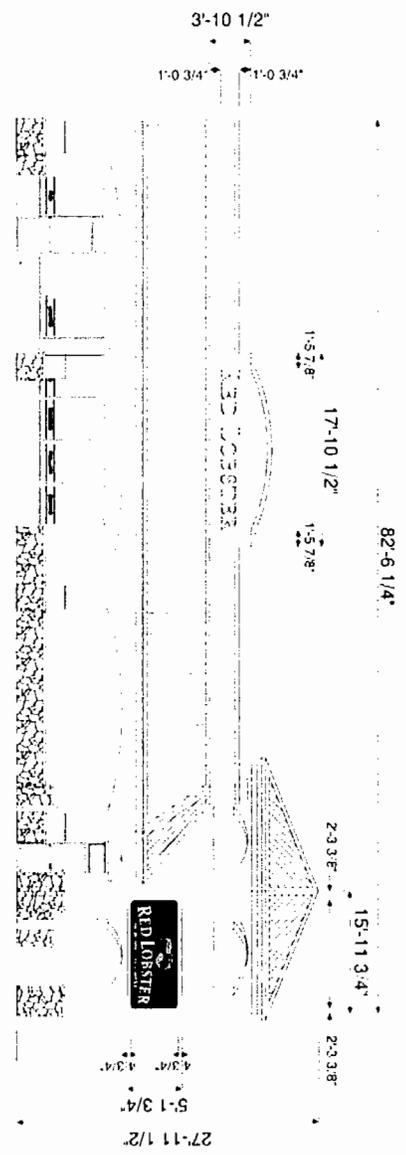


Existing:
Approx. 53 SF

Front Elevation
Store #0797

2/3-067
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FB



Scale: 1/16" = 1'

Allowed Square Footage for Elevation: 123.78 SF
Proposed Square Footage for Elevation: 75.78 SF
Difference Between Allowed and Proposed: - 48.0 SF

21" Channel Letters
(Internally LED Illuminated Channel Letters)
Utilized Square Footage: 26.07
Scale: 1/4" = 1'

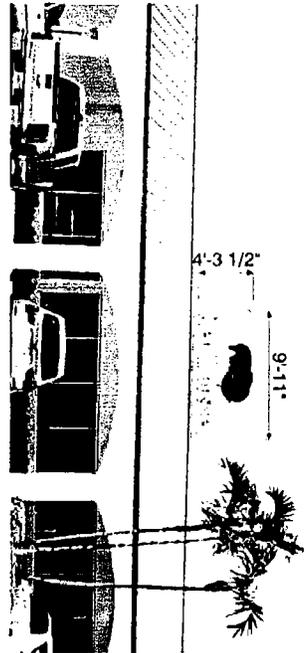


50 Square Foot Cabinet
(Internally Illuminated Cabinet)
Utilized Square Footage: 49.71
Scale: 3/16" = 1'



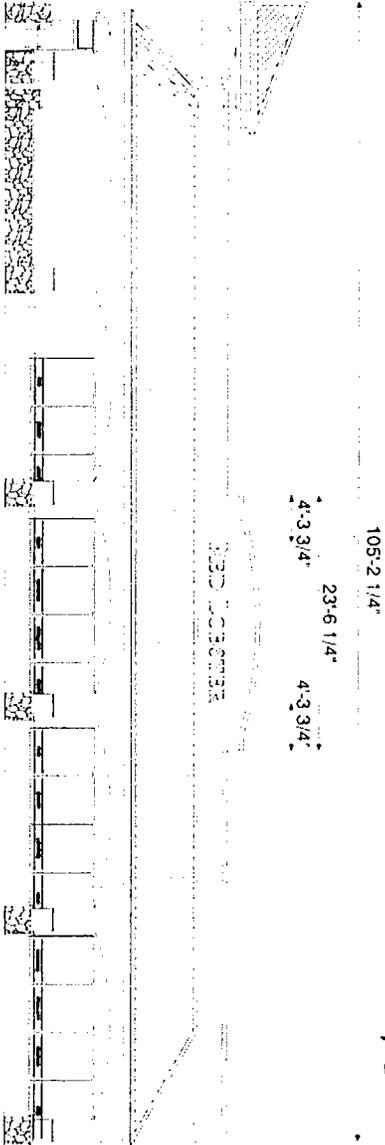
SES

Existing:
Approx. 43 SF



Right Elevation
Store #0797

2/3-067
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FE

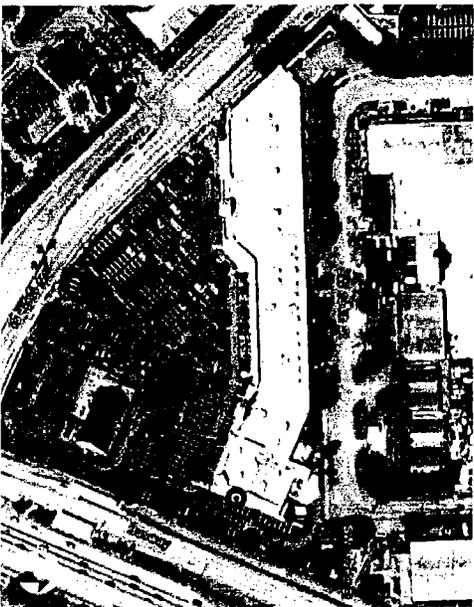


Allowed Square Footage for Elevation: 157.78 SF
Proposed Square Footage for Elevation: 26.07 SF
Difference Between Allowed and Proposed: - 131.71 SF

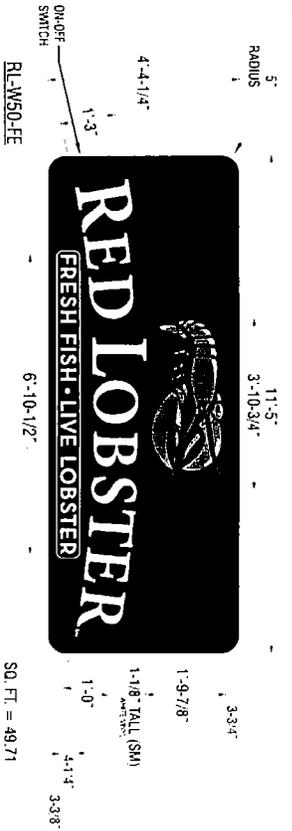
Scale: 1/16"=1'



21" Channel Letters (Internally LED Illuminated Channel Letters)
Utilized Square Footage: 26.07
Scale: 1/4"=1'



RL-W50-FE



COLOR KEY

DIGITAL GRAPHICS
SUPPLIED BY MERRIET
CORPORATION

WHITE - #2447 WHITE - 177 ACRYLIC
BLACK (SPRAY) AT - JET BLACK RAL 9005 SATIN



NOTE: DIGITAL GRAPHIC WALL LETTERS HAVE THE BLACK BORDER AROUND COMPLETE LOGO AND THE PRINTED

FIELD REQUIREMENTS	
1- 20' 20A Circuit Breaker	
Total	2.6 Amps

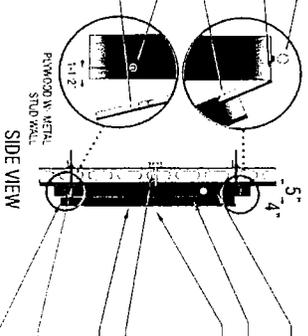
PICK UP @ CENTER TOP

1" ALUMI PRAND HINGE
MATED TO BACK OF FACE
AND INSIDE TOP OF CABINET

1" ALUMI UP AROUND BACK OF
FACE FOR SHOE BOX CLOSING FACE

ON OFF SWITCH
FACE FOR SHOE BOX CLOSING FACE
(NOTCHED OUT AREA FOR SWITCH)

1" ALUMI UP AROUND BACK OF
FACE FOR SHOE BOX CLOSING FACE
(NOTCHED OUT AREA FOR SWITCH)



FABRICATED ALUMINIUM CABINET PAINTED BLACK SATIN WITH .050" ALUMINIUM HINGE-FACE FOR SERVICE.

FLAT ALUMINIUM MONOLITHIC FACE PAINTED BLACK SATIN

4" DEEP ALUMINIUM RETURNS FOR THE LOBSTER SHARP WITH DIGITALLY PRINTED GRAPHIC APPLIED TO A FLAT IMPACT MODIFIED CLEAR ACRYLIC FACE WITH BLACK TRIMCAP. ALL AREAS IN BETWEEN CLAWS, ANTENNAS, ETC. NEED TO BE OPEN SO THE BACKGROUND OF THE CABINET IS VISIBLE. GE MINI MAX LEDS.

ELECTRICAL AS PER N.E.C. STANDARDS

4" DEEP ALUMINIUM - RED LOBSTER CHANNEL LETTERS WITH GE MINI-MAX SERIES WHITE LED ILLUMINATION. FACES TO BE #2447 WHITE .177 ACRYLIC W/ BLACK TRIMCAP

3.8" S.S. THREADED ROD THRU BODY MOUNTING

W: 2 X 2 X 1.1875 GALV ANGLE STRINGER BEHIND WALL

FRESH FISH LIVE LOBSTER - PULL BOX STYLE CABINET

4" DEEP WALL ILLUMINATION WITH GE MINI-MAX WHITE LEDS. SIZE: 6-1/4" X 7-0-1/2" X 4" W/ 1-1/2" RADIUS CORNERS.

MAIN CABINET

CONSTRUCTED W/ CONVENTIONAL CONSTRUCTION METHODS OF ANGLE IRON & ALUMINIUM SKIN FOR FACE & SIDES.

INTERIOR SUPPORT STEEL TO BE DETERMINED

ALL OF THE CABINET TO BE PAINTED (BLACK SATIN FINISH)

CRITTERS

CRITTER LOGO OF CHANNEL LETTER CONSTRUCTION TO BE ATTACHED TO CABINET FACE.

CRITTER FACE OF CLEAR IMPACT MODIFIED ACRYLIC W/ 1ST SURFACE DIGITAL GRAPHIC APPLIED.

TO HAVE A 1" BLACK TRIM CAP ADDED.

INTERIOR ILLUMINATION OF G.E. WHITE MINI MAX LED. MODULES W/ POWER SUPPLY

EXTERIOR TO BE PRECOAT MATTE BLACK INTERIOR WHITE.

RED LOBSTER

RED LOBSTER OF CHANNEL LETTER CONSTRUCTION TO BE ATTACHED TO CABINET FACE.

FACE OF #2447 WHITE .177 ACRYLIC.

ALL VEEHOLES TO HAVE EIGHT CONVERS TO BLOCK ANY LIGHT

TO HAVE A 1" BLACK TRIM CAP ADDED.

INTERIOR ILLUMINATION OF G.E. (MINI MAX WHITE LED. S)

MODULES W/ POWER SUPPLY

EXTERIOR TO BE PRECOAT MATTE BLACK INTERIOR WHITE.

FRESH FISH - LIVE LOBSTER

PULL BOX STYLE CABINET 4" DEEP TO BE ATTACHED TO CABINET FACE.

RETURN OF .063 ALUMI. & FACE TO BE OF .125 ALUMI. SERIES ROUTED OUT AND BACKED W/ #2447 WHITE .177 ACRYLIC THIS CABINET TO HAVE PERMANENT ATTACHMENT TO FACE W/ ACCESS FROM BEHIND SIGN FACE.

ILLUMINATION W/ GE WHITE MINI MAX LED. S. W/ POWER SUPPLIES.

EXTERIOR PAINT TO MATCH PRECOAT MATTE BLACK INTERIOR WHITE.

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CUSTOMER TO PROVIDE:

For New / Removal Construction) AROUND BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH PROBABLY ELECTRICAL SERVICES (ELECTRICAL & TRAIL CONNECTION TO EACH SIGN WITHIN 5 FT.) TO BE CENTERED ELECTRICAL

1. All branch conductors for signs must be fully protected by open run raceway (schedule 40 rigid pipe).

2. Properly rated fuses must be used and be listed back to the National Electrical Code.

3. Number and size of conductors for each sign to meet Federal Health Signs requirement.

Any deviation from the above recommendations may result in:

1. Delays and additional costs.
2. Delays and additional costs.

NOTES:

1. Certain electrical components of signs will fail prematurely if signs are not protected by a period of time, once each day, for best performance. We recommend signs to be covered in an adequate covering device such as an Energy Management System, Time Clock or Frost Out that will allow signs to be covered in a period of time each day. Failure to do so will cause damage to the electrical components of the sign and the sign may not perform properly.

Some drawing devices will also adversely affect sign electrical components, causing failure. Any drawing of the sign without consultation with Federal Health Signs Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

- PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.
- PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.
- SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

14-10-3/4"

COLOR KEY
WHITE: 1" x 2 1/4" x 2 1/4"

ELECTRICAL REQUIREMENTS

Total 2.6 Amps

1-320V 20A Circuit Breaker
All wiring shall be in accordance with the National Electrical Code (NEC) and all applicable local codes.

RL-SIG-21RM-PPCL-LED

SCALE: 1/2" = 1'-0"

SO. FT. = 25.92

GENERAL SPECIFICATIONS

SPECIAL NOTES

CHANNEL LETTERS:
063" ALUM BACKS
040" RETURNS

CHANNEL LETTERS (REMOVED), CONSTRUCTED OF ALUM. LETTER BACKS
W/ 1" ALUMINUM RETURNS TO BE EXTERIOR PRE-COAT WHITE BLACK INTERIOR WHITE.
2447 WHITE ACRYLIC FACE W/ REMOTE POWER SUPPLIES W/ L.E.D WHITE ILLUMINATION.

BUILDING FASCIA TO BE HARDIPAK CEDAR SHAKE SIMULATION!
SO IT WILL BE UNIFORM SURFACE. ADJUST LETTERS TO WHERE THE
FACES ARE ALL ON THE SAME PLANE.
AND TO USE SILICONE CAULK FOR ALL PENETRATIONS.

Tetro LED Systems

MATERIAL ESTIMATE

Drawg # 013367-02

SPECIAL INSTRUCTIONS

SEE MATERIAL TAKE OFF FOR ESTIMATE OF COST

RL-SIG-21RM-PPCL-LED

21" @ 18"

RED LOBSTER

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RL-SIG-21RM-PPCL-LED

Power Supply Location	Number of Backs	Total Amps Required	Total Watts Required	Area	Length Conversion
REQUOTE	FACTORY BACKLIT	2.6 Amps	138.6 Watts	6.90 Sq Ft	20.0' Width Sq Ft

Item	Description	Quantity	Unit	Material	Notes
1	LED Module	2	EA	24" x 18" x 1.5"	
2	Power Supply	1	EA	24" x 18" x 1.5"	
3	External Connector	1	EA	24" x 18" x 1.5"	
4	Light Wire	1	EA	24" x 18" x 1.5"	
5	End Cap	1	EA	24" x 18" x 1.5"	
6	MATERIAL ESTIMATE	1	EA	24" x 18" x 1.5"	
7	White PVC	1	EA	24" x 18" x 1.5"	
8	White PVC	1	EA	24" x 18" x 1.5"	
9	White PVC	1	EA	24" x 18" x 1.5"	
10	White PVC	1	EA	24" x 18" x 1.5"	
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99	White PVC	1	EA	24" x 18" x 1.5"	
100	White PVC	1	EA	24" x 18" x 1.5"	



Drawg #: 013367-02

Rev C

CUSTOMER TO PROVIDE:
New/Remodel Construction: ADJUST BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.
ALL BACKLIT PREPARED ELECTRICAL SERVICE DEVICES & FINAL CONNECTION TO EACH SIGN (MINIMUM 5 FT.) TO BE BY CERTIFIED ELECTRICIAN.
All signs must not be placed within 50 feet of any structure or other building and shall be removed per permit.
Signs must be placed within 50 feet of any structure or other building and shall be removed per permit.
Signs must be placed within 50 feet of any structure or other building and shall be removed per permit.
Number and size of cables to be used shall be determined by the sign manufacturer.
Any structure that the above information may result in:
1. Delay of removal of sign.
2. Delay of removal of sign.

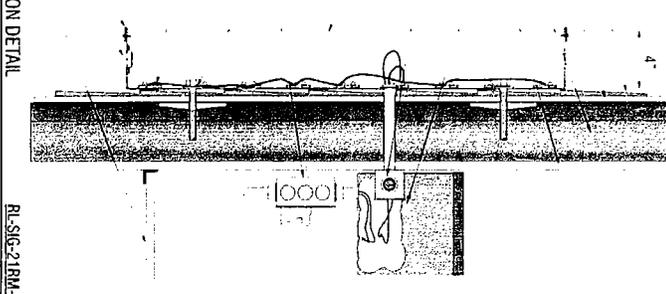
- CUSTOMER TO PROVIDE ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING CONNECTIONS, GND CONNECTION (E.T.C.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.
- PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.
- SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

HARVY PLANK FASCIA
PLYWOOD BACKING
2 X 4 WOOD STUD WALLS
DRYWALL (WHERE APPLICABLE)

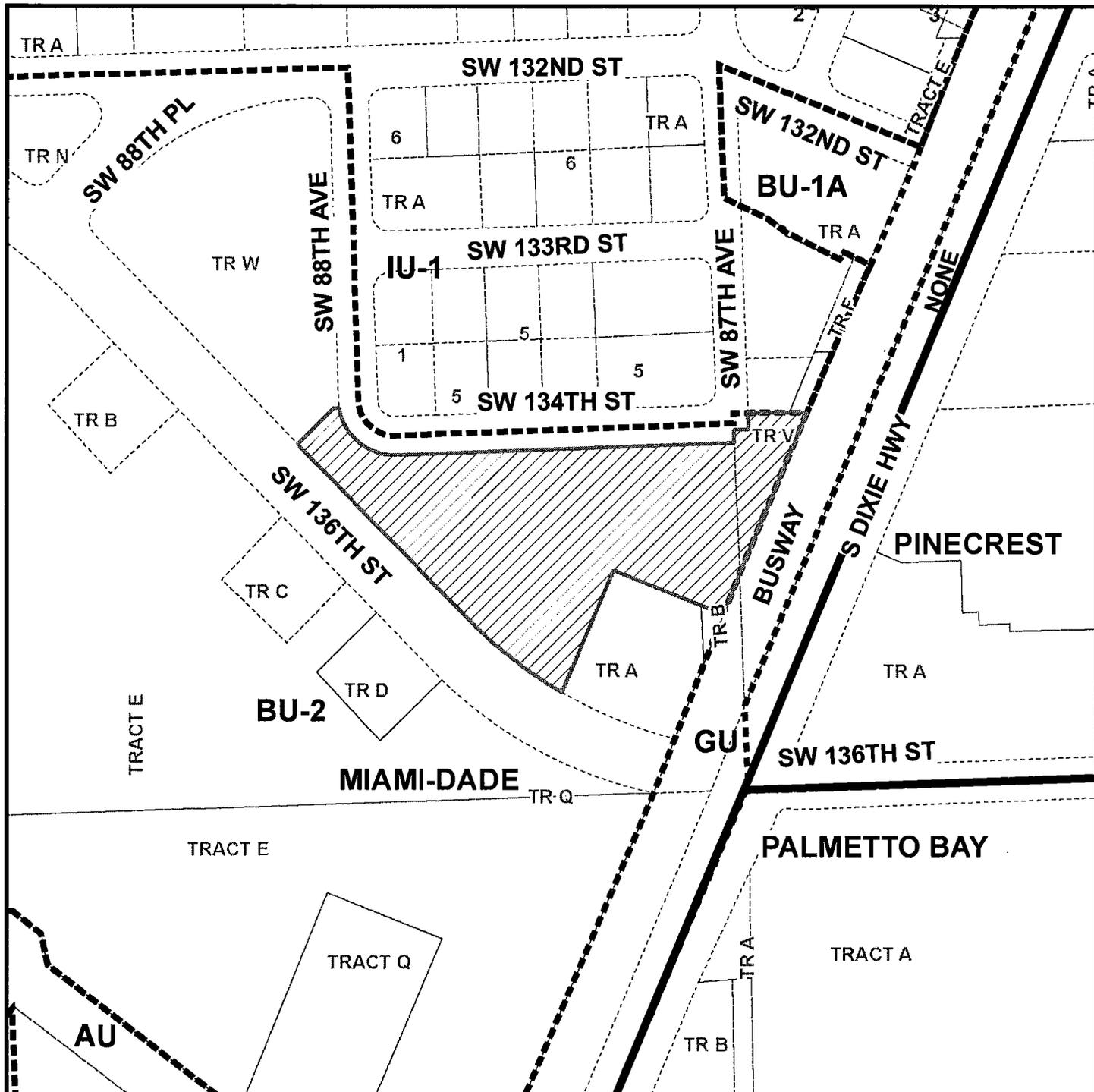
LED POWER SUPPLIES
IN U.L. TRANSFORMER BOXES
CODE COMPLIANT ELECTRICAL
HOUSINGS & WIRING METHODS

177 ACRYLIC FACE
#2947 WHITE
CUT OFF SWITCH (LOCKABLE)
TOGGLE BOLT OR OTHERS AS PER
MANUFACTURER'S REQUIREMENTS
W/ SILICONE @ EACH PENETRATION

G.E. WHITE MINI MAX
L.E.D.'S AS PER LAYOUTS
BLACK 1" TRIM CAP
WEEP HOLES 2 PER LETTER
W/WEEP HOLE COVERS
SUSPENDED CEILING
(WHERE APPLICABLE)



SECTION DETAIL
RL-SIG-21RM-PPCL-LED
SCALE: 1/2" = 1'-0"



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000067



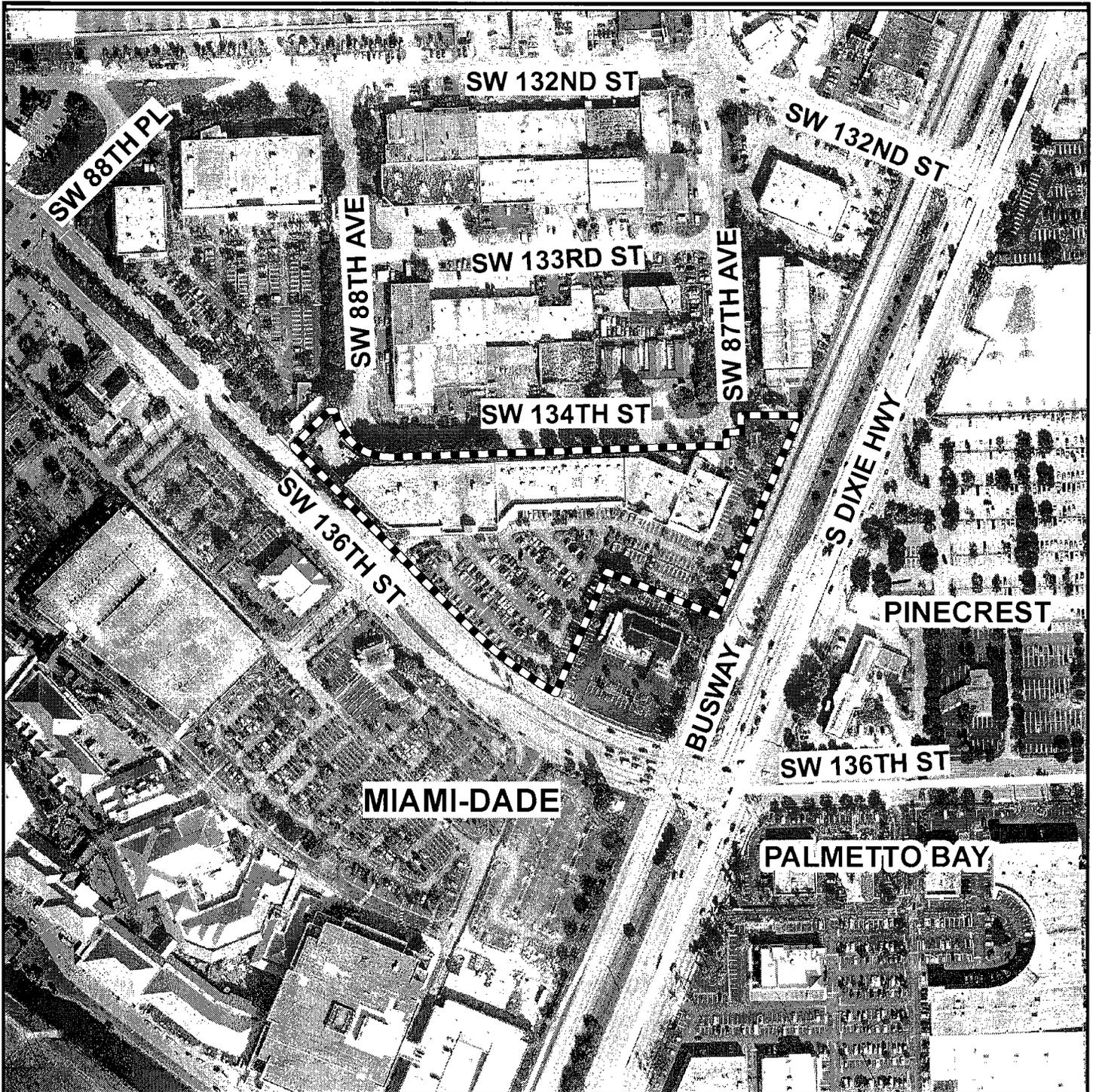
Section: 16/15 Township: 55 Range: 40
 Applicant: RED LOBSTER (GMRI INC)
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

- Legend**
-  Subject Property Case
 -  Zoning



SKETCH CREATED ON: Wednesday, July 31, 2013

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000067

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

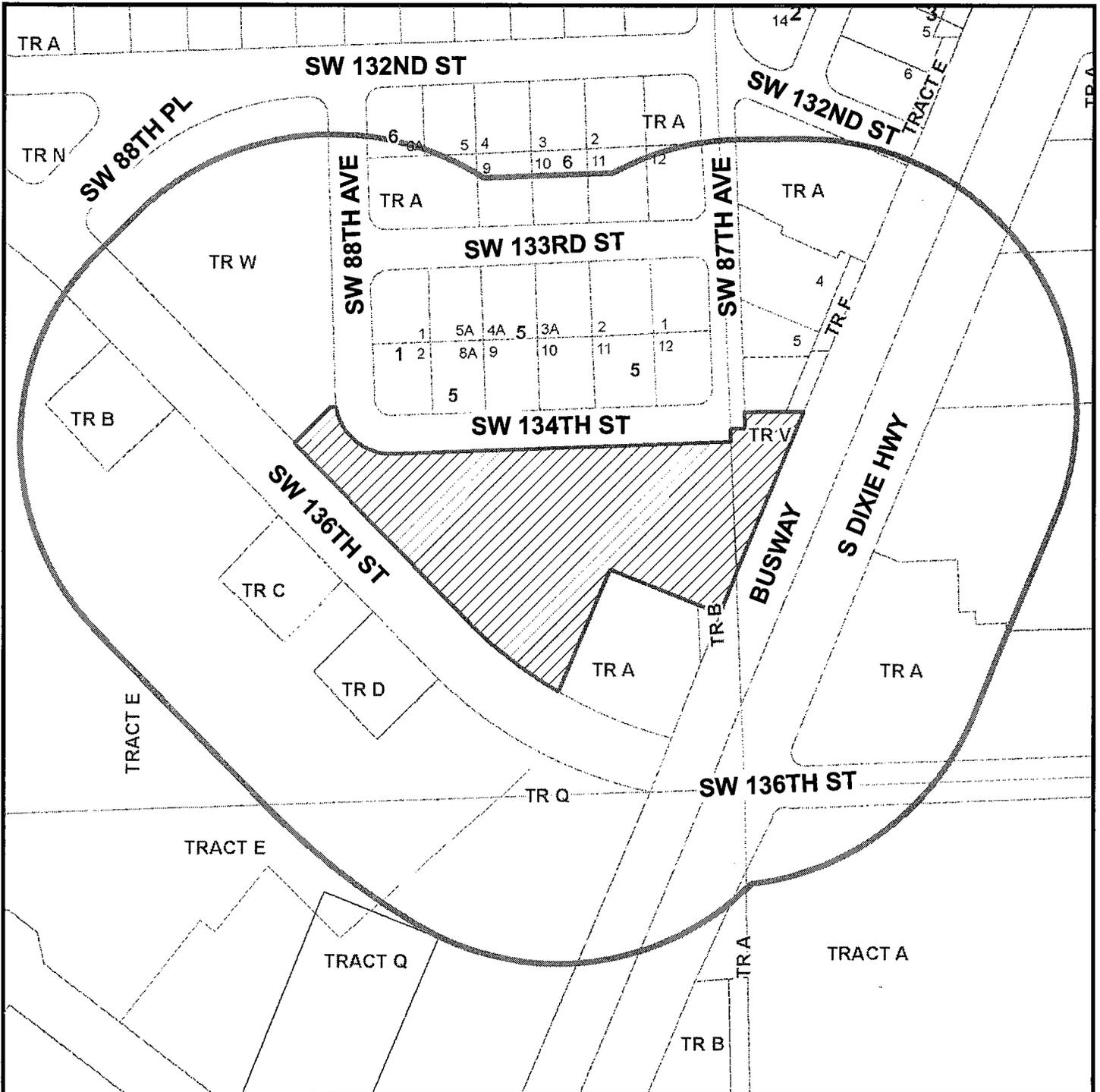


Section: 16/15 Township: 55 Range: 40
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 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



SKETCH CREATED ON: Wednesday, July 31, 2013

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2013000067

RADIUS: 500



Section: 16/15 Township: 55 Range: 40
 Applicant: RED LOBSTER (GMRI INC)
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

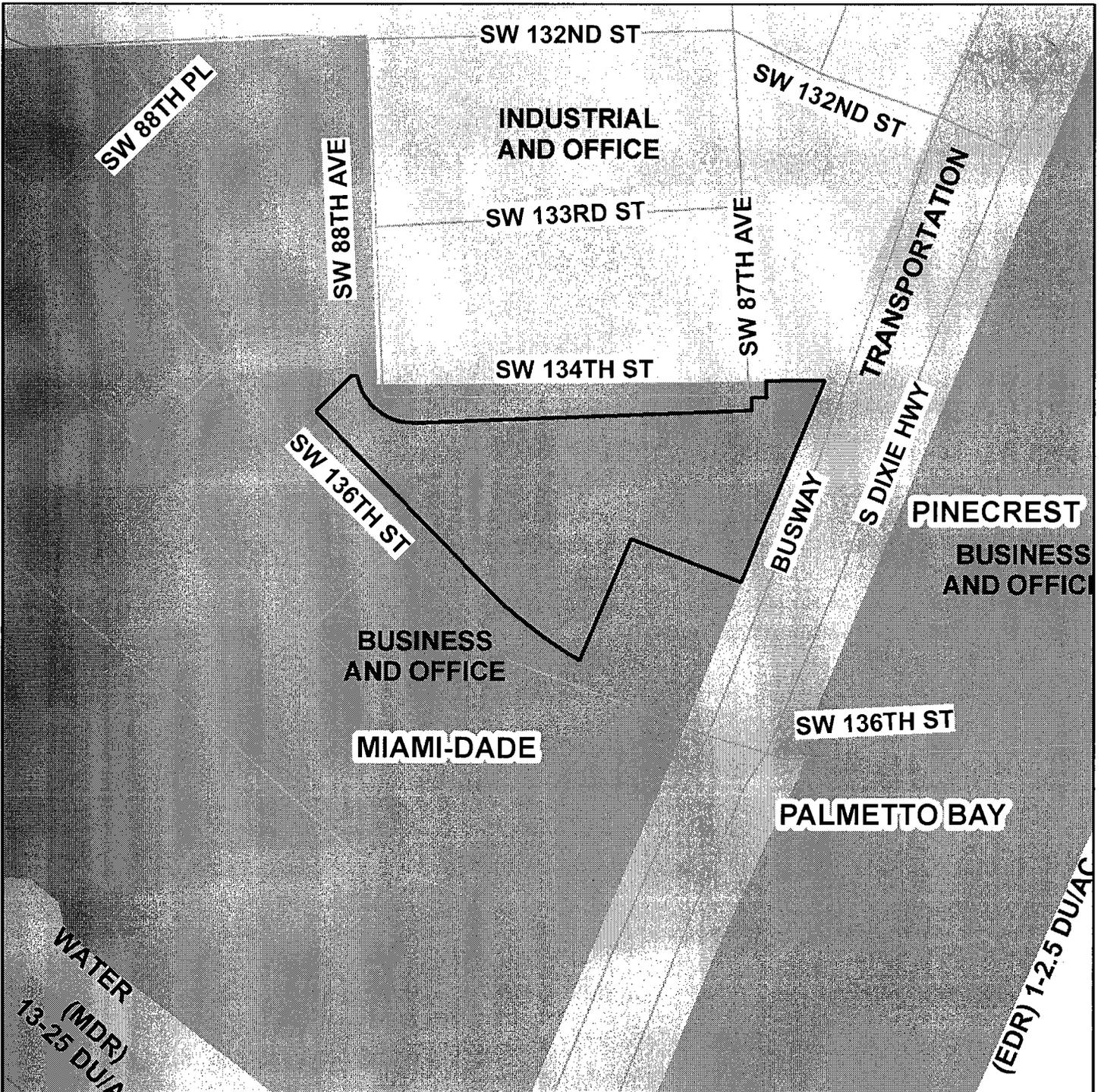
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, July 31, 2013

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
 CDMP MAP

Process Number
Z2013000067



Section: 16/15 Township: 55 Range: 40
 Applicant: RED LOBSTER (GMRI INC)
 Zoning Board: C12
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, July 31, 2013

REVISION	DATE	BY

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

PH: Z13-073 (13-11-CZ12-3)

November 12, 2013

Item No. 3

Recommendation Summary	
Commission District	8
Applicant	NDPRE No. 16, LLC
Summary of Requests	The applicant is seeking to approve additional signage beyond that allowed, greater wall sign area, and to permit a multiple tenant sign setback less than required by the sign regulations.
Location	9720 North Kendall Drive, Miami-Dade County, Florida.
Property Size	0.73 acres
Existing Zoning	BU-1A, Business - Limited
Existing Land Use	Retail
2015-2025 CDMP Land Use Designation	Business and Office Medium 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 Variance Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit 2 tenants to each have 2 wall signs (one wall sign per tenant permitted).
- (2) NON-USE VARIANCE to permit a 160 sq. ft. multiple tenant detached sign (not permitted).
- (3) NON-USE VARIANCE to permit the detached sign setback 8'-7" (20' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "NDPRE No. 16, LLC North Kendall Drive" as prepared by George E. Peon Architect, A.I.A., dated stamped received 8/7/13 and consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts a proposed addition to a single tenant 4,162 sq. ft. retail store. The proposed addition consists of an additional 3,820 sq. ft. to accommodate two (2) additional tenants on the irregular triangular shape 0.73-acre site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A; retail	Business and Office and Medium Density Residential, 13-25 dua
North	BU-1A; office building and automotive service	Business and Office
South	State Road 874 Expressway	Transportation
East	State Road 874 Expressway	Transportation
West	BU-1A; automotive service	Business and Office and Medium Density Residential, 13-25 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single tenant building located on a triangular shaped parcel on North Kendall Drive, a section line roadway. The surrounding area is primarily characterized by commercial and retail uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to erect more wall signage than allowed and a multi-tenant sign setback less than required from the front property line. The additional signage may provide the tenant with more visibility at this site abutting State Road 874 Expressway. However, the approval of the same could have a negative visual impact on the surrounding commercial uses.

CDMP ANALYSIS:

The subject property is an existing shopping center that is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map on most of the property. *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.* A portion of the property developed with surface parking is designated as **Medium Density Residential** on the CDMP. The applicant seeks approval to permit additional signage beyond what is allowed by the Code. The Business and Office designation permits retail uses such as the existing shopping center. As such, the existing use within the area designated as Business and Office is **compatible** with the commercial and retail uses allowed and therefore **consistent** with the CDMP LUP map Business and Office designation.

ZONING ANALYSIS:

When request #1, to permit 2 tenants to have 2 wall signs (one wall sign per tenant permitted), request #2, to permit a 160 sq. ft. multiple tenant detached sign (not permitted), and request #3, to permit the detached multiple tenant detached sign setback 8'-7" (20' required), are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with

conditions of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the area.

As previously stated, the subject property is a triangular shaped 0.73-acre site located along North Kendall Drive, which is a section line road, and immediately west of State Road 874. The area surrounding the subject property is primarily made up of office buildings, shopping centers consisting of retail stores, restaurants and a healthcare center. However, an apartment building is located further west and single-family residences further north. Staff notes that the apartment building is separated from the subject property by a car wash business, gas station, and trees buffering the apartment building from the commercial properties and that the single residences to north are separated from the subject property by a section line road, bank, and strip mall. Staff opines that the proposed signage will have no visual impact to the residences to the north and to the west. The site is currently developed with a single tenant 4,162 sq. ft. retail store. The applicant proposes an addition that consists of an additional 3,820 sq. ft. to accommodate two (2) additional tenants on the site. Staff notes that the subject property contains less than 250 feet of frontage and that the subject requests are due to the irregular shape and physical constraints of the site.

Staff notes that the existing tenant will maintain two (2) wall signs, the existing sign on the east façade of the building and another wall sign on the north façade of the building. In addition, one of the new tenants which will be located in the proposed addition will also have 2 wall signs which will be placed on the proposed north and west elevations of said addition. Staff opines that approval of the proposed additional wall signage, although exceeding the number allowed by the signage regulations within the Code will not have a negative visual impact on the surrounding area. Staff opines that request #2, which is the approval of the two (2) additional tenant names on the existing detached sign which makes it a multiple tenant sign which is not permitted, would also not have a negative visual impact on the surrounding area and will enhance the visibility of the new tenants to patrons travelling along North Kendall Drive. Staff further opines that the approval of a setback of 8'-7" from the front property line, request #3, is an existing condition and would also not have a negative visual impact on the surrounding commercial area.

As such, approval with conditions of these requests will not be out of character with the surrounding commercial developments, would not affect the appearance and stability of the surrounding community and would be **compatible** with same. Further, the proposed signage requests will in staff's opinion provide the applicant with needed visibility along the heavily travelled North Kendall Drive. **Staff therefore, recommends approval with conditions of requests #1, #2, and #3, under Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: Not applicable.

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 to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "NDPRE No. 16, LLC North Kendall Drive" as prepared by George E. Peon Architect, A.I.A., dated stamped received 8/7/13 and consisting of 4 sheets.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:CH:JC

A handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. To the right of the signature, the initials 'NNW' are written vertically.

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

ZONING RECOMMENDATION ADDENDUM

NDPRE No. 16, LLC
Z13-073

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Regulatory and Economic Resources (Environmental Resources Management Division)	No objection
Public Works and Waste Management	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

<p>Business and Office (Page I-41)</p>	<p><i>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.</i></p>
<p>Medium Density (Page I-32)</p>	<p><i>This category authorizes apartment buildings ranging from 25 to 60 dwelling units per gross acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. The provisions of the section below entitled "Density Increase with Urban Design" are not applicable to this density category. At such time as Miami-Dade County's land development regulations are amended pursuant to Policy LU-9O, a density bonus can be added to each residential zoning district that falls within the Medium-High Density range of 25 to 60 dwelling units per gross acre. When land development regulations are amended, this density bonus may allow a maximum of 60 dwelling units per gross acre on properties that are designated Medium-High Density on the Land Use Plan map. These density bonuses shall not apply to existing or proposed developments with vehicular entrances that are controlled or have entry gates or existing or proposed developments with private streets.</i></p>

ZONING RECOMMENDATION ADDENDUM

NDPRE No. 16, LLC
Z13-073

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

3. NDPRE NO. 16, LLC
(Applicant)

13-11-CZ12-3 (13-073)
Area 12/District 08
Hearing Date: 11/12/13

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1962	Claude C. Hose	- Zone change from GU to BU-1A.	BCC	Approved
1974	Pine Tree of Coral Gables	- Use Variance to permit alcohol sales.	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



Date: September 12, 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 #Z2013000073
NDPRE No.16, LLC
9720 North Kendall Drive
Non Use Variance of setbacks and additional signage
(BU-1A) (.73 Acres)
05-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The subject application has been reviewed by the Department of Regulatory and Economic Resources- Division of Environmental Resources Management (DERM) 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.

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. 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 site is within 100 feet of a contaminated area. A Class VI permit may be required for drainage systems to be installed for non-residential projects.

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

Section 24-43(4)(c) of the Code provides for stormwater disposal methods within wellfield protection area of public potable water supply wellfield. All stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Pollution Remediation

There are no records of current contamination assessment/remediation issues on the subject site. There is one record of a current contaminated site directly abutting the subject property under Kendall Car Wash (UT-298) 9750 S.W. 88th Street. The site is a Petroleum contaminated site currently in a state administered cleanup program.

Wetlands

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

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

Tree Preservation

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

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305) 372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that a Grease Discharge Operating Permit from DERM will be required when applying for a Certificate of Use. The Permitting Section of Pollution Regulation Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Enforcement History

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

Air Quality Preservation

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

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



Date: September 4, 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: Z2013000073
Name: NDPRE No. 16, LLC
Location: 9120 North Kendall Drive
Section 05 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 and was approved under Waiver of Plat D-8655.

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



Date: September 4, 2013

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

From: Kathleen Woods-Richardson, Director 
Public Works and Waste Management Department

Subject: NDPRE No. 16, LLC (13_073)

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The applicant is requesting a series of non-use variances to permit signs in relation to an existing retail store. The retail store on the property will likely be considered a commercial unit per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The 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. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

Memorandum



Date: September 17, 2013

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

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

Subject: Z2013000074: MIAMI CHRISTIAN SCHOOL

Application Name: MIAMI CHRISTIAN SCHOOL

Project Location: The site is located at 200 NW 109 AVE, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from GU to RU-4L on a 7.23 acre site for the purpose of future multi-family development. Based on the RU-4L zone request approximately 167 apartment units with an estimated population of 352 could be permitted.

Impact and Demand: This application proposes future development of multi-family use which has the potential to result in an impact of up to .97 acres to the level of service for this park benefit district.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 1 (PBD1) which has a surplus of 310.91 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. Ruben Dario Park is the nearest local park to the application site located to the southeast.

**Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Westbrook Park	NEIGHBORHOOD PARK	2.45
Coral Estates Park	COMMUNITY PARK	5.15
Rockway Park	COMMUNITY PARK	2.52
Concord Park	NEIGHBORHOOD PARK	10.00
Tamiami Lakes Park	NEIGHBORHOOD PARK	5.00
International Gardens Park	NEIGHBORHOOD PARK	5.38
Tamiami Canal Park	NEIGHBORHOOD PARK	1.80
Ruben Dario Park	COMMUNITY PARK	15.29
Francisco Human Rights Park	MINI-PARK	3.78
North Trail Park	COMMUNITY PARK	15.30
Southern Estates Park	NEIGHBORHOOD PARK	13.21
Tamiami Trail Park (North)	NEIGHBORHOOD PARK	1.73

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: *The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.*

Recommendation: Based on our findings described herein **PROS 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: 09-SEP-13
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2013000073

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2013000073
located at 9720 N KENDALL DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1789 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:10 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 13 - East Kendall - 6000 SW 87 Avenue
ALS 60' Aerial, Air Truck

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.

Miami-Dade County Zoning

Zoning Hearing Reviews

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

NDPRE NO. 16, LLC

9720 N KENDALL DR, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

10/22/2013 12:19:50 PM

Z2013000073

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD COMPLIANCE CASES BUILDING
SUPPORT: THERE ARE NO CURRENT BUILDING SUPPORT CASES

VIOLATOR:

NDPRE NO.16, LLC



16

DISCLOSURE OF INTEREST*

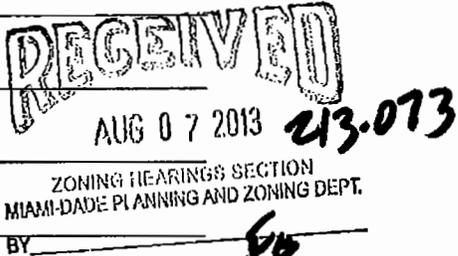
If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: NDPRE No. 16, LLC

NAME AND ADDRESS: 9155 S. Dadeland Boulevard, Suite. 1216	Percentage of Stock
Luis Navarro	0.005
Jose Navarro	0.005
Marcel Navarro	30.83
Gabriel Navarro	30.83
Patricia Pico	30.82
Martin Pico	0.01
Michael Navarro	7.5

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

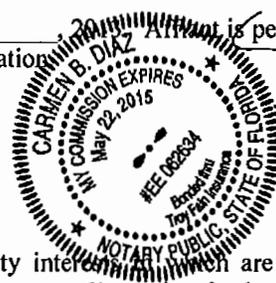
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
Martin Pico, Manager

Sworn to and subscribed before me this 25 day of July _____ (Affiant is personally known to me) or has produced _____ as identification _____

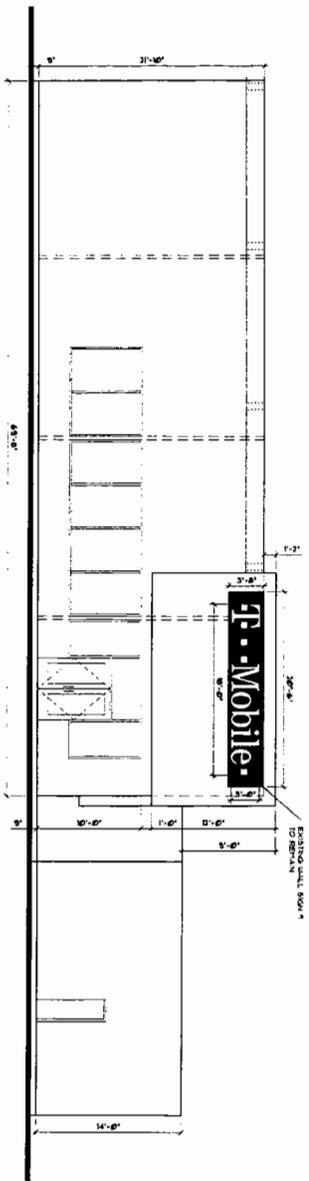
(Notary Public)



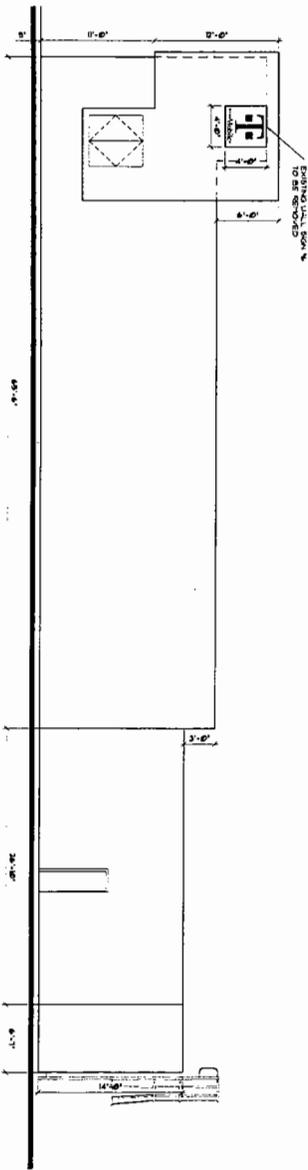
My commission expires 5-22-2015

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

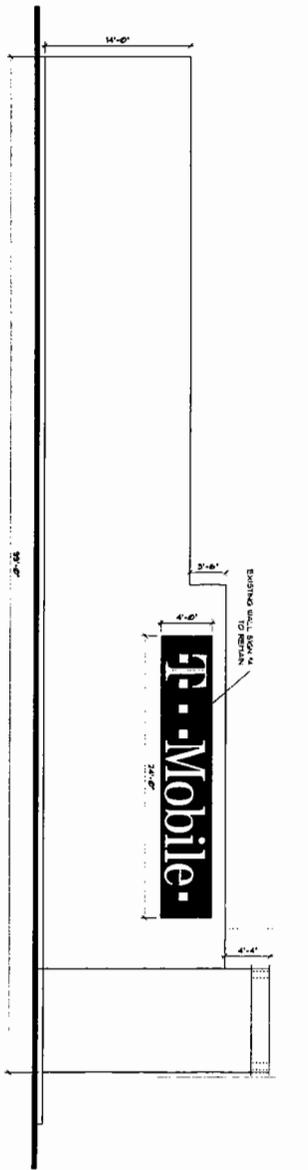
RECEIVED
AUG 07 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



EXISTING FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



EXISTING RIGHT ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



EXISTING LEFT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

NOTE: ALL HEIGHT DIMENSIONS ARE MEASURED FROM GRADE

GEORGE E. BEON
AIA ARCHITECT
LEV 0007999

213-013
28-013
8-7-13
E

DATE	DESCRIPTION	BY	APP'D
4	4		

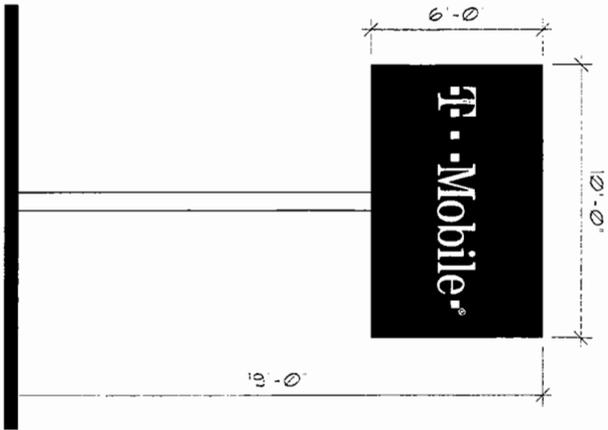
PROPOSED SIGNAGE FOR:
NDPRE #16, LLC
9720 NORTH KENDALL DRIVE
MIAMI, FL. 33178

GEORGE E. BEON
ARCHITECT, AIA
ARB 0007999

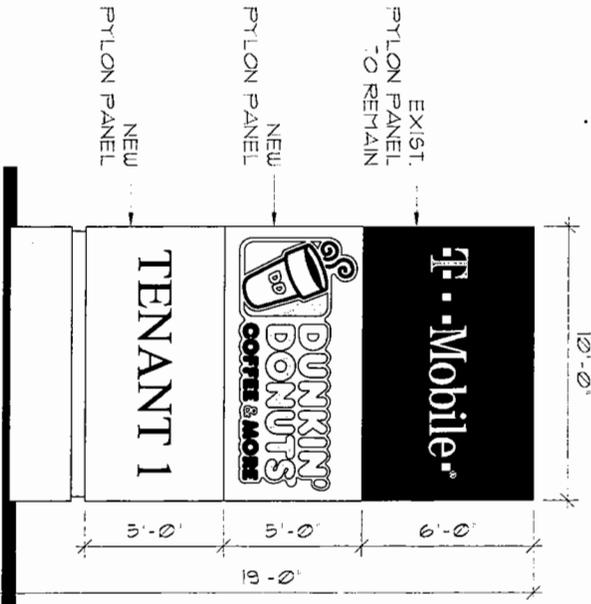
ARCHITECTURE
PLANNING
INTERIORS

4155W N.W. 13TH ST
MIAMI, FL 33187
TEL: (305) 355-4400
FAX: (305) 355-4400

EXISTING PYLON SIGN
SCALE: 1/2"=1'-0"



PROPOSED PYLON SIGN
SCALE: 1/2"=1'-0"



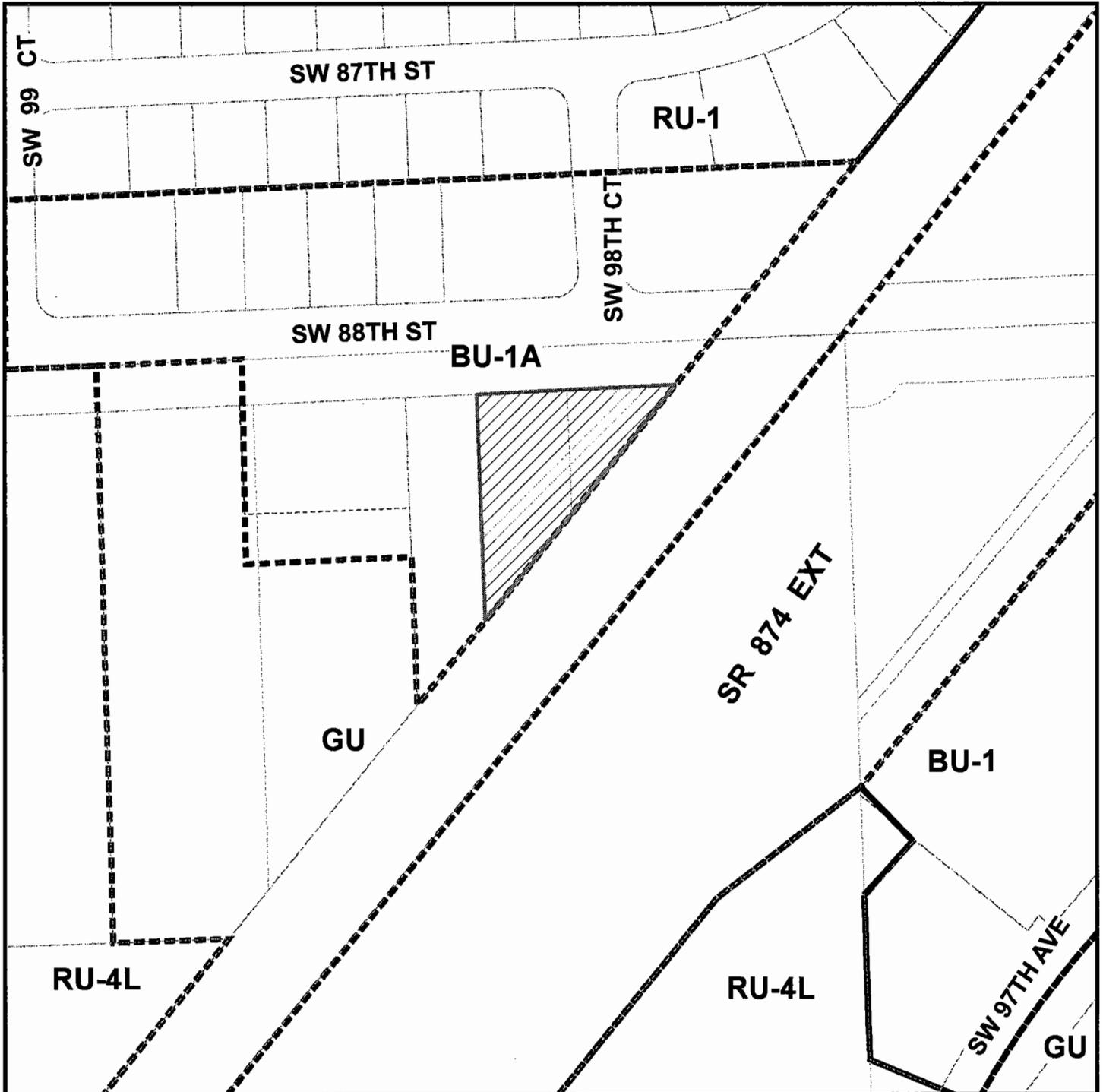
GEORGE E. PEON
AIA ARCHITECT
APR 02/2015

2/21-0-23
2/23-013
8-1-12
PEL

DATE	08-1-12
BY	PEL
PROJECT	NDPRE #16, LLC
CLIENT	NDPRE #16, LLC
SCALE	1/2"=1'-0"
SHEET	A-4
TOTAL SHEETS	4

PROPOSED SIGNAGE FOR:
NDPRE #16, LLC
9720 NORTH KENDALL DRIVE
MIAMI, FL. 33178

GEORGE E. PEON
ARCHITECT
AIA #007999
ARCHITECTURE
INTERIORS
4400 W. FLORISSANT
AVENUE SUITE 100
MIAMI, FL 33140
TEL: (305) 554-8818
FAX: (305) 554-8818



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000073



Section: 05 Township: 55 Range: 40
 Applicant: NDPRE NO. 16, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

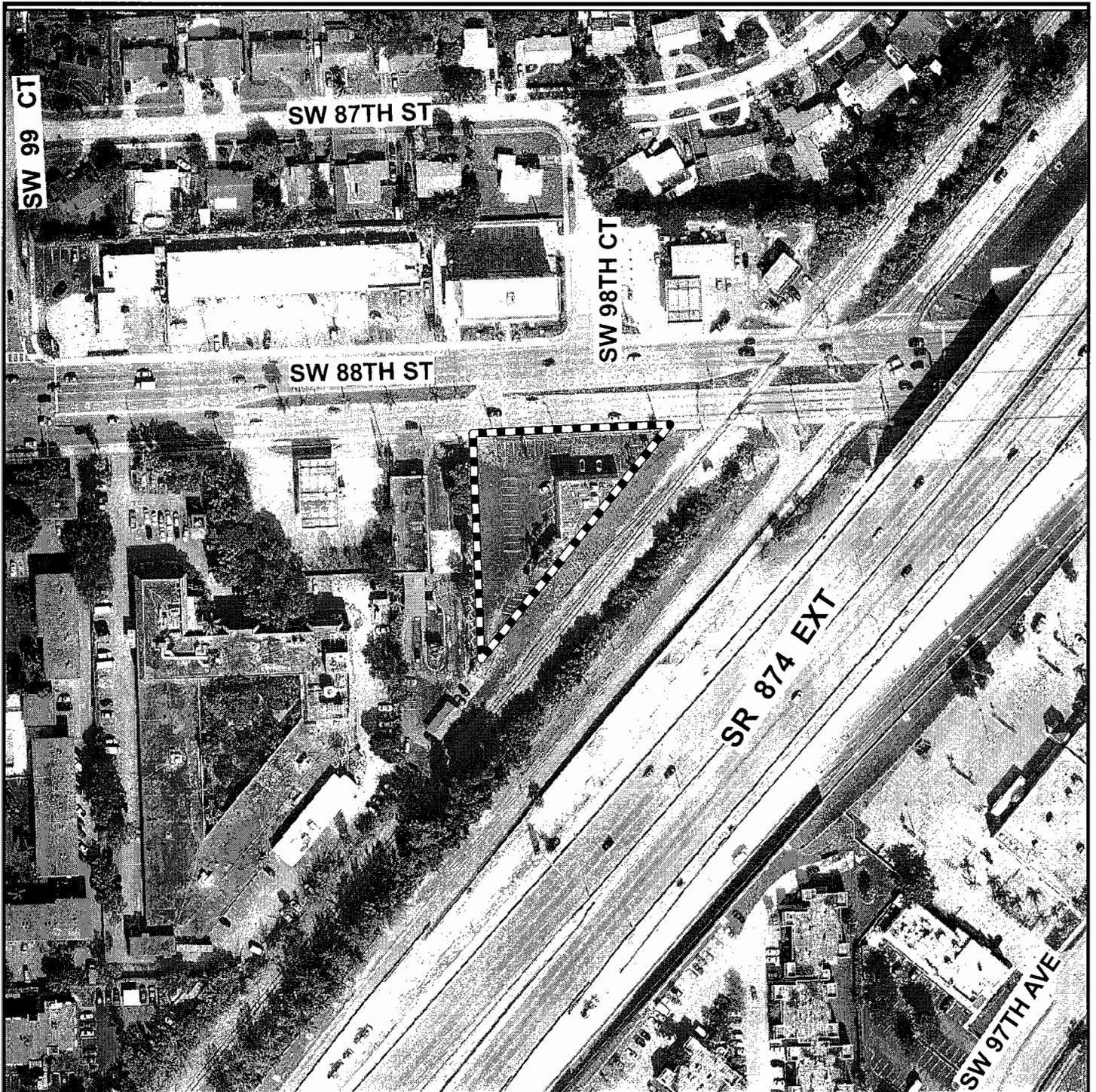
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, August 27, 2013

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000073

Section: 05 Township: 55 Range: 40
 Applicant: NDPRE NO. 16, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

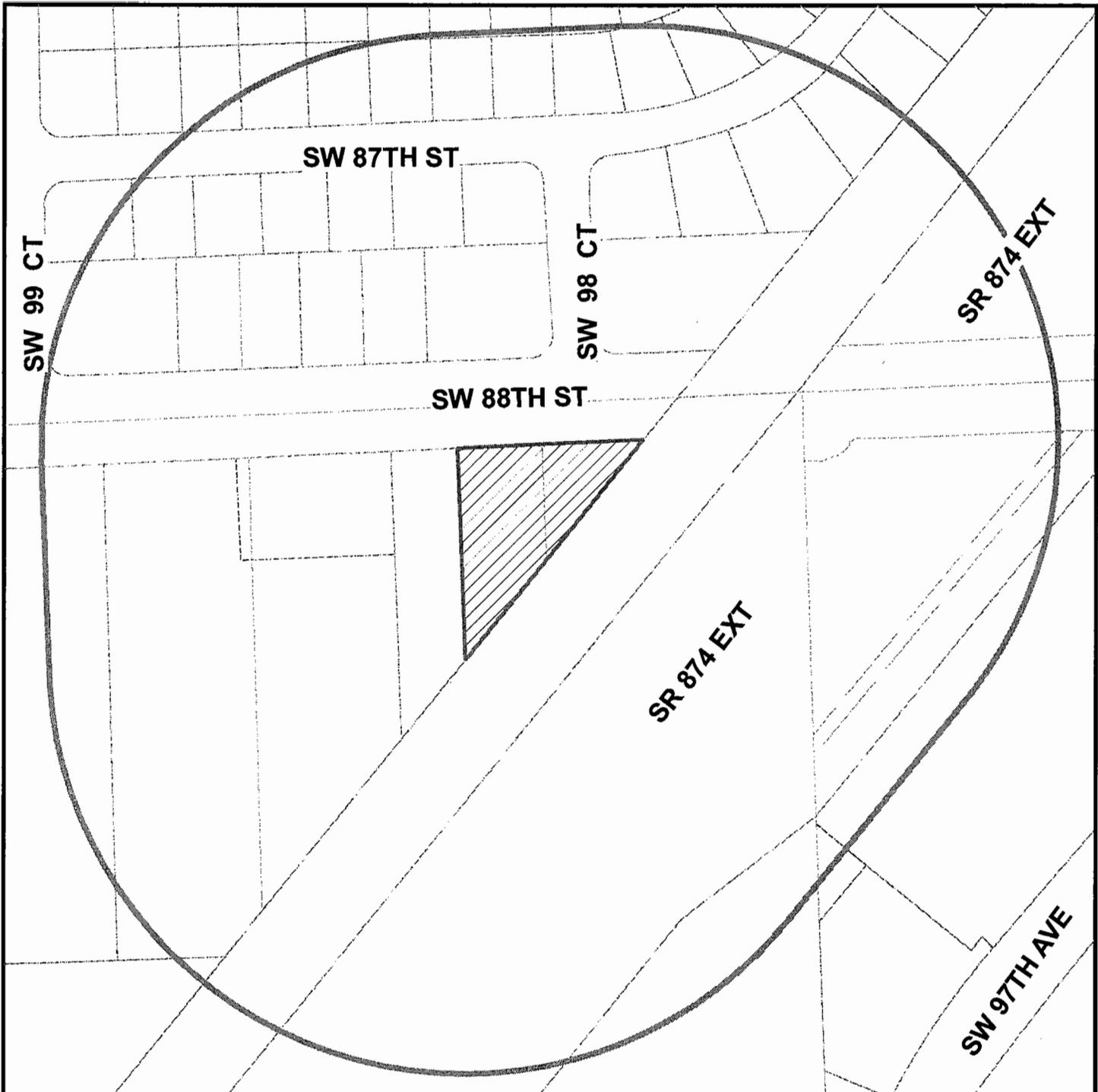
Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning



SKETCH CREATED ON: Tuesday, August 27, 2013

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000073
 RADIUS: 500

Section: 05 Township: 55 Range: 40
 Applicant: NDPRE NO. 16, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



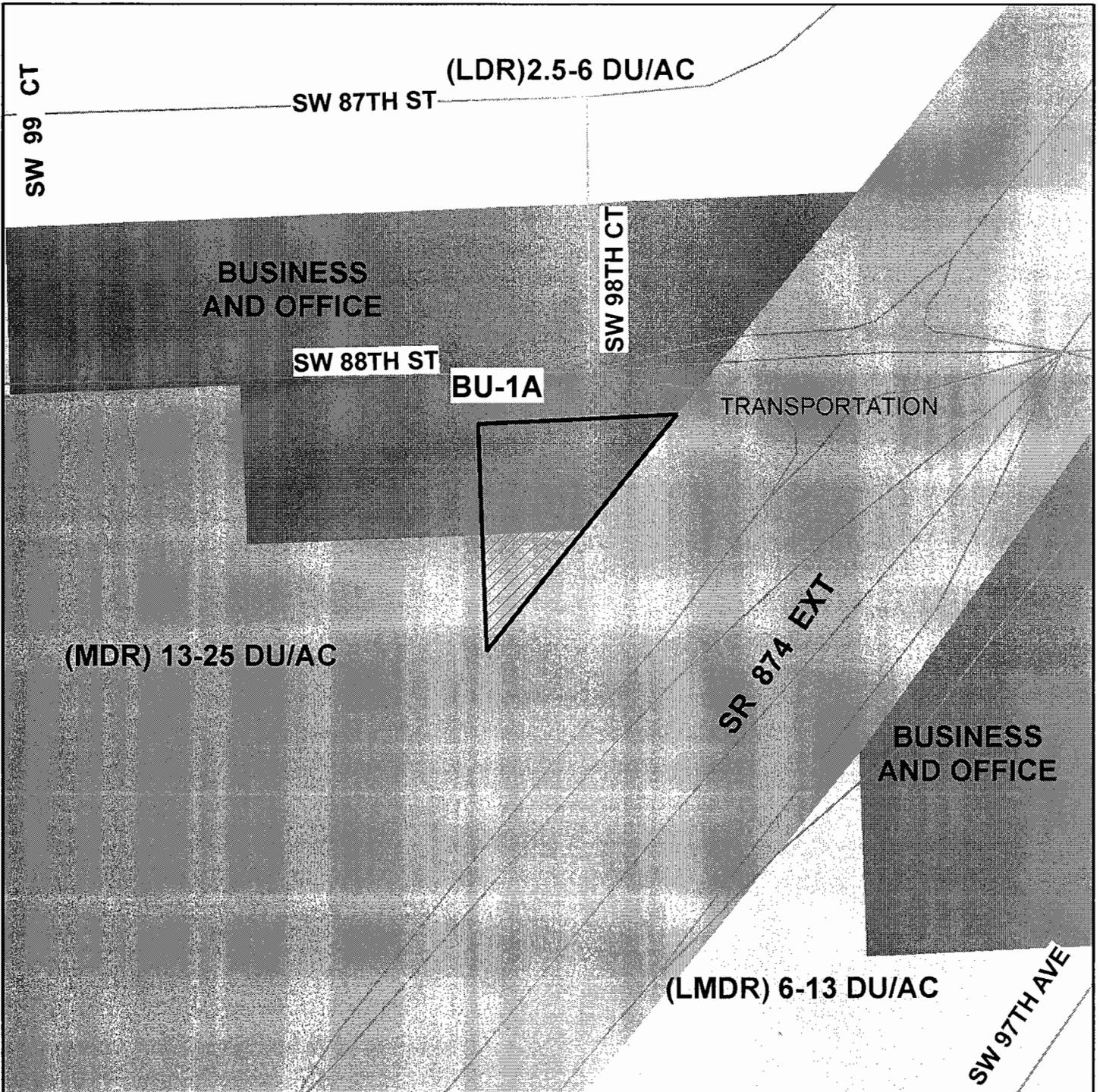
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, August 27, 2013

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000073



Section: 05 Township: 55 Range: 40
 Applicant: NDPRE NO. 16, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, August 27, 2013

REVISION	DATE	BY