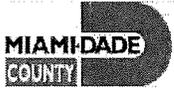


FINAL AGENDA

9-2-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, October 7, 2014 at 6:30 p.m.

PREVIOUSLY DEFERRED

A. 14-7-CZ12-1 MANUEL J. MENENDEZ TRUST 13-77 23-54-40

CURRENT

1. 14-10-CZ12-1 GREATER MIAMI JEWISH FEDERATION 14-47 07-55-40 N

2. 14-10-CZ12-2 ERIK ESPINOSA & JOSE ESPINOSA, JR. 14-60 03-55-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, OCTOBER 7, 2014

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

I. Commission on Ethics and County Attorney's briefing/updates to Board members on the Sunshine and Jennings Law.

A. MANUEL J. MENENDEZ TRUST (14-7-CZ12-1/13-077)

**23-54-40
Area 12/District 07**

REQUESTS #1 THROUGH #3 ON TRACT "B"

- (1) DISTRICT BOUNDARY CHANGE from RU-4L to RU-4M.
- (2) DELETION of a Declaration of Restrictions, recorded in Official Record Book 24126, Pages 0768-0772.
- (3) DELETION of a Declaration of Restrictions, recorded in Official Record Book 26198, Pages 4915-4919.

The purpose of Requests #2 & #3 is to delete two covenants that restrict the property to a previously approved plan for a townhome development and permit the applicant to submit new plans for a proposed multi-family residential development.

REQUEST #4 ON TRACT "A"

- (4) SPECIAL EXCEPTION to permit a multi-family residential development in the BU-2 zoning district.

REQUESTS #5 THROUGH #9 ON TRACTS "A" AND "B"

- (5) NON-USE VARIANCE to permit one way drives with a minimum of 10' (15' required).
- (6) NON-USE VARIANCE to permit a multi-family building setback a minimum of 2 feet (20 feet required) from the interior side (west) property line.
- (7) NON-USE VARIANCE to permit an accessory building (gazebo) setback 15 feet (20 feet required) from the interior side (west) property line.
- (8) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along portions of the east and west property lines.
- (9) NON-USE VARIANCE to waive the required decorative masonry wall at least 5 feet in height between the business lot and residential lot interior to the site.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Central Park Apartments" as prepared by Collado and Partners, Inc., consisting of 5 sheets, dated stamped received 5/14/14 and landscape plans prepared by Kimberly Moyer RLA consisting of 2 sheets, all dated stamped received 2/26/14. Plans may be modified at public hearing.

LOCATION: 6950 SW 40 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.92 +/- Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions of request #1,
subject to the acceptance of the covenant,
and approval with conditions of requests #2
through #9.

Protests: 26

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Previously Deferred from July 8, 2014

1. GREATER MIAMI JEWISH FEDERATION, INC. 14-10-CZ12-1(14-047)

07-55-40

Area 12/District 08

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-448-87, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-38-01, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Social Center Addition Alper Jewish Community Center" as prepared by Gili-Mcgraw, Architects, L.L.P, dated 3/1/01 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dave & Mary Alper JCC" as prepared by SBLM Architects, with 3 sheets, A-000, A-100 & A-108 dated stamped received 6/6/14 and the remaining 13 sheets dated stamped received 5/7/14 and landscape plans entitled "Alper JCC" as prepared by Rosenberg Gardner Design dated stamped received 5/7/14, consisting of 7 sheets, for a total of 23 sheets."

- (2) MODIFICATION of Conditions #1 & #8 of Resolution 4-ZAB-218-90, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-9-99, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

FROM: "1. That the private school use be approved and restricted to a maximum of 211 students."

TO: "1. That the school/day care facility be limited to a total enrollment of 849 children."

FROM: "8. That the private school/day care facility be limited to a total enrollment of 543 children."

LOCATION: Lying North of SW 99 Street and approximately 480' West of SW 79 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 112.71' X 130'

Department of Regulatory and Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

NOTICE

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

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

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

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

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

PH: Z13-077(14-7-CZ12-1)

October 7, 2014

Item No. A

Recommendation Summary	
Commission District	7
Applicant	Manuel J. Menendez Trust
Summary of Requests	The applicant is seeking to permit a 78-unit multi-family residential and commercial development on a commercial and residentially zoned site. Additionally, the applicant seeks to waive the requirement for a wall between the residential and commercial zoned portions of the dual zoned subject property as well as variances to the setback and landscape requirements.
Location	6950 SW 40 Street, Miami-Dade County, Florida.
Property Size	2.92 acres
Existing Zoning	RU-4L, Limited Apartment House District, BU-2, Special Business District
Existing Land Use	Commercial building
2020-2030 CDMP Land Use Designation	Business and Office/Medium Density Residential, 13 - 25 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards, Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of request #1, subject to the acceptance of the covenant, and approval with conditions of requests #2 through #9.

This item was deferred from the July 8, 2014, meeting of Community Zoning Appeals Board (CZAB) #14, at the request of the Board, to allow the applicant to amend the site plans for the proposed residential development. The applicant has met with staff and indicated their intent to revise the plans, and therefore, intends to defer the item with leave to amend.

REQUESTS:

REQUESTS #1 - #3 ON TRACT "B"

- (1) DISTRICT BOUNDARY CHANGE from RU-4L to RU-4M.
- (2) Deletion of Declaration of Restrictions recorded in Official Records Book 24126, pages 0768-0772.
- (3) Deletion of Declaration of Restrictions recorded in Official Records Book 26198, pages 4915 - 4919.

The purpose of requests #2 and #3 is to remove a requirement that the property be developed in accordance with a site plan for a townhome development and to allow the applicant to submit a revised site plan showing a multi-family development in lieu of the previously approved townhome development.

REQUEST #4 ON TRACT "A"

- (4) SPECIAL EXCEPTION to permit residential use in the BU-2 zoning district.

REQUESTS #5 - #9 ON TRACTS "A" AND "B"

- (5) NON-USE VARIANCE to permit one way drives with a minimum of 10' (15' required).
- (6) NON-USE VARIANCE to permit multi-family residential building setback a minimum of 2' (20' required) from the interior side (west) property line.
- (7) NON-USE VARIANCE to permit an accessory building (gazebo) setback 15' (20' required) from the interior side (west) property line.
- (8) NON-USE VARIANCE to waive the 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along portions of the east and west property lines.
- (9) NON-USE VARIANCE to waive the dissimilar land use buffer (minimum 5' wide required) between the business lot and residential lot interior to the site.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Central Park Apartments" as prepared by Collado and Partners, Inc., consisting of 5 sheets, dated stamped received 5/14/14 and landscape plans prepared by Kimberly Moyer RLA consisting of 2 sheets, all dated stamped received 2/26/14. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The application seeks approval of requests to rezone the southern portion of the subject property and to permit a residential development on the commercially zoned, northern portion of the parcel in order to permit a mixed use multi-family residential and commercial development. Said requests are contingent on the approval of requests to delete prior declarations of restrictions that pertained to a previously approved townhome development on a portion of the subject property. Along with said requests, the applicant also seeks to permit the proposed development with ancillary non-use variances to the setback and landscape regulations.

The applicant seeks to rezone the southern 2.057-acres of the approximately 2.92-acre subject property from RU-4L, Limited Apartment House District, to RU-4M, Modified Apartment House District, and to delete the prior declarations of restrictions. This will permit the applicant to develop the subject parcel with 78 multi-family residential units and 1,050 sq. ft. of commercial space.

The subject property is narrow strip of land, approximately 2.92-acres in size abutting Bird Road (SW 40 Street), which is a section line roadway. The property is approximately 1,320' in length and approximately 100' wide and consists of two (2) separate zoning districts. The northern, approximately 0.87-acres' of the subject property is zoned BU-2, Special Business District and the remaining approximately 2.105-acres' to the south is currently zoned RU-4L, Limited Apartment House District.

In addition, the northern approximately 120' of the BU-2 portion of the property is designated on the Comprehensive Development Master Plan (CDMP) future Land Use Plan (LUP) map for Business and Office uses. The remaining 1,200' southern portion of the property is designated Medium Density Residential on the CDMP LUP map.

Pursuant to Resolution #CZAB12-30-05 and Resolution #CZAB12-35-05, the existing BU-2 and RU-4L zoning districts were approved on the subject property. However, the approval of the RU-4L portion of the property was approved subject to the acceptance of a covenant proffered by the applicant that restricted the development of the site to a site plan along with other restrictions. Said covenant was subsequently modified pursuant to Resolution #CZAB12-37-06.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L/BU-2: commercial building	Medium Density Residential (13-25 dua)/ Business and Office
North	IU-1: carwash	Business and Office
South	RU-4M; apartment buildings	Medium Density Residential (13-25 dua)
East	BU-2; post office RU-1/RU-TH: single-family residences and townhouses	Business and Office/Medium Density Residential (13-25 dua)
West	GU; railway easement	Transportation

NEIGHBORHOOD COMPATIBILITY:

The 2.92-acre subject property is a mostly vacant parcel located along Bird Road (SW 40 Street), which is designated as a Major Roadway on the CDMP Future LUP map. The property abuts residential uses to the south and east. However, to the north and west of the subject property are commercial and industrial uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional housing. However, the proposed nine (9)-story development could have a visual impact on the surrounding area and create additional impacts on traffic, schools and other community resources in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

Staff notes that approximately northern approximately 120' of Tract "A" of the subject property, approximately 0.223-acres, is designated **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.*

In addition, the CDMP Land Use Element interpretative text for Business and Office states that, *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* When the above conditions are met, *residential development may be authorized to occur in the Business and Office category at a density up to one category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped whichever is higher.* The remaining southern portion of the subject property is designated **Medium Density Residential** on the CDMP LUP map, which allows a range in density of 13 to 25 dwelling units per gross acre. *The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.* Therefore, subject to the conditions outlined in the CDMP Land Use Element interpretative text for areas designated Business and Office, the 0.223-acre Business and Office designated portion of the subject property could be developed under the designation of **Medium-High Density Residential** at 25 to 60 dwelling units per acre. This would allow the applicant to develop the approximately 0.223-acre Business and Office designated portion of the property with a maximum of thirteen (13) residential units.

The remaining southern portion of Tract "A", which is approximately 0.64-acres in size, and Tract "B" of the subject property, which is 2.057-acres, for a total of 2.69-acres, are designated **Medium Density Residential** use on the CDMP Land Use Plan map. Therefore, based on the density threshold allowed in this land use category, this portion of the subject property could be developed with a maximum of 67 residential units.

The CDMP Land Use Element interpretative text for Residential Communities states that where a parcel or group of contiguous parcels under a single ownership or legally unified development has two different LUP map residential designations, the number of units permitted under one designation may be averaged with the number of units permitted under the other and developed at varying densities providing that the total number of units built on such property does not exceed the total number permitted under the two designations. Based on the aforementioned analysis, the applicant would be able to develop the 2.92-acre parcel with a unified development that has two (2) different LUP map designations, with a combined total of 80 residential units.

The applicant seeks to rezone the southern approximately 2.057-acres of the subject property to RU-4M, Modified Apartment House District. The RU-4M zoning district allows development at a maximum of 35.9 units per acre. However, the applicant has proffered a covenant that will

restrict the development of the entire subject property to a maximum of 78 residential units. This would allow for the development of Tract "B" within the density threshold allowed under the Medium Density designation on the CDMP Plan map. Therefore, staff opines that the proposed development of the subject property, as restricted by the proffered covenant to a maximum of 78 residential units is within the density threshold allowed in areas designated Business and Office and Medium Density Residential on the CDMP LUP map.

Further, staff notes that the CDMP Land Use Element interpretative text for Business and Office states that, *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* The CDMP Land Use Element, **Policy LU-4A** states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk and scale of architectural elements and parking among other things. For the reasons that will be further explained in the zoning analysis, staff opines that the proposed nine (9)-story, 78-unit residential development satisfies the criteria for compatibility set forth in the CDMP Land Use Element, **Policy LU-4A**.

Therefore, staff opines, that subject to the acceptance of the proffered covenant, approval of the application would be **consistent** with the CDMP Land Use Element interpretative text concerning density averaging for residential uses and the density threshold permitted in areas designated for **Business and Office** and **Medium Density Residential** uses on the CDMP Land Use Plan (LUP) map and would satisfy the criteria for compatibility outlined in the CDMP Land Use Element, **Policy LU-4A**.

ZONING ANALYSIS:

The subject property is a 2.92-acre parcel, of which, the northern 0.863 acre portion, identified as Tract "A" on the submitted plans is currently zoned BU-2. The remaining southern portion of the subject property, approximately 2.057 acres in size, Tract "B", is currently zoned RU-4L. For reasons that were previously outlined in the CDMP analysis, the applicant is now seeking approval of a district boundary change from RU-4L to RU-4M, Modified Apartment House District (request #1) on Tract "B" of the subject property under Section 33-311(District Boundary Change), along with requests to delete prior declarations of restrictions on said tract (requests #2 and #3), under Section 33-311(A)(7), Generalized Modification Standards. With the aforementioned requests (requests #1- #3), the applicant also seeks approval of a request to permit a multifamily residential development on the commercially zoned portion of the subject parcel, Tract A (request #4), under Section 33-311(A)(3), Special Exception, Unusual use and New Uses. This will allow the applicant to develop the entire subject property as a unified multifamily residential development.

Staff opines that based on memoranda submitted by the various Departments reviewing the application, approval of requests #1 through #4 will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) does not object to the application and indicated in its memorandum that the application meets traffic concurrency since it lies within the Urban Infill Area (UIA) where traffic concurrency does not apply. As such, staff opines

that the approval of the application, including requests #1 through #4 to rezone a portion of the parcel and to delete prior declarations of restrictions in order to permit a residential development on both a commercial and residentially zoned parcel would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic.

Similarly, the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the approval of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. The DERM memorandum states that 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. Additionally, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) does not object to the application. Therefore, based on the aforementioned memoranda and memoranda from the other departments that reviewed the application among which were the Miami-Dade County's Parks Recreation and Open Spaces (PROS), staff opines that approval of this application will not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. Further, staff opines that approval of the requests, which will allow the multi-family development, will not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area.

The submitted plan depicts the proposed nine (9)-story building with 78 residential units and 1,050 sq. ft. of commercial space on the commercial and residentially zoned parcel. The linear shaped building is depicted on the northern portion of the subject property, Tract A, that is currently zoned BU-2, which is the subject of request #4. However, staff opines that the elevations submitted by the applicant indicate that the linear shaped building is designed with a gradual step design, with the highest point, approximately 100' high, abutting the SW 40 Street frontage of the property located to the north. The building height is gradually reduced towards the south, to a maximum height of approximately 59', closer to the area where the property abuts a townhouse development located to the east. Along the east and west property lines of Tract "B", the submitted plans indicate a continuous row of trees and to the south, the trees taper off into a small green area with trees and a walking path, where the property abuts a multi-family residential development to the south. Staff opines that said trees provide an adequate visual buffer that will mitigate the negative visual impact of the proposed development on the single-story residential uses to the east. Further, contingent on the approval of the request to permit the residential development in the BU-2 district, the applicant is also seeking ancillary non-use variances, among which are variances that will permit structures encroaching into the interior side (west) setback areas (request #6 and #7). Staff is supportive of these requests since it will allow the applicant to site the buildings away from the less intensive town houses to the east and thereby, will mitigate the visual impact of the more intensive development on same. Additionally, the submitted plans indicate that the project complies with the FAR, open space, lot coverage and complies with the numerical parking requirements. Further, staff notes that the subject property abuts Bird Road (SW 40 Street), which is a well-travelled, east/west section line roadway and is approximately 0.6 miles east of the Palmetto Expressway (SR 826).

As such, based on the foregoing analysis and the memoranda from the Departments concerned, staff opines that the approval of the request to rezone a portion of the subject property (request #1) along with the requests to delete two (2) previous declarations of restrictions that tied the property to previously approved plans (requests #2 and #3), in order to permit a proposed residential and commercial development on the commercial and residentially zoned parcel, will be **compatible** with the area and **consistent** with the CDMP. Further, staff opines that approval of said requests will not have an unfavorable impact on the economy of the County and would not have an unfavorable impact on the environmental and natural resources or create an unnecessary burden on the water, sewer, solid waste or recreational resources among others which have been constructed, planned or budgeted for. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of request #1 under Section 33-311, District Boundary Change, approval with conditions of requests #2 and #3, under Section 33-311(A)(7), Generalized Modification Standards; and approval with conditions of request #4, under Section 33-311(A)(3), Special Exception, Unusual use and New Uses.**

The applicant also seeks approval of ancillary Non-Use Variance requests to permit the development with one-way drives below the minimum width requirement (request #5), to permit the proposed residential building and an accessory structure encroaching into the interior side (west) setback areas (requests #6 and #7, respectively), to waive the required dissimilar land use buffer including a wall, along portions of the property lines (request #8) and the required 5' high masonry wall interior to the site where a BU zoned property abuts RU, EU or GU zoned property (request #9).

When the aforementioned requests (requests #5 through #9) are analyzed under section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of said requests would maintain the basic intent and purpose of the zoning and subdivision regulations and would not affect the stability and appearance of the community. Further, based on the analysis below, staff opines that approval of the aforementioned requests would be **compatible** with the surrounding residential and commercial uses in the area.

Staff opines that approval of the applicant's request to permit one-way drives a minimum of 10' wide within the subject property (request #5) would not affect the character of the development and would not have an impact on the movement of vehicular traffic within the subject property. Staff notes that the Platting and Traffic Review Section of RER does not object to this request. Therefore, staff opines that approval would not have a negative impact on the abutting roadways or create any hazard within the subject property. For reasons that were previously explained, staff opines that the encroachment of the proposed residential building and the accessory structure, which are the subjects of requests #6 and #7 into the interior side (west) setback area, ensures a degree of sensitivity towards the less intensive town house residential development located to the east. Along with the location of the multi-family building on the northern portion of the parcel, Tract "A", and the abundant landscaping being provided along the east and west property lines of the southern tract, Tract "B", staff opines that the encroachment of the buildings into the interior side (west) setback areas, further mitigates the visual impact of the proposed development on the residences to the east.

Further, staff opines that although the submitted plans indicate that the applicant has not met the dissimilar use landscape buffer requirement along portions of the east and west property lines (request #8), the landscaping provided mitigates the visual impact of the development on the surrounding areas. Said plans indicate a continuous row of trees and hedge in conjunction

with an existing wall and wood fence along the portions of the interior side (east) property line that abut the less intensive residential development to the east. Further, as previously opined, staff is supportive of the submitted plans, which depict the most intensive portion of the development, the nine-story building, on the north portion of the property, which abuts the existing post office use to the east and the vacant rail easement to the west. In addition, staff is supportive of the applicant's request to waive the decorative wall between the business and residential portions of the subject property (request #9). Staff opines that the required wall would disrupt the cohesiveness of the project and adversely affect the appearance of the development. **Staff therefore, recommends approval with conditions of requests #5 through #7 and #9, and approval with conditions of request #8, under Section 33-311(A)(4)(b), the Non-Use Variance Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate a main ingress/egress points along Bird Road to the north and SW 69 Avenue to the east. Additionally, the plans indicate that there will be adequate parking within the proposed development in both parking lots and surface parking areas for both the residents and visitors.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2 through #9.

CONDITIONS FOR APPROVAL (For requests #2 through #9 only):

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Central Park Apartments" as prepared Collado and Partners, Inc., consisting of 3 sheets dated stamped received 5/14/14, sheets A-1 and A-2, revised, dated 6/11/14, for a total of 5 sheets, and landscape plans prepared by Kimberly Moyer, RLA, consisting of 2 sheets, sheet L-2, revised, dated stamped received 6/11/14 and the remaining sheet dated stamped received 2/26/14.
3. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as contained in their memorandum dated March 14, 2014, that is incorporated herein by reference.

ES:MW::NN:JV:CH



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

NDW

ZONING RECOMMENDATION ADDENDUM

Applicant: *Manuel J. Menendez Trust*
PH: Z13-077

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	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

<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><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the</i></p>
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ZONING RECOMMENDATION ADDENDUM

Applicant: *Manuel J. Menendez Trust*
PH: Z13-077

	<i>allowances of the Residential communities section may be used within the limits provided in this paragraph.</i>
Medium Density Residential <i>(Page I-31)</i>	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Medium-High Density Residential <i>(Pg. I-31)</i>	<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-90, 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>
Density Averaging <i>(Page I-32.2)</i>	<p><i>The land use density ceiling designated on the LUP map will apply to every parcel of land. However, in certain instances, the averaging of density may be authorized among different parcels. Specific provisions for this to occur are specified below. All of the following allowances are limited to lands located within the Urban Development Boundary which are designated for urban uses.</i></p> <p><i>Where groups of parcels under a single ownership or multiple ownerships that are legally unified (hereinafter legally unified development) are located within a unit area bounded by Major or Minor Roadways as indicated on the Land Use Plan map, portions of the unified development may be developed at densities higher than that shown on the LUP map provided that other portions are developed at correspondingly lower densities so that the average density of the entire development does not exceed the maximum gross density limits shown on the LUP map. Where a parcel or group of contiguous parcels under a single ownership or legally unified development has two different LUP map residential designations, the number of units permitted under one designation may be averaged with the number of units permitted under the other and developed at varying densities providing that the total number of units built on such property does not exceed the total number permitted under the two designations. Further, where 50 percent or more of the boundary of a parcel or group of contiguous parcels, not exceeding 20 acres in size, adjoins land that is developed or zoned for densities that are higher than those which are shown on the LUP map, such property may be zoned for a density higher than that shown on the LUP map but not higher than the highest density which is permitted by zoning on the adjoining properties. Density may be transferred across a Major or Minor roadway to an adjacent and legally unified parcel or portion thereof contiguous to the Roadway provided, further, that the site receiving the increased density shall be developed at a density no greater than the higher of adjoining or adjacent existing residential development or zoning, or if the adjoining land is undeveloped and not zoned for urban use, one density category higher than the LUP map designation of the parcel. The above provisions, however, are all conditioned upon a determination being made that the requested density and housing types are compatible with the surrounding development and would not create a significant negative impact on services within the area.</i></p>
Objective LU-4 <i>(Page I-11)</i>	<i>Miami-Dade County shall, by the year 2020, 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 <i>(Page I-11)</i>	<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>

ZONING RECOMMENDATION ADDENDUM

Applicant: *Manuel J. Menendez Trust*
PH: Z13-077

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways</i>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicant: *Manuel J. Menendez Trust*
PH: Z13-077

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>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>

A. MANUEL J. MENENDEZ TRUST
(Applicant)

14-7-CZ12-1 (13-077)
Area 12/District 07
Hearing Date: 10/07/14

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

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2005	PANCHO MENENDEZ	- Zone change from GU, RU-1 & RU-4M to BU-2.	C-12	Approved with condition(s)
2005	PANCHO MENENDEZ LAND TRUST, II	- Zone change from GU, RU-1, RU-4M & IU-1 to RU-4L, GU, RU-1 & RU-4M & BU-2.	C-12	Approved with condition(s)
2006	PANCHO MENENDEZ LAND TRUST, II	- Mod. of resolution. - Deletion of description.	C-12	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.

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

#1

APPLICANT'S NAME: **MANUEL J. MENENDEZ TRUST**

REPRESENTATIVE: **GUILLERMO OLMEDILLO**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-7-CZ12-1 (13-077)	July 8, 2014	CZAB12	4	14

REC: Approval with conditions of request #1, subject to the acceptance of the covenant, and approval with conditions of requests #2 through #9.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: Oct. 7, 2014 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Applicant was asked to defer to reconsider the height of the building.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	S	Peggy BRODEUR	X		
COUNCILMAN		Jorge Luis GARCIGA			X
COUNCILMAN		Dr. Matthew LARSH			X
VICE CHAIRMAN		Alberto SANTANA	X		
COUNCILMAN	M	Jose I. VALDES (C.A.)	X		
COUNCIL WOMAN		Angela M. VAZQUEZ			X
CHAIRMAN		Elliot N. ZACK	X		

VOTE: **4** **0**

EXHIBITS: YES NO

COUNTY ATTORNEY: Dennis Kerbel

Memorandum



Date: March 26, 2014

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

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

Subject: C-12 #Z2013000077-1st Revision
Collado & Partners
6950 SW 40th Street and 4090 SW 69th Avenue, Miami, FL 33155
Special Exception to Permit a Multi-Family Residential
Development
(BU-2) (2.98 Acres)
23-54-40

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.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

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

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

Pollution Remediation

There are no records of current contamination assessment/remediation issues on the subject site or records of current contamination assessment/remediation issues for sites directly abutting the property.

Wetlands

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

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

Tree Preservation

The subject property may contain specimen-sized trees (trunk diameter 18 inches or greater). Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. 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 305-372-6574 for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

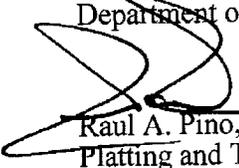
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 19, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2013000077
Name: Manuel J. Menendez Trust
Location: 6950 SW 40 Street
Section 23 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tracts A & B of Plat Book 167, Page 52.

Additional improvements may be required at time of permitting.

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

Memorandum



Date: September 18, 2013

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

From: Paul Maniello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Manuel J Menendez, Trust (#13_077)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. 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. **The PWWM has no objections to the proposed application.**

Application: *Manuel J Menendez, Trust* is requesting a non-use variance of a side setback, a special exemption, modification of previously approved plans and elimination of a previously proffered covenant related to the construction of residential building on the property. The property is presently zoned in a Special Business District (BU-2) and Limited Apartment House District (RU-4L).

Size: The subject property is approximately 2.98 acres.

Location: The subject property is located at 6950 SW 40th Street and 4090 SW 69th Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the residential building to be established on the property will likely be considered development for multi-family residential units. Per the Code the following is required of multi-family 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, once the building is developed.

4. Recycling

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential 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(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

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.

Memorandum



Date: March 6, 2014

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

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

Subject: Z2013000077: MANUEL J.MENENDEZ TRUST
Revised Plans Submitted Dated Stamped Received 3/5/2014

Application Name: MANUEL J.MENENDEZ TRUST

Project Location: The site is located at 6950 SW 40 ST, Miami-Dade County.

Proposed Development: The request is for approval of special exception to permit residential development. Based on plans submitted it is estimated that 78 units could be developed.

Impact and Demand: This application proposes future development of multi-family use which has the potential to result in an impact of up to .47 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 2 (PBD2) which has a surplus of 494.95 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. Brothers to the Rescue Memorial Park is the nearest local park to the application site. A.D. "Doug" Barnes, an areawide park, is located within walking distance.

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

Park Facility	Classification	Acreage
Sunset Heights Park	MINI-PARK	0.32
Schenley Park	NEIGHBORHOOD PARK	2.00
Humble Mini Park	MINI-PARK	0.50
Brothers To The Rescue Memorial Park	SINGLE PURPOSE PARK	5.70
Banyan Park	NEIGHBORHOOD PARK	3.14
Rockway Park	COMMUNITY PARK	2.52
Miller Drive Park	COMMUNITY PARK	4.07
Blue Lakes Park	NEIGHBORHOOD PARK	6.00
Sudlow Park	MINI-PARK	1.12
Sunkist Park	NEIGHBORHOOD PARK	0.77
San Jacinto Park	MINI-PARK	0.92
Francisco Human Rights Park	MINI-PARK	3.78

Coral Villas Park	MINI-PARK	0.37
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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: 15-APR-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000077

Fire Prevention Unit:

Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan dated stamp received 2/26/14 as follows: (1) Approval is only for Sheet LS-1.00.

Service Impact/Demand

Development for the above Z2013000077
 located at 6950 SW 40 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1596 is proposed as the following:

<u>residential</u>	dwelling units	<u> </u>	square feet
	square feet	<u> </u>	square feet
<u>Office</u>		<u>institutional</u>	
89,811 SF	square feet	<u> </u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 27 alarms-annually.
 The estimated average travel time is: 6:01 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station No. 3 - 3911 SW 82 Avenue

Planned Service Expansions:

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

Fire Planning Additional Comments

N/A

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

24

DATE: 06-MAR-14
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MANUEL J. MENENDEZ TRUST

6950 SW 40 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000077

HEARING NUMBER

HISTORY:

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

Manuel Menendez Trust

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

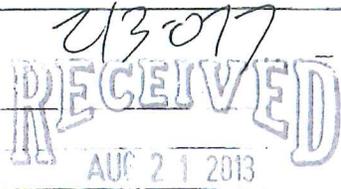
REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: _____

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



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

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 M J Menendez Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Manuel J. Menendez</u>	<u>100%</u>
<u>Teresita F. Menendez</u>	_____
<u>3305 Alhambra Circle</u>	_____
<u>Coral Gables, Florida 33134</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: HONG

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>N/A</u>	
<u>N/A</u>	

Date of contract: N/A

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

<u>N/A</u>	

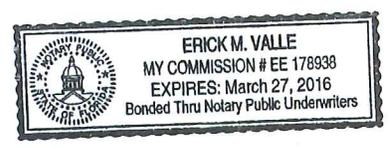
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature [Signature] (Applicant) MANUEL M. MENDOZA TRS (Print Applicant name)

Sworn to and subscribed before me this 29 day of July, 2013. Affiant is personally know to me or has produced N/A as identification.

[Signature]
(Notary Public)



My commission expires: March 27/16

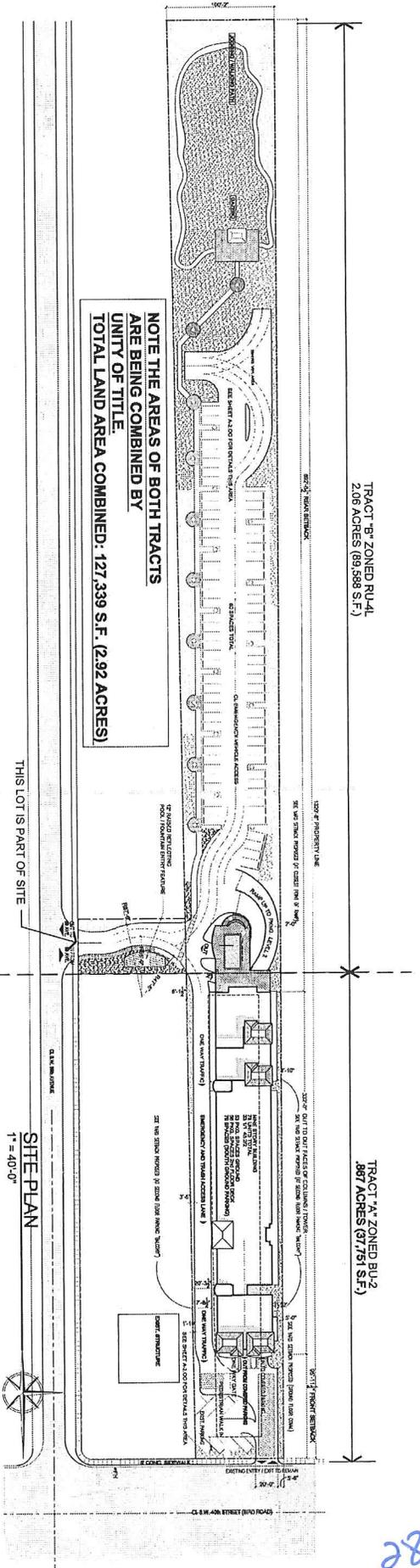
Seal

*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.

TRACT 'B' ZONED RU-4L
2.06 ACRES (89,588 S.F.)

TRACT 'A' ZONED BU-2
887 ACRES (37,731 S.F.)

NOTE THE AREAS OF BOTH TRACTS
ARE BEING COMBINED BY
UNITY OF TITLE.
TOTAL LAND AREA COMBINED: 127,339 S.F. (2.92 ACRES)



THIS LOT IS PART OF SITE

SITE PLAN
1" = 40'-0"

RU-4M ZONING LEGEND

GROUP	MINIMUM SETBACKS (S.F.)	MINIMUM SIDE SETBACKS (S.F.)	MINIMUM FRONT SETBACKS (S.F.)	MINIMUM REAR SETBACKS (S.F.)
GROUP 1	10	10	10	10
GROUP 2	15	15	15	15
GROUP 3	20	20	20	20
GROUP 4	25	25	25	25
GROUP 5	30	30	30	30
GROUP 6	35	35	35	35
GROUP 7	40	40	40	40
GROUP 8	45	45	45	45
GROUP 9	50	50	50	50
GROUP 10	55	55	55	55
GROUP 11	60	60	60	60
GROUP 12	65	65	65	65
GROUP 13	70	70	70	70
GROUP 14	75	75	75	75
GROUP 15	80	80	80	80
GROUP 16	85	85	85	85
GROUP 17	90	90	90	90
GROUP 18	95	95	95	95
GROUP 19	100	100	100	100
GROUP 20	105	105	105	105
GROUP 21	110	110	110	110
GROUP 22	115	115	115	115
GROUP 23	120	120	120	120
GROUP 24	125	125	125	125
GROUP 25	130	130	130	130
GROUP 26	135	135	135	135
GROUP 27	140	140	140	140
GROUP 28	145	145	145	145
GROUP 29	150	150	150	150
GROUP 30	155	155	155	155
GROUP 31	160	160	160	160
GROUP 32	165	165	165	165
GROUP 33	170	170	170	170
GROUP 34	175	175	175	175
GROUP 35	180	180	180	180
GROUP 36	185	185	185	185
GROUP 37	190	190	190	190
GROUP 38	195	195	195	195
GROUP 39	200	200	200	200
GROUP 40	205	205	205	205
GROUP 41	210	210	210	210
GROUP 42	215	215	215	215
GROUP 43	220	220	220	220
GROUP 44	225	225	225	225
GROUP 45	230	230	230	230
GROUP 46	235	235	235	235
GROUP 47	240	240	240	240
GROUP 48	245	245	245	245
GROUP 49	250	250	250	250
GROUP 50	255	255	255	255
GROUP 51	260	260	260	260
GROUP 52	265	265	265	265
GROUP 53	270	270	270	270
GROUP 54	275	275	275	275
GROUP 55	280	280	280	280
GROUP 56	285	285	285	285
GROUP 57	290	290	290	290
GROUP 58	295	295	295	295
GROUP 59	300	300	300	300
GROUP 60	305	305	305	305
GROUP 61	310	310	310	310
GROUP 62	315	315	315	315
GROUP 63	320	320	320	320
GROUP 64	325	325	325	325
GROUP 65	330	330	330	330
GROUP 66	335	335	335	335
GROUP 67	340	340	340	340
GROUP 68	345	345	345	345
GROUP 69	350	350	350	350
GROUP 70	355	355	355	355
GROUP 71	360	360	360	360
GROUP 72	365	365	365	365
GROUP 73	370	370	370	370
GROUP 74	375	375	375	375
GROUP 75	380	380	380	380
GROUP 76	385	385	385	385
GROUP 77	390	390	390	390
GROUP 78	395	395	395	395
GROUP 79	400	400	400	400
GROUP 80	405	405	405	405
GROUP 81	410	410	410	410
GROUP 82	415	415	415	415
GROUP 83	420	420	420	420
GROUP 84	425	425	425	425
GROUP 85	430	430	430	430
GROUP 86	435	435	435	435
GROUP 87	440	440	440	440
GROUP 88	445	445	445	445
GROUP 89	450	450	450	450
GROUP 90	455	455	455	455
GROUP 91	460	460	460	460
GROUP 92	465	465	465	465
GROUP 93	470	470	470	470
GROUP 94	475	475	475	475
GROUP 95	480	480	480	480
GROUP 96	485	485	485	485
GROUP 97	490	490	490	490
GROUP 98	495	495	495	495
GROUP 99	500	500	500	500
GROUP 100	505	505	505	505

ZONING CALCULATIONS, AND SETBACK MATRIX

PERMITTED / REQUIRED	PROPOSED
F.A.R.	1.05 (193,706 S.F.)
LOT COVERAGE	30% MAX. (39,201 S.F.)
GREEN AREAS	30% MIN. (39,201 S.F.)
PAVED AREAS	N/A
SETBACKS	REQUIRED
FRONT	25'
SIDES (INTERIORS)	20'
REAR	25'
BUILDING HT.	100' TO ROOF DECK

UNIT TYPE MATRIX

FLOOR	1 BR 1 BATH	2 BR 2 BATH	CIRC-STRE-ELEV	GROSS AREAS
2ND FLOOR	2			2,787 S.F.
3RD FLOOR	6	6		1,478 S.F. + 1,988 = 3,466 S.F.
4TH FLOOR	6	6		1,364 S.F. + 1,364 S.F. = 2,728 S.F.
5TH FLOOR	6	6		1,364 S.F. + 1,364 S.F. = 2,728 S.F.
6TH FLOOR	6	6		1,364 S.F. + 1,364 S.F. = 2,728 S.F.
7TH FLOOR	3	7		1,223 S.F. + 12,025 S.F. = 13,248 S.F.
8TH FLOOR	3	7		1,223 S.F. + 12,025 S.F. = 13,248 S.F.
9TH FLOOR	3	5		1,223 S.F. + 9,370 S.F. = 10,593 S.F.
TOTAL UNITS	33	45		93,649 S.F.
COMMERC. AREA				1,050 S.F.
AREA TOTALS (UNITS, CIRCULATION, RECREATION, AND COMMERCIAL AREAS, TOTAL GROSS BUILDING AREA:				103,939 S.F.

NOTE: PER MIAMI DADE-COUNTY FIRE DEPARTMENT THE FINAL PERMIT DOCUMENTS SHALL SHOW COMPLIANCE WITH THE FOLLOWING ALTERNATIVE METHODOLOGY/COMPLIANCE CORE 'A' PROPOSED BUILDING IS LESS THAN 75' HEIGHT.

- A1. Stair width increased to 45" per flight and 35" doors
- A2. Enclosed one hour fire rated lobbies and doors, (for fire crews staging).
- A3. Increased unit to unit fire separation to 1 hour, and unit to common area to 2 hours. (SFR) enclosure wall rating reduction normally allowed under sec. 7-13.2(1), 7-17.2, for apartments and hotels is not allowed).
- A4. Increased sprinkler density from .10 to .15 gals/ft. throughout.
- A5. Increase elevator size to 7'-8" wide x 5'-3" deep minimum with a 48" center opening door with a minimum of 4000lbs capacity.
- A6. Strengthen structural integrity of elevator hoistway and exit enclosure wall impact resistance, by using concrete block or poured concrete, no drywall allowed.

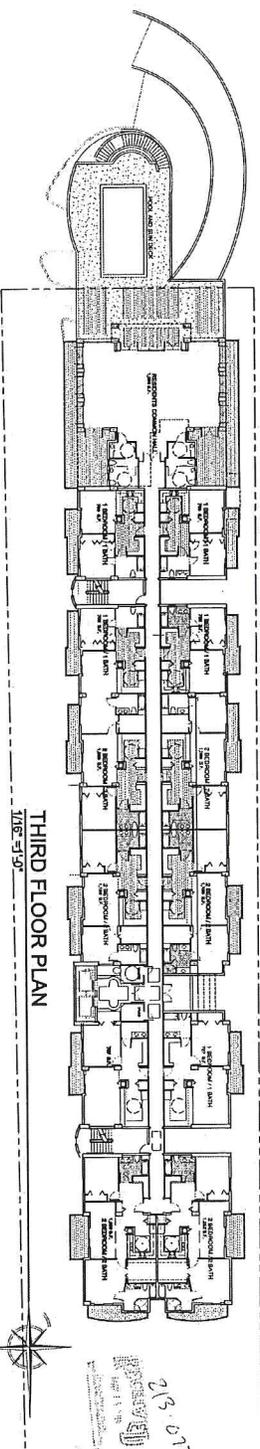
2/13/21

NO.	DATE	REVISION	TYP.

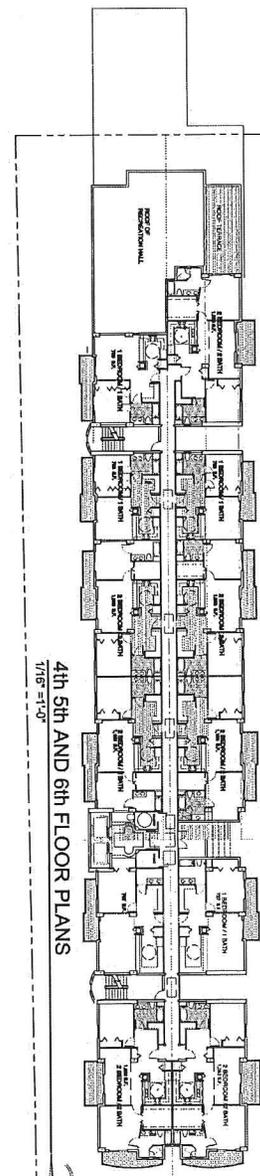
JOB NO. -
 DRAWN BY: RJC
 DATE: 6-4-14
 SCALE: AS NOTED
 CHECKED: RJC

COLLADO AND PARTNERS INC.
 ARCHITECTURE PLANNING INTERIORS
 1101 S.W. 15TH AVENUE, SUITE 200, MIAMI, FL 33135
 TEL: 305.371.1111 FAX: 305.371.1112 WWW.COLLADOANDPARTNERS.COM

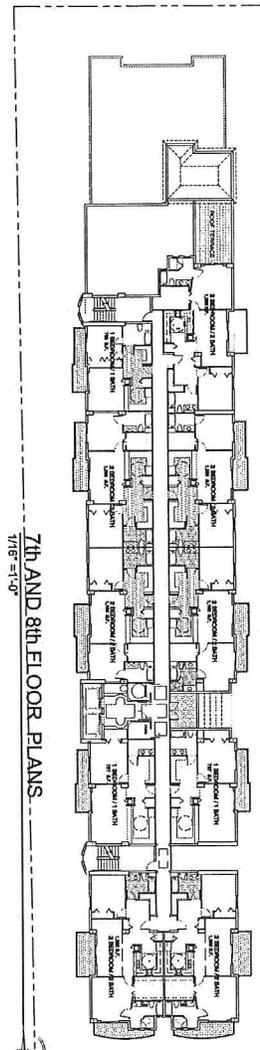
A NEW DEVELOPMENT
Central Park Apartments
 Manuel J. Menendez as Trustee (owner)
 6950 S.W. 40TH ST. MIAMI, FLORIDA 33155
 TITLE: SITE PLAN AT 1"=40'-0"
 SHEET NO.: A-1.00
 MANUEL J. COLLADO
 P.E. & ARCHITECT
 1101 S.W. 15TH AVENUE, SUITE 200
 MIAMI, FLORIDA 33135
 TEL: 305.371.1111 FAX: 305.371.1112



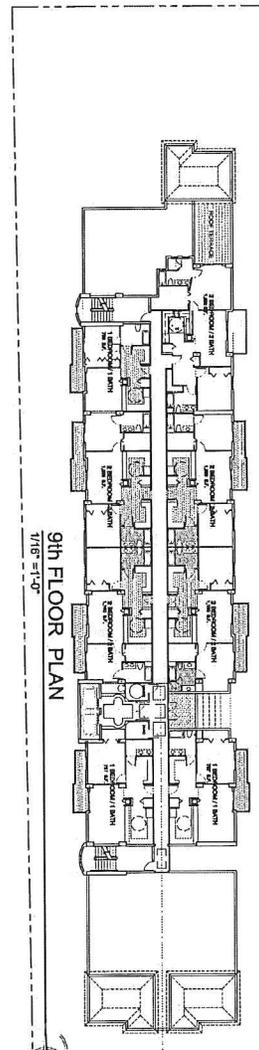
THIRD FLOOR PLAN
1/16" = 1'-0"



4th 5th AND 6th FLOOR PLANS
1/16" = 1'-0"



7th AND 8th FLOOR PLANS
1/16" = 1'-0"



9th FLOOR PLAN
1/16" = 1'-0"

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A-2.01

MANUEL J. COLLADO
ARCHITECT
SHEET NO.

A NEW DEVELOPMENT
Central Park Apartments
Manuel J. Menendez as Trustee (owner)
6950 S.W. 40TH St. Miami, Florida 33155

TITLE: FLOORS 3 TO 9

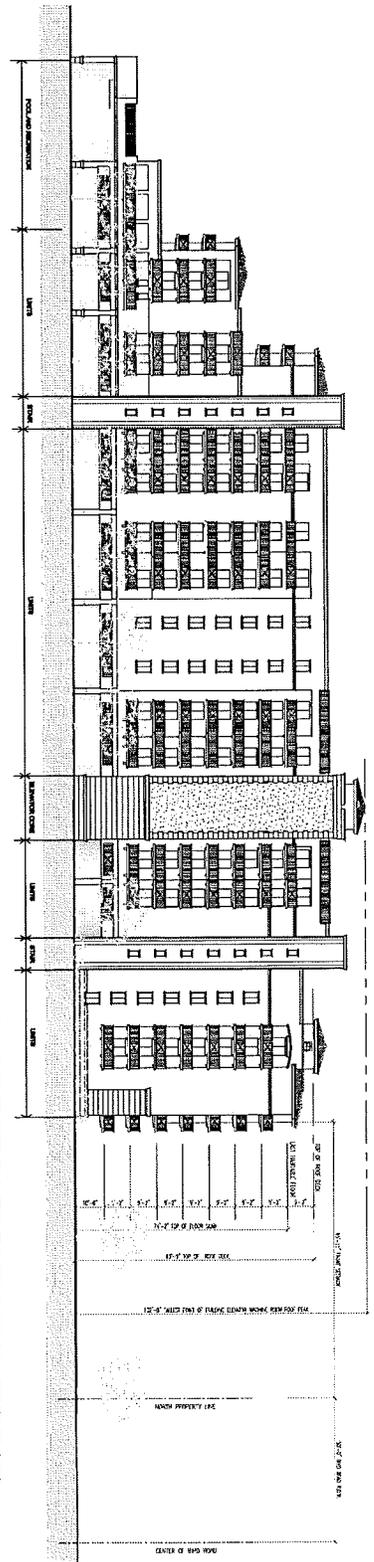


COLLADO AND PARTNERS INC.
ARCHITECTURE PLANNING INTERIORS
300 ARAGON AVENUE #300 • CORAL GABLES, FLORIDA 33134 • TELEPHONE (305) 441-1111 FAX (305) 441-1111

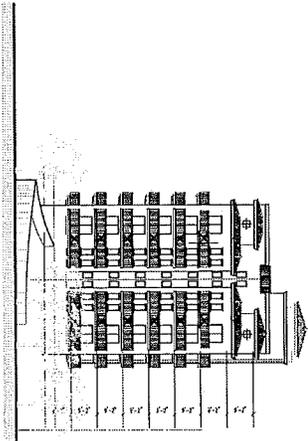
JOB NO. -
DRAWN BY: HJC
DATE: 2-20-14
SCALE: AS NOTED
CHECKED: HJC

NO.	DATE	REVISION TYPE

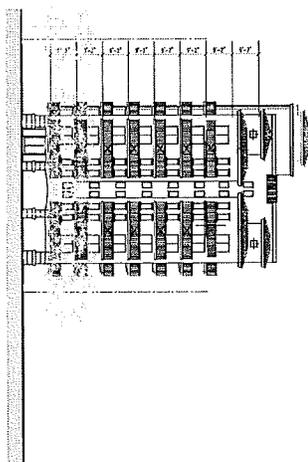
30



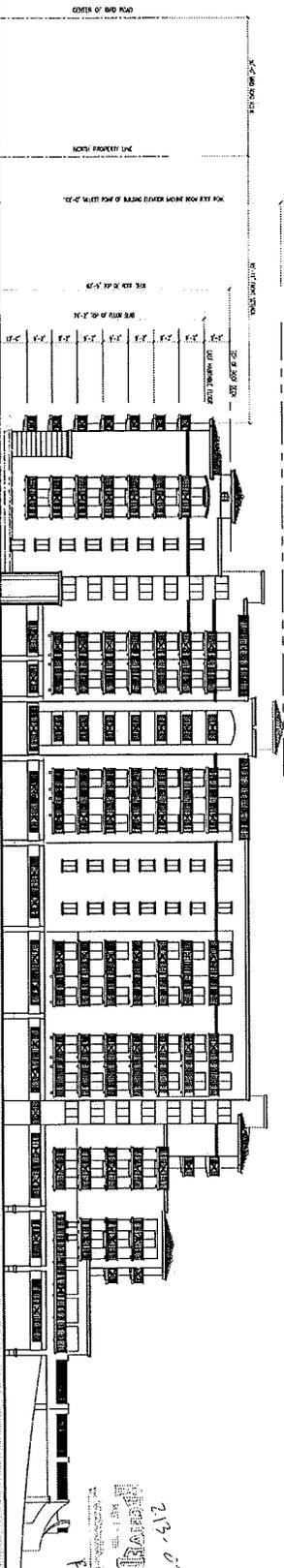
EAST ELEVATION (TO POST OFFICE NEIGHBOR)
1/16" = 1'-0"



REAR (SOUTH ELEVATION)
1/16" = 1'-0"



BIRD ROAD FACADE (NORTH ELEVATION)
1/16" = 1'-0"



WEST ELEVATION (TO LINEAR PARK / EX-RR EASMENT)
1/16" = 1'-0"

A-4.00

PROJECT NO. 14-00000000

DATE: 8-26-14

SCALE: AS NOTED

CHECKED: RUC

NO. DATE REVISION TYPE

1 8-26-14

2 8-26-14

3 8-26-14

4 8-26-14

5 8-26-14

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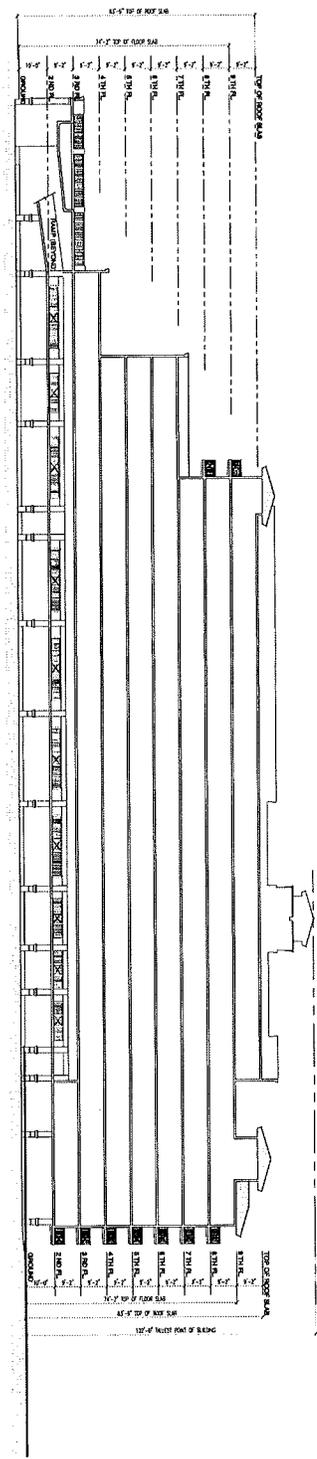
13 8-26-14

14 8-26-14

15 8-26-14

A NEW DEVELOPMENT
Central Park Apartments
Manuel J. Menendez as Trustee (owner)
6950 S.W. 40TH St. Miami, Florida 33155

COLLADO AND PARTNERS INC.
ARCHITECTURE PLANNING INTERIORS
1101 BRADSHAW AVENUE, SUITE 200 - CORAL GABLES, FLORIDA 33134 - TELEPHONE (305) 441-6161 FAX (305) 441-6162



SOUTH TO NORTH (LONGITUDINAL) BUILDING SECTION
1/8" = 1'-0"

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213-017

A NEW DEVELOPMENT

Central Park Apartments

Manuel J. Mendez as Trustee (owner)
 6950 S.W. 40TH ST. Miami, Florida 33155

TITLE: BUILDING SECTION

DATE: 2-12-14

SCALE: AS NOTED

CHECKER: RJC

COLLADO AND PARTNERS INC.
 ARCHITECTURE PLANNING INTERIORS

1801 N.W. 10TH AVENUE SUITE 200
 MIAMI, FLORIDA 33136

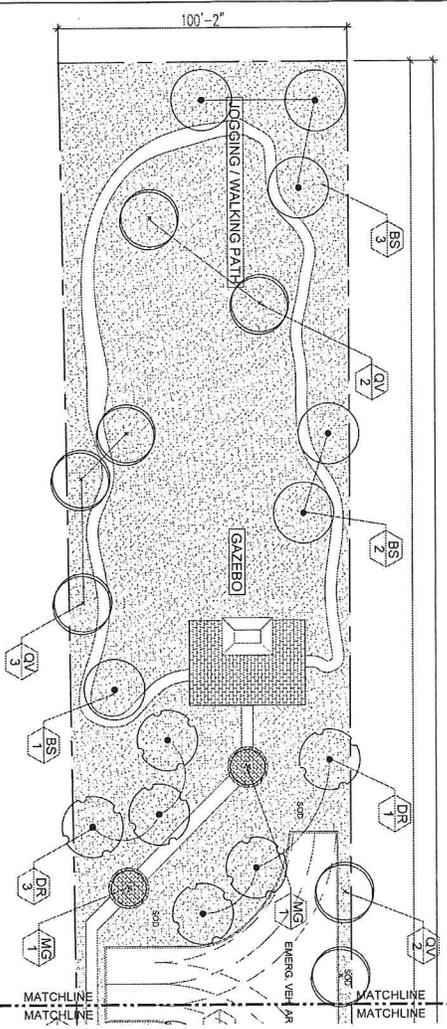
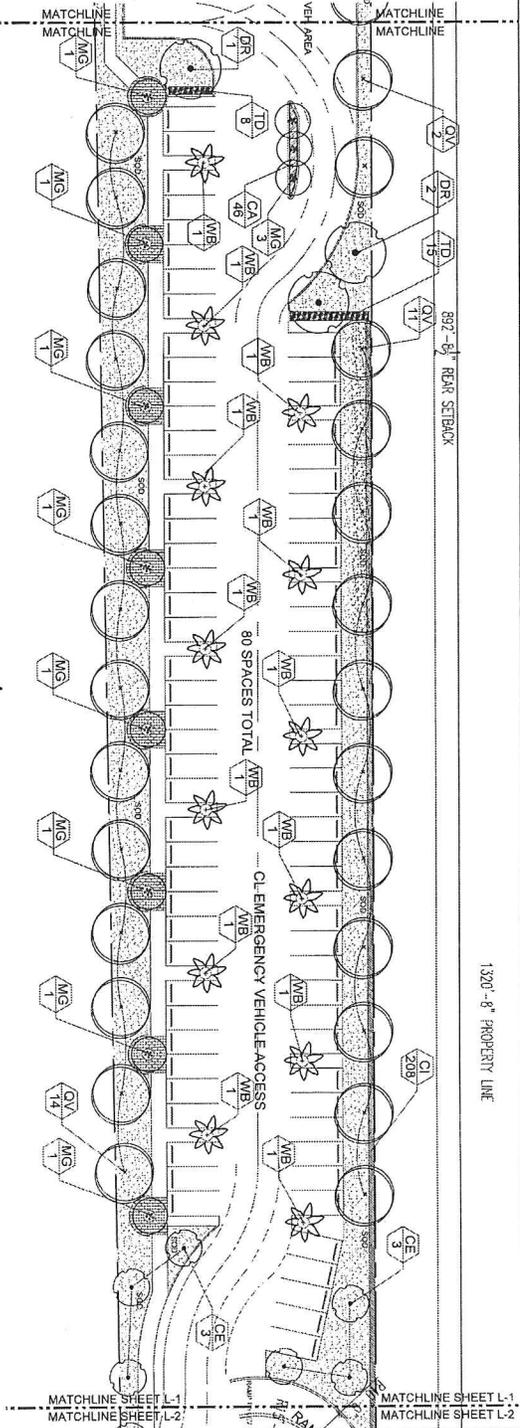
PH: 305.371.1111 FAX: 305.371.1112

NO.	DATE	REVISION TYPE

1320' - 6" PROPERTY LINE

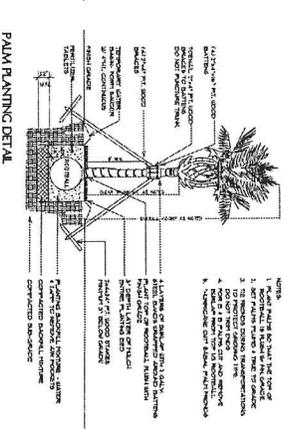
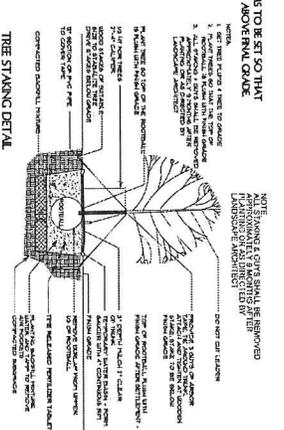
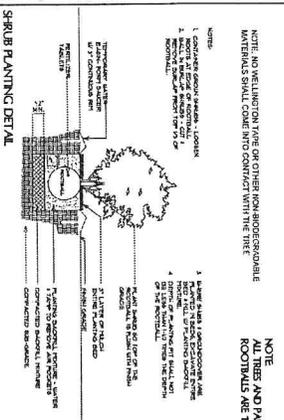
Landscape Legend

Plant Name	Quantity	Notes
1. 12" DB PALM	10	10' DB PALM
2. 12" DB PALM	10	10' DB PALM
3. 12" DB PALM	10	10' DB PALM
4. 12" DB PALM	10	10' DB PALM
5. 12" DB PALM	10	10' DB PALM
6. 12" DB PALM	10	10' DB PALM
7. 12" DB PALM	10	10' DB PALM
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96. 12" DB PALM	10	10' DB PALM
97. 12" DB PALM	10	10' DB PALM
98. 12" DB PALM	10	10' DB PALM
99. 12" DB PALM	10	10' DB PALM
100. 12" DB PALM	10	10' DB PALM



NOTE:
 1. REFER TO SHEET L-2 FOR THE PLANT LIST.
 2. ALL 500 ON THIS SHEET SHALL BE BWA 500.

NOTES:
 1. SCOP AND BRACKET TO EDGE OF ROAD.
 2. THE REMOVAL BRACKET IS REQUIRED BY CITY CODE TO REMOVAL OF ANY TREES ON SITE.
 3. ALL SCOP AND BRACKET SHALL BE CONFORMED FROM A NEW WITH APPROXIMATE SPREAD MATERIAL.



CENTRAL PARK APARTMENTS

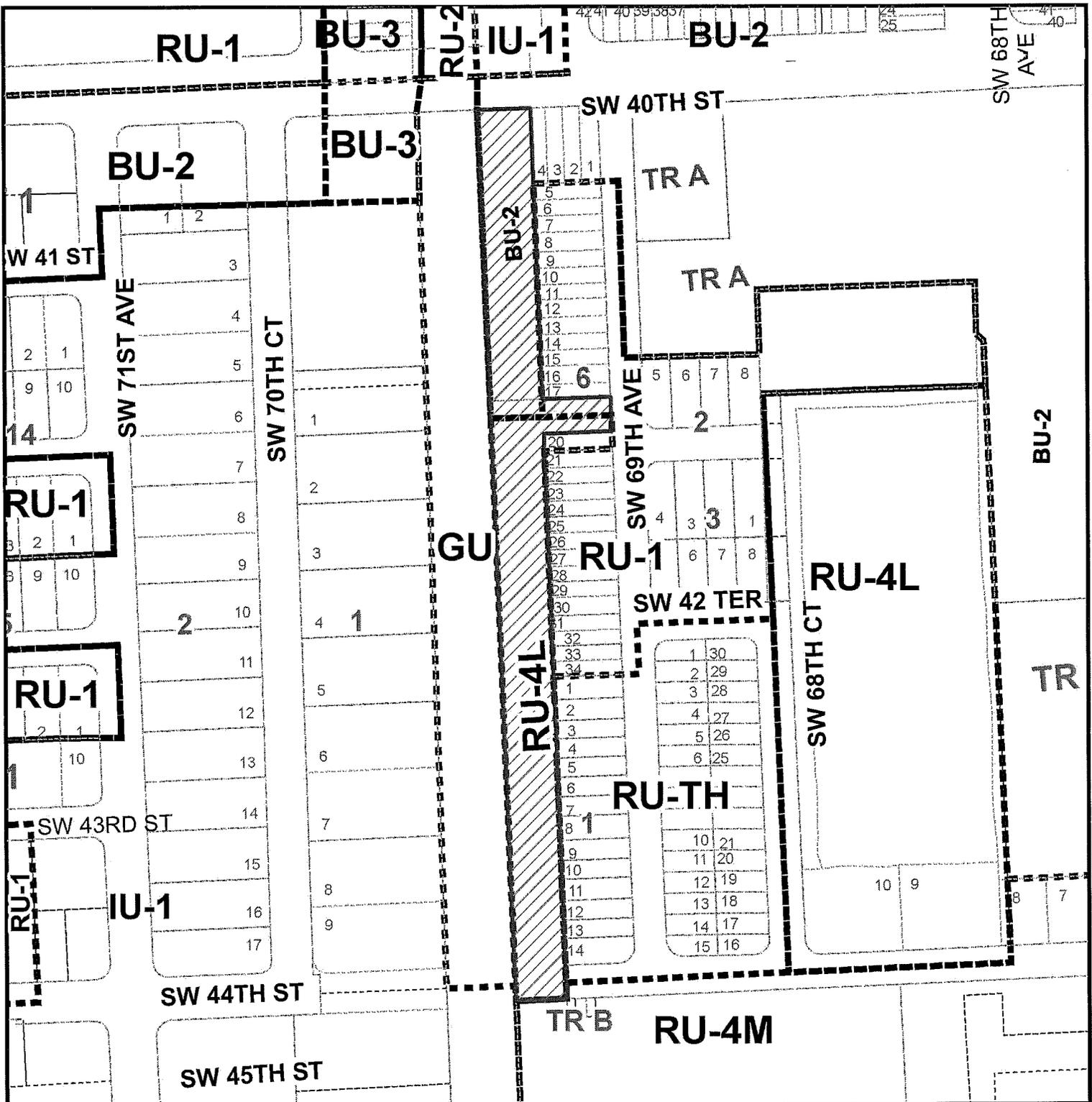
6950 SW 40TH STREET, MIAMI, FL 33155

PREPARED FOR:
Kimberly Moyer, RLA
 Landscape Architect
 (954) 492-9609
 Lic. No. #L0000982

PREPARED BY:
Collado and Partners
 Architecture, Planning, Interiors
 2000 North Miami Ave., Suite 1313
 Miami, FL 33136
 (305) 589-9911

LANDSCAPE PLAN

DATE: MAR 22, 2018
 PROJECT NUMBER: 1313
 DRAWN BY: JSE
 CHECKED BY: KJM
 SCALE: 1" = 20'-00"
 REVISION: DATE: 1-25-2018 BY: J.M.
 1. REVISION: DATE: 1-25-2018 BY: J.M.
 2. REVISION: DATE: 1-25-2018 BY: J.M.
 3. REVISION: DATE: 1-25-2018 BY: J.M.
 4. REVISION: DATE: 1-25-2018 BY: J.M.
 SHEET NUMBER: L-1



MIAMI-DADE COUNTY

HEARING MAP

Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J. MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2013000077

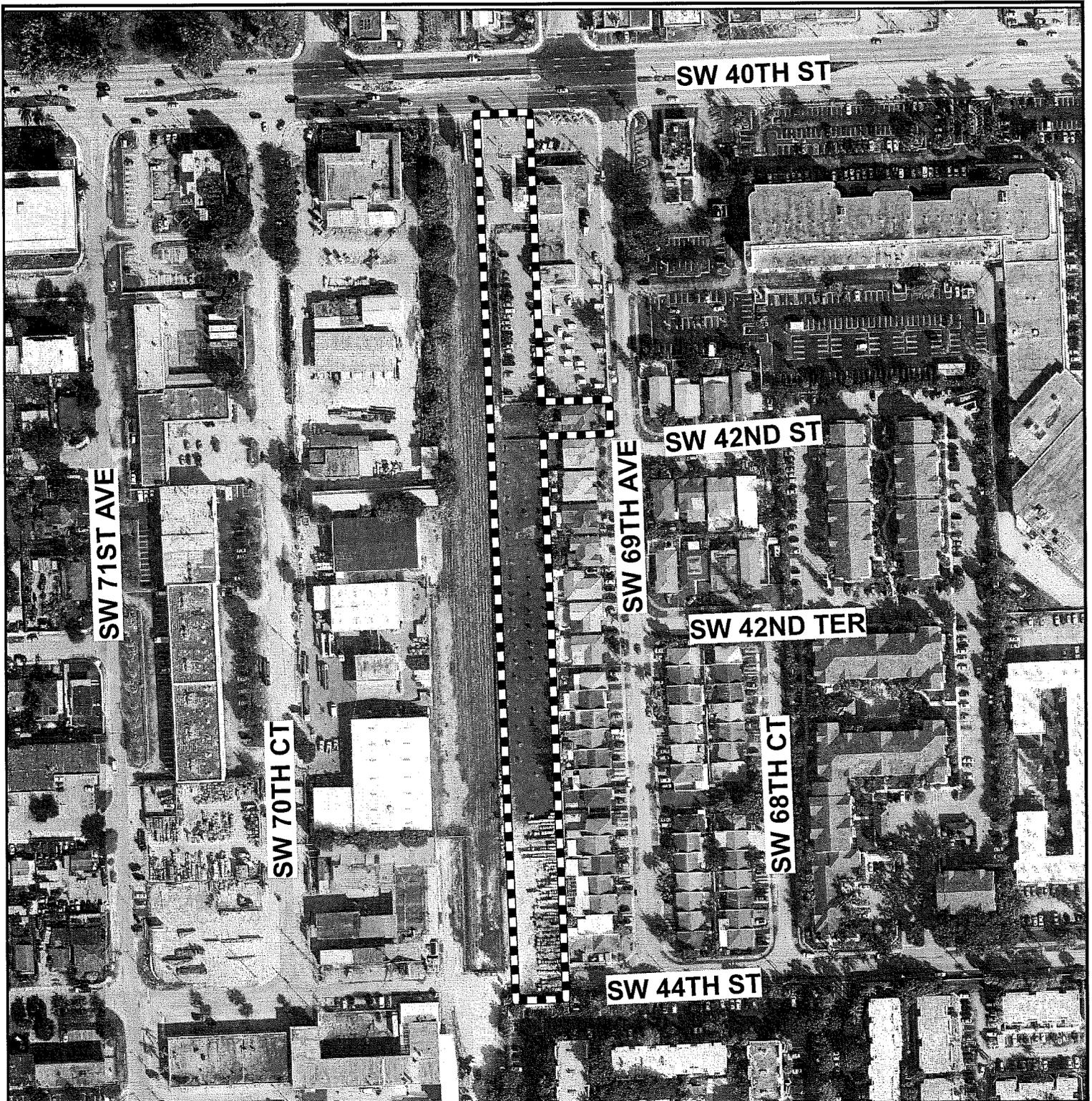


Legend

 Subject Property Case



REVISION	DATE	BY
		35

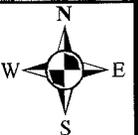


MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000077



Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J.MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

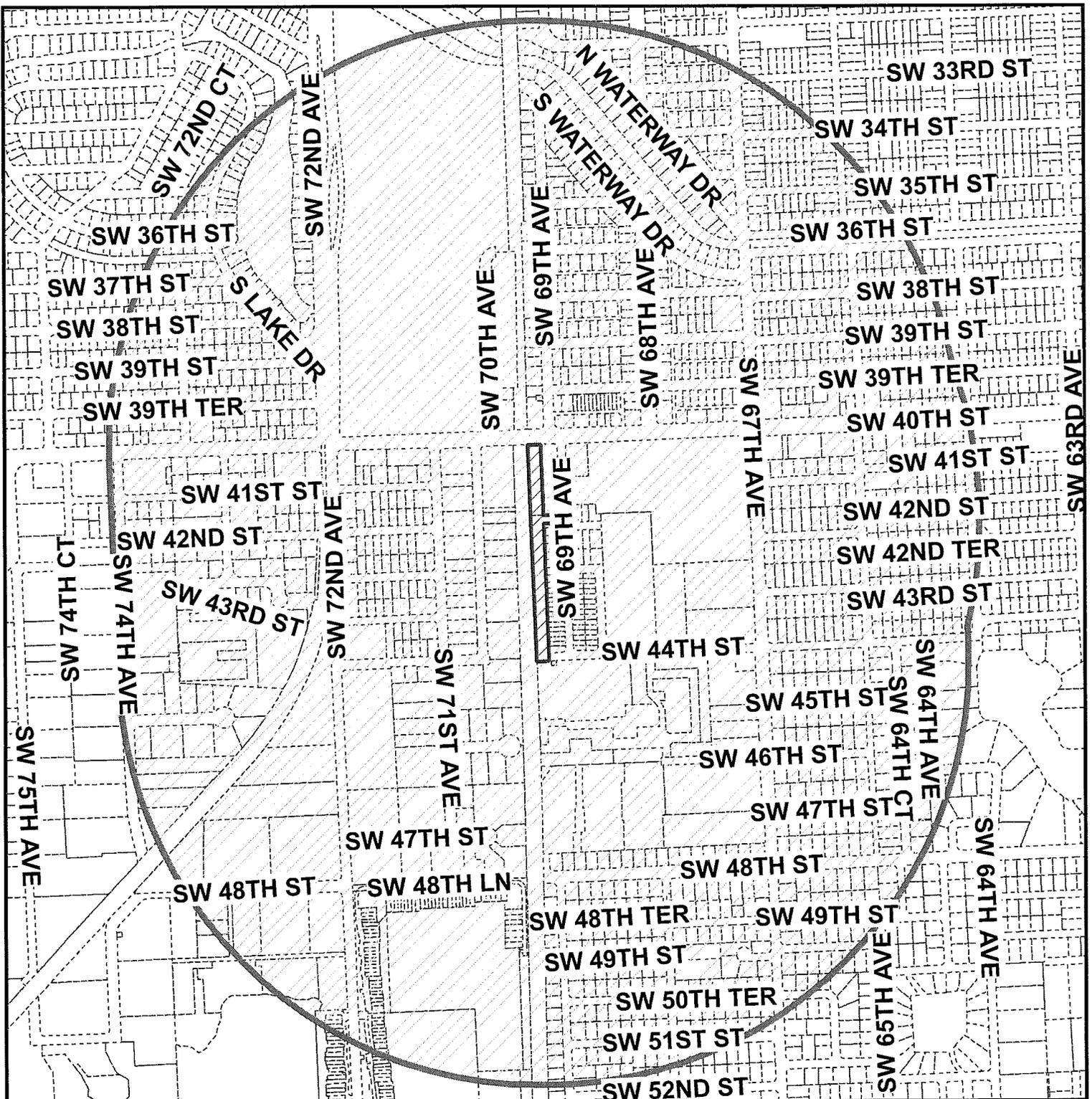
Legend

 Subject Property



SKETCH CREATED ON: Thursday, September 12, 2013

REVISION	DATE	BY
		36



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z201300077

RADIUS: 2640



Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J.MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

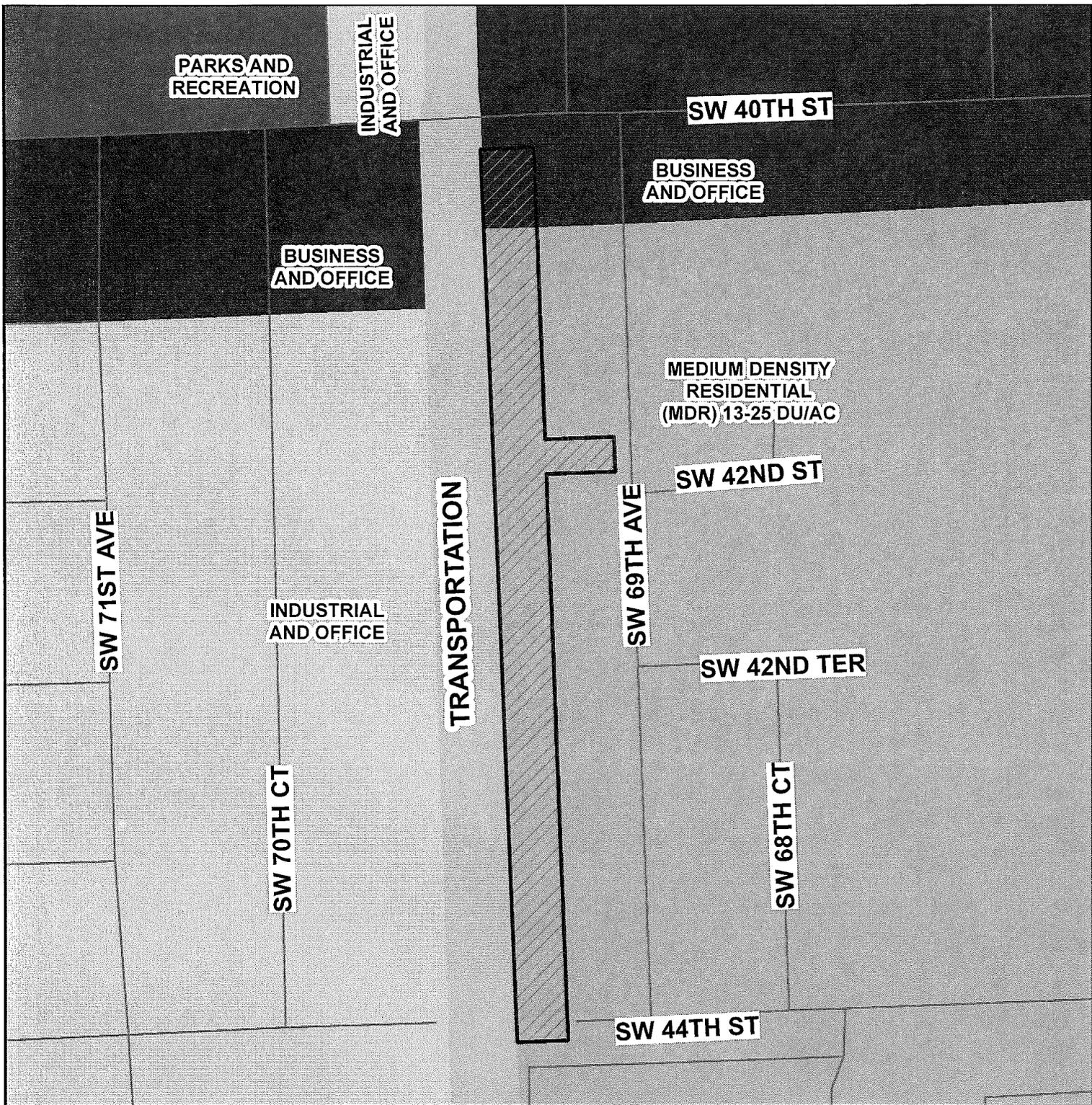
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, September 12, 2013

REVISION	DATE	BY
		37



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2013000077



Section: 23 Township: 54 Range: 40
 Applicant: MANUEL J.MENENDEZ TRUST
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY

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

PH: Z14-047(14-10-CZ12-1)

October 7, 2014

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Greater Miami Jewish Federation, Inc.
Summary of Requests	The applicant is seeking to modify conditions of prior resolutions in order to revise the approved plans for the existing private school/daycare facility and community center and to increase the number of students. With these requests, the applicant is also seeking ancillary non-use variances to the setback and parking regulations.
Location	11155 SW 112 Avenue, Miami-Dade County, Florida.
Property Size	21.3-acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Private school, community center and school
2020-2030 CDMP Land Use Designation	Medium Density Residential, 13 - 25 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance standards, Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Modified approval with conditions of request #1 and approval with conditions of requests #2 through #7.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-448-87, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-38-01, passed and adopted by Community Zoning Appeals Board (CZAB) #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Social Center Addition Alper Jewish community Center,' as prepared by Gili-McGraw Architects, L.L.P., dated 3/1/01 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dave & Mary Alper JCC", as prepared by SBLM Architects, with 3 sheets A-000, A-100 & A-105 dated stamped received 06/06/14 and the remaining 13 sheets dated stamped received 05/07/14 and landscape plans entitled "Alper JCC", as prepared by Rosenberg Gardner Design, dated stamped received 05/07/14, consisting of 7 sheets, for a total of 23 sheets."

- (2) MODIFICATION Conditions #1 & #8 of Resolution 4-ZAB-218-90, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-9-99, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

FROM: "1. That the private school use be approved and restricted to a maximum of 211 students."

TO: "1. That the private school/day care facility be limited to a total enrollment of 849 children."

FROM: "8. That the private school/day care facility be limited to a total enrollment of 543 children."

TO: "8. That the private school/day care facility be limited to a total enrollment of 849 children."

The purpose of requests #1 & #2 is to allow the applicant to increase the number of students for a previous approved private school/daycare facility and community center and to show a courtyard area in lieu of the previous approved social center.

- (3) NON-USE VARIANCE to permit the existing building #1 setback 29'-6" (50' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE to permit 432 parking spaces (464 parking spaces required).
- (5) NON-USE VARIANCE to permit to permit parking spaces with a back out dimension of 17.5' (22' required).
- (6) NON-USE VARIANCE to permit a 2-way drive with a width of 17.5' (20' required).
- (7) NON-USE VARIANCE to permit parking on natural terrain (graveled, mulched or hard surfaced required).

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property is a 21.3-acre, zoned parcel that pursuant to Resolution #4-ZAB-448-87 was approved to permit a daycare and recreational facility including tennis courts, soccer fields, swimming pool and baseball field. Subsequently, in 1990, pursuant to Resolution #4-ZAB-218-90, the previously approved daycare and recreation facility, were approved to allow a private school in conjunction with the daycare use up to 6th grade, along with modification of the previously approved plans, the number of children allowed and the hours of operation.

Between 1994 and 2001, the subject parcel was approved on more than one occasion for modification of the plans to permit the expansion of the facility, to increase the number of children for the daycare and private school facility as well as the hours and days of operation for said facilities and finally, in 2001, pursuant to Resolution #CZAB12-38-01, to add a social center component to the previously approved community center. The maximum number of children for the daycare and private school was increased to a maximum of 543 children pursuant to Resolution #CZAB12-9-99.

The application seeks to modify the previously approved plans in order to allow the applicant to increase the number of students for a previously approved private school/daycare facility and

community center from a total of 543 to 849 students, and to show a courtyard area in lieu of the previous approved social center. With the aforementioned requests, the applicant also seeks ancillary non-use variances to the zoning regulations, among which is a variance to the number of required parking spaces for the facility and to allow parking on natural terrain.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; daycare/private school, community center and recreational facility	Medium Density Residential (13-25 dua)
North	RU-4L; residential facility	Medium Density Residential (13-25 dua)
South	RU-1; single-family residences	Low-Density Residential (2.5-6 dua)
East	GU; rail line and 874 Expressway	Transportation
West	RU-TH; townhouses	Low-Density Residential (2.5-6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 21.3-acre parcel currently contains the previously approved daycare/private school and community center facility, including gymnasium, tennis courts and sports fields. The facility consists of the seven (7) existing buildings containing the previously approved uses located from the northwest corner of the parcel to the south. The outdoor recreational facilities, including the playfields, sport fields and swimming pool are located to the rear of the existing buildings away from the abutting roadways, SW 112 Street and SW 112 Avenue. The subject property abuts single-family residences and townhouse residences to the south and west, a congregate residential facility to the north and a rail line and elevated expressway to the east.

SUMMARY OF THE IMPACTS:

The approval of this application could allow the applicant to increase the number of students for the daycare/private school use on the property, which would provide the community with additional education facilities. However, the approval of the 306 additional students for the educational component of the facility could create additional impacts on traffic and other community resources in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 21.3-acre subject property is designated **Medium Density Residential** on the CDMP LUP map, which allows a range in density of 13 to 25 dwelling units per gross acre. *The types of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.* The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including **schools, daycare centers** and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which

are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.

Therefore, since the application will not change the existing and previously approved educational facility (daycare/private school use) in conjunction with the community and recreational facilities, and for the reasons that will be expanded upon in the zoning analysis below, staff opines that the approval of the requested modifications and ancillary variances would be **compatible** with the area based on the criteria outlined in the CDMP Land Use Element, **Policy LU-4A**, and therefore **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities** and the CDMP Land Use Plan map Medium Density Residential designation for the subject property.

ZONING ANALYSIS:

When the applicant's requests to modify conditions of prior resolutions (requests #1 and #2) that pertain to the site plan for the daycare/private school and community facilities in order to remove a previously approved building from the plans and increase the number of students is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that a modified approval with conditions would be **compatible** with the area concerned.

Staff opines that based on memoranda submitted by the various Departments reviewing the application, approval with conditions of the aforementioned requests (requests #1 and #2) will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Staff notes that subject to conditions outlined in its memorandum dated August 26, 2014, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) does not object to the application and indicated in its memorandum that the application meets the traffic concurrency criteria for an Initial Development Order. Said memorandum indicates among other things that the applicant must complete and submit the School Traffic Operation Plan (TOP) to the Public Works and Waste Management Department (PWWM) within thirty (30) days of the project's approval and that the school will be required to operate as per the approved TOP. Staff opines that the aforementioned TOP along with the recommended off-site improvements in its memorandum will mitigate any negative traffic impact on the surrounding roadways from the increased number of students. Additionally, although the applicant is not adding parking spaces or redesigning the existing paved parking area, staff notes that the site has enough parking spaces for the current enrollment of the school. Further, staff opines that with the addition of the unpaved parking lot, the site will have as adequate room to accommodate the increase in students. As such, staff opines that the approval of the application, including aforementioned requests #1 and #2 school, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic.

Similarly, staff notes that the memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER), indicated that the application meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted CDMP for potable water and sewer facilities. Additionally, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) does not object to this application. Therefore, based on the aforementioned memoranda and memoranda from the other departments that reviewed the application among which were the Miami-Dade County's Parks Recreation and Open Spaces (PROS), staff opines that approval with conditions

of this application will not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. Further, staff opines that approval of the requests, would not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area.

The submitted plan depicts the 21.3 net acre subject property with the previously approved educational, recreational and community facilities. Although not depicted on the submitted plans, a recent inspection of the site indicated that there are murals on the south elevation of the gymnasium located in building #7. Staff's research of multiple zoning approvals for the subject property did not indicate that said murals, which are classified as signage advertising the gymnasium have been approved at hearing. Therefore, as a condition for approval of this request, staff recommends that said signage (murals) shall be removed within ninety (90) days of final hearing approval for this application. The applicant is also seeking approval of ancillary non-use variances of the zoning regulations pertaining to existing parking and setback requirements for an existing building (requests #3 through #7) to accommodate the increased number of students. For the reasons that will be explained in the forthcoming analysis below, staff is supportive of the ancillary requests, with conditions.

Similarly, staff opines that the proposed plans indicate that the facility will be able to accommodate the additional 306 students and based on the aforementioned Departments memoranda, will not create any additional impacts on the resources of the County (request #2). However, staff recommends as a condition for approval of this request that at time of yearly renewal of Certificate of Use, the applicant shall submit to the Department a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility. Therefore, subject to the conditions outlined in said memoranda, staff opines that approval of the request to modify the conditions of prior resolutions pertaining to the number of students in the educational portion of the facility will be **compatible** with the area and its future development. **Therefore, subject to the conditions outlined in the foregoing analysis, staff recommends modified approval with conditions of requests #1 and #2 under Section 33-311(A)(7), Generalized Modification Standards, to show the natural terrain parking layout and the landscaping required to visually buffer said parking area within thirty (30) days of hearing approval.**

The applicants also seek approval of ancillary requests pertaining to the setbacks for an existing building (request #3) along with variances to the zoning regulations for parking and drives (requests #4 through #7). When the aforementioned requests for non-use variances are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions of said requests would maintain the basic intent and purpose of the zoning and subdivision regulations and would not affect the stability and appearance of the community. Further, based on the analysis below, staff opines that approval of the aforementioned requests would be **compatible** with the surrounding residential uses in the area.

The request for the reduced setbacks (request #3), pertain to an existing building located in the northwest corner of the subject property abutting SW 112 Avenue. Staff notes that said building was a part of the approved plans pursuant to Resolution #5-ZAB-375-96. Subsequent approvals

also included this building but staff's review of the records does not indicate that the encroachment of the building into the interior side (north) setback area was approved. However, staff notes that the building abuts the driveway for the adjacent property to the north, which buildings are located southeasterly of the subject building on that irregularly shaped parcel. As such, staff opines that the encroachment of the school building, which is a building of public assemblage, will not have any negative visual or aural impacts on the abutting property to the north. Further, the building has existed at this site for more than ten (10) years and in staff's opinion will not create any new visual impacts and further, will not have a negative aural impact on the abutting property to the north. Based on the aforementioned analysis, staff opines that approval of request #3 would be **compatible** with the surrounding area. Therefore, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

When the aforementioned requests (requests #4 through #7) are similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines approval with conditions of said requests would maintain the basic intent and purpose of the zoning and subdivision regulations and would not affect the stability and appearance of the community. Further, based on the analysis below, staff opines that approval of the aforementioned requests would be **compatible** with the surrounding residential uses in the area.

Staff notes that said requests pertain to the existing parking lot and the existing parking drives and back-out configuration. Request #4, pertains to the number of existing parking spaces (432). Due to the requested increase in the number of students, the number of existing parking spaces is insufficient to meet the Code requirements of 464. Additionally, staff's review of the plans submitted with the application, indicates that the existing back-out dimensions (request #5) and the two-way drive width (request #6) are also less than required by the parking regulations, which are not based on the number of students. Subject to the applicant meeting the requirements outlined in the MDFRD memorandum, staff is supportive of the aforementioned requests. Further, for the reasons outlined in the foregoing analysis of request #1, staff is also supportive of the applicant's request to permit parking on natural terrain (request #7), which in staff's opinion, will provide additional parking spaces to supplement the existing paved parking areas that currently do not meet the parking space requirement for the proposed expansion. Staff notes that the applicant has not provided a plan to show how many parking spaces will be located on natural terrain, or how these parking spaces will be accessed from the existing paved parking areas within the site.

Plans approved pursuant to Resolution #CZAB12-38-01, depicted a parking lot within the southeast corner of the facility, on which, the applicant is now seeking approval of a variance to allow parking on natural terrain. Said plans indicated a linear parking lot running parallel to SW 112 Street, with a landscape buffer containing 64 parking spaces. The submitted plans do not indicate that this was ever constructed. Therefore, staff recommends approval with conditions of the current request to only allow parking on natural terrain for a maximum of two (2) years. Further, as a condition for approval, staff recommends that the applicant shall apply for permits for the paved parking lot within this area of the facility within one (1) year from final hearing approval and that a permanent hard surface parking lot must be completed within two (2) years after final hearing approval. In addition, staff also requires that the applicant shall submit a parking lot layout for the parking area on natural terrain showing how many parking spaces will be provided and the proposed landscaping in this area within thirty (30) days from final approval at hearing and that the natural terrain parking area shall be adequately buffered from the

residential uses located to the south. Staff opines that with said conditions, approval of the aforementioned requests will be **compatible** with the surrounding area. **Based on the foregoing analysis, staff recommends approval with conditions of requests #4 through #7, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate ingress/egress points along SW 112 Avenue to the west and SW 112 Street. Additionally, the plans indicate that there will be approximately 6% less parking spaces than the required 464 spaces for the facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

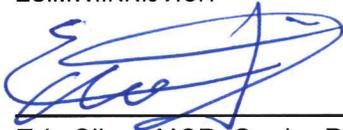
Modified approval with conditions of request #1, and approval with conditions of requests #2 through #7.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution 4-ZAB-448-87, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-38-01, remain in full force and effect except as herein modified.
2. That all the conditions of Resolution 4-ZAB-218-90, passed and adopted by the Zoning Appeals Board, last modified by Resolution CZAB12-9-99, remain in full force and effect except as herein modified.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dave & Mary Alper JCC", as prepared by SBLM Architects, with 3 sheets A-000, A-100 & A-105 dated stamped received 06/06/14 and the remaining 13 sheets dated stamped received 05/07/14 and landscape plans entitled "Alper JCC", as prepared by Rosenberg Gardner Design, dated stamped received 05/07/14, consisting of 7 sheets, for a total of 23 sheets, except as herein modified to show the parking lot layout and landscape buffer for said spaces on natural terrain in accordance with Chapter 18A of the Code within 30 days of final approval at hearing.
4. That the applicant shall submit a plan to the Department for approval showing the parking lot layout for the parking areas on natural terrain within thirty (30) days of final hearing approval. That said plan shall show ingress and egress to said parking area only from the easternmost entrance on SW 112 Street, a hedge 3' high at time of planting and street trees, in accordance with Chapter 18 A of the Code along the right-of-way of SW 112 Street and adjacent to the parking on natural terrain.
5. That the applicant shall install maintain all the required landscape along south property lines abutting the proposed parking areas on natural terrain prior to final permit approval for the natural terrain parking area.

6. That the applicant shall seek permit approval for a paved (hard surface) parking lot in lieu of the natural parking area within one (1) year from final hearing approval and that a permanent hard surface parking lot with a minimum of 32 parking spaces, must be completed within two (2) years after final hearing approval.
7. That said hard surfaced parking area shall be adequately buffered in accordance with Chapter 18A of the Code.
8. That at time of yearly renewal of Certificate of Use, the applicant shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
9. That the applicant shall install all the on-site and off-site infrastructure improvements outlined in the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as contained in their memorandum dated August 26, 2014, that is incorporated herein by reference.
10. That all murals on the south elevation of the gymnasium (building #7) shall be removed within ninety (90) days of final hearing approval.
11. That no off-site parking shall be permitted for the school use and that the applicants shall seek the authorization from the Public Works and Waste Management Department to install "no parking" signs along SW 112 Street.

ES:MW::NN:JV:CH



Eric Silva, AICP, Senior Division Chief *NN*
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Applicant: *Greater Miami Jewish Federation, Inc.*
PH: Z14-047

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	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

Medium Density Residential (Page I-30)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Residential Communities (Pg. I-24)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.</i>
Policy LU-4A (Page I-9)	<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

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>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains</i>

ZONING RECOMMENDATION ADDENDUM

Applicant: *Greater Miami Jewish Federation, Inc.*
PH: Z14-047

	<p><i>the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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1. GREATER MIAMI JEWISH FEDERATION
(Applicant)

14-10-CZ12-1 (14-047)
Area 12/District 08
Hearing Date: 10/07/14

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

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

If so, who are the interested parties?

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1957	Shilling Company	- Modification of Resolution.	BCC	Approved
1957	Board of County Commissioners	- District Boundary Change - Resolution #10522.	BCC	Approved
1958	Planning & Zoning and Building Dept.	- District Boundary. Change from AU, GU, IU-1 to LRU	ZAB	Approved with Conditions
1987	Greater Miami Jewish Federation	- Modification of Conditions of reso(s) - Use variance of Density - Non-use variance of Parking regulation	BCC	Approved
1990	Greater Miami Jewish Federation	- Non-use variance of Sign regulation - Unusual use & Special To permit a private School - Modification of Condition of resolution	BCC	Approved with Conditions
1994	Greater Miami Jewish Federation	- Modification of Conditions of reso(s) - Non-use variance of Zoning regulation and Signage	ZAB	Approved w/conditions
1996	Greater Miami Jewish Federation	- Modification of Conditions of reso(s)	ZAB	Approved in part
1999	Greater Miami Jewish Federation	- Modification of Conditions of reso(s)	C-12	Approved w/conditions

2001

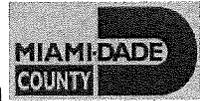
Greater Miami Jewish
Federation

- Modification of
Conditions of reso(s)

C-12

Approved
w/conditions

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



Memorandum

Date: June 18, 2014

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

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

Subject: C-12 #Z2014000047-1st Revision
Greater Miami Jewish Federation, Inc.
11155 SW 112th Avenue, Miami, Florida 33176
Non-Use Variance to permit 432 parking spaces where 444 are
required; Modification of Previous Resolution/Plan: CZAB12-9-99
(RU-1) (21.3 Acres)
07-55-40

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.

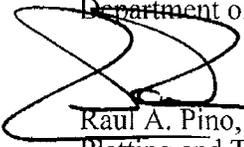
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 26, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000047
Name: Greater Miami Jewish Federation
Location: 11155 SW 112 Avenue
Section 07 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 136, Page 2.

Public Works and Waste Management Department Traffic Engineering Division Comments:

Recommendation:

Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application provided the project conditions, as indicated below, are adequately adhered to, addressed in the related documentation, and implemented in the field. Failure to abide by and implement the project conditions will result in a withdrawal of the project approval and be substituted by a recommendation of denial.

Roadway Segment Analysis:

The Miami-Dade County Comprehensive Development Master Plan (CDMP) has an adopted LOS of EE for SW 112 Street between SW 117 Avenue and SW 99 Avenue. Based on the applicant's Traffic Memorandum dated 8/12/2014, segment is projected to maintain an acceptable LOS under the assumption that intersection turning movement queues are maintained within their designated storage lanes and do not blocked through movement. However, the intersection analysis provided in the Traffic Memorandum did not support this assumption. See the intersection analysis comments below.

Intersection Analysis:

- SW 112 Street with SW 112 Avenue:
 1. The eastbound left turn lane's 95th percentile queue exceeds the lane's storage capacity and is expected to block the through movement. The queue should be

maintained within its dedicated storage lane so that the projected LOS can be achieved.

2. The southbound left turn lane's 95th percentile queue exceeds the lane's storage capacity and is expected to stage within the painted median. The queue should be maintained within its dedicated storage lanes so that queued vehicles do not store within this area. These events increases the wear of the pavement markings and maintenance costs.
3. The westbound through lane's 95th percentile queue (724 feet) will extend past the school's SW 112 Street driveways. The queue may block access to the exit and entrance driveways and causes visibility obstructions for motorist utilizing those driveways. The projected number of right turn vehicles at this approach (333 vph) meets the FDOT standard threshold (300 vph) for providing an exclusive right turn lane.

- SW 112 Street with SW 117 Avenue:

The westbound left turn lane's 95th percentile queue exceeds the lane's storage capacity and is expected to block the through movement. The queue should be maintained within its dedicated storage lane so that the projected LOS can be achieved.

Improvements needed to mitigate the comments above have been stated as project conditions below.

Project Conditions:

Operational Conditions:

The School Traffic Operation Form (TOP) must be properly completed, submitted and approved by PWWM within 30 days of project's approval. The school will be required to operate as per the approved TOP. Due to the onsite vehicle accumulation capacity at this facility, the school may be allowed to operate with a minimum of one arrival and dismissal shift for the approved number of student at this facility.

Offsite Infrastructure Conditions:

1. The optimized signal timings proposed to mitigate the future LOS at the studied intersections are acceptable, but must be approved by PWWM Traffic Signals and Signs (TSS). Any further improvements identified by TSS required for the implementation of the optimized signal timing must be provided by the school upon the approval of this application.
2. Required improvements at the intersection of SW 112 Street with SW 112 Avenue:
 - a. The eastbound left turn lane must be constructed to a length of 500 feet to store the 95th percentile queue.
 - b. The southbound left turn lane must be constructed to a length of 200 feet to store the 95th percentile queue.
 - c. An analysis must be conducted to determine the 95th percentile queue for westbound right turn vehicles during the AM peak hour. An exclusive right turn lane must be constructed to accommodate 95th percentile queue.

3. Required improvements at the intersection of SW 112 Street with SW 117 Avenue:
 - a. The applicant is required to contribute a proportional fair share fee to mitigate the project's impact to the westbound left turn vehicle queue.
4. The existing school speed zone is required to be improved along the school's frontage roads (SW 112 Avenue and SW 112 Street), upon the approval of all governing agencies. The school speed zone must be composed of signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing beacons as per the governing standard. The existing posted time intervals for the school speed zone are required to be modified for the new schedule, if applicable.

Standard

1. Safe sight distance clearance is required at all driveways; therefore, all tree placements in sight triangles shall meet or exceed FDOT Index 546. No tree foliage or branches shall descend below 7 feet within the public right-of-way. No trees shall remain or be planted in any clear zones.
2. Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
3. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

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

Please contact me if you should need additional information or clarification on this matter.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **205 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9748	SW 117 Ave s/o SW 88 St to SW 104 St	C	C
9716	SW 104 St w/o SW 107 Ave to SW 117 Ave	E	F
F-1093	SW 112 St w/o US-1 to SW 97 Ave	D	D
9742	SW 112 St e/o SW 112 Ave bet SW 99 -117 Ave	A	A
9710	SW 102 Ave s/o SW 136 St to SW 144 St	C	C
9750	SW 117 Ave s/o SW 112 St bet SW 103 St -- 136 St	D	D
9718	SW 104 St w/o HEFT SW 117 Ave to SW 127 Ave	D	D

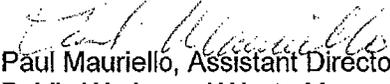
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum

MIAMI-DADE
COUNTY

Date: May 21, 2014

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

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Greater Miami Jewish Federation (#14_047)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *The Greater Miami Jewish Federation* is requesting the modification of Resolution No. CZAB12-9-99 to increase the number of students permitted at the Dave and Mary Alper Jewish Community Center (JCC) from 543 to 849. The applicant also requests one non-use variance to permit 432 parking spaces where 444 are required.

Size: The property is approximately 21.3 acres.

Location: The subject property is located at 11155 SW 112th Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, 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 Regulatory and Economic Resources 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the private school/day care facility on the property will be considered commercial

establishments. Per the Code the following is required of commercial establishments 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, once the building is developed.

3. Recycling

The following language from **Section 15-2.3a** of the Code 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 of the Code 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.

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

School Name: GREENFIELD DAY SCHOOL

School Address: 11155 SW 112TH AVENUE, MIAMI, FL Tax Folio # 30 - 5007-069-0010

1. Is this an expansion to an existing school Yes No If yes, indicated the number of students: 543 and age and grade ranges originally approved: K-8.
2. Total size of site: 931,022x = _____ + 43,560 sq. ft. = 21.3 acres
3. Number of children or students requested: 849 Ages: K-8
4. Number of teachers: 49 Number of administrative & clerical personnel: 11
5. Number of classrooms: 45 Total square footage of classroom area: 27,118
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):
102,973
7. Amount of outdoor recreation/play area in square footage: 285,389

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
20 automobiles
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 432 parking spaces required by §33-124(L) 69
10. Indicate the number of auto stacking spaces: 900 provided 270 required.
11. Proposed height for the structure(s): existing See §33-151.18(g).
12. Size of identification sign: existing = _____ sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: MONDAY - FRIDAY; 7:00 AM TO 6:00 PM
14. Does the subject facility share the site with other facilities? Yes No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? Yes No (If yes, describe the residential uses and indicate same on the plans).

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

3.

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

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

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care
35 sq. ft. x 273 (number of children) = 9,555 sq. ft. of classroom area required.
 - b. Elementary Grades 1-6
30 sq. ft. x 507 (number of children) = 15,210 sq. ft. of classroom area required.
 - c. Junior High and Senior High Schools (Grades 7-12)
25 sq. ft. x 69 (number of children) = 1,725 sq. ft. of classroom area required.
- TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 26,490
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 27,118

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 137 (½ of children) = 6,165
- b. Grades 1-6
500 sq. ft. x 30 (first 30 children) = 15,000
300 sq. ft. x 477 (remaining children) = 143,100
- c. Grades 7-12
800 sq. ft. x 30 (first 30 children) = 24,000
300 sq. ft. x 39 (next 300 children) = 11,700
150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 199,965
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 285,389

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

- a. 28 trees are required per net acre. Trees required: 596 Trees provided: 477
- b. Ten shrubs are required for each tree required. Shrubs required _____ Shrubs provided _____
- c. Grass area for organized sports/play area in square feet: 285,389
- d. Lawn area in square feet (exclusive of organized sports/play area): no change

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

School Address: 11155 SW 112th Avenue Zip Code: 33176 4.

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

Signed, sealed, executed and acknowledged on this 2nd day of JUNE 2014 at Miami-Dade County, Florida.

[Handwritten Signature]
Signature 6/2/14

WITNESSES: *[Handwritten Signature]*

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 2nd day of June, 2014, before me personally appeared James Cohen, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: June 11, 2016

[Handwritten Signature: Magally Zamora T]



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY *[Handwritten Signature]*

Memorandum



Date: June 13, 2014

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: Z2014000047: GREATER MIAMI JEWISH FEDERATION
Revised plan submitted dated stamped received 6/6/2014

Application Name: GREATER MIAMI JEWISH FEDERATION

Project Location: The site is located at 11155 SW 112 AVE, Miami-Dade County.

Proposed Development: The request is for approval for a non-use variance to increase the number of students.

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: 12-JUN-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000047

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated 02 June, 2014.

OBJECTIONS:

- Clearly identify on site plan proposed changes as indicated on Letter of Intent dated June 6, 2014. Fire Department requires minimum 15 feet one way and minimum 20 feet two-way with turning radius that will accommodate emergency vehicles. See MDFR Site Access Requirements.

Service Impact/Demand

Development for the above Z2014000047
 located at 11155 SW 112 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1890 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 6:31 minutes

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable.

DATE: 08-JUL-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

GREATER MIAMI JEWISH
FEDERATION

11155 SW 112 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000047

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPEN OR CLOSED NEIGHBORHOOD REGULATIONS CASES.

BLDG OPEN: BUILDING SUPPORT CASE #20140163754-B WAS OPENED FOR FAILURE TO MAINTAIN EXTENSIVE CRACKS IN THE WALLS OF THE MENS GYM AND IN THE DAYCARE. ALSO ADDRESSED WAS THE VIOLATION OF WATER POURING OUT OF A PIPE IN THE SOUTH SIDE PARKING LOT. A NOTICE OF VIOLATION HAS NOT BEEN ISSUED AS THE CASE IS PENDING FURTHER REVIEW AND RESEARCH. THE CSE REMAINS OPEN.

BLDG CLOSED: THE ARE NO CURRENT CLOSED BUILDING REGULATIONS CASES.

GREATER OF MIAMI JEWISH FEDERATION

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: GREATER MIAMI JEWISH FEDERATION, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>THE NAMES AND TITLES OF THE OFFICERS OF THE CORPORATION ARE ATTACHED HERETO.</u>	<u>NOT-FOR-PROFIT CORPORATION</u>
<u>4200 BISCAYNE BOULEVARD</u>	<u>NO SHARES OF STOCK ISSUED</u>
<u>MIAMI, FLORIDA 33137</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>
_____	_____
_____	_____
_____	_____
_____	_____

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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>
_____	_____
_____	_____
_____	_____
_____	_____

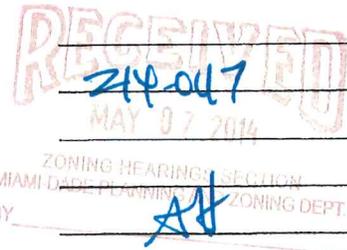
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other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

Sworn to and subscribed before me this 4th day of April, 20 14. Affiant is personally know to me or has produced NA as identification.


(Notary Public)

My commission expires: 7/12/2015



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.

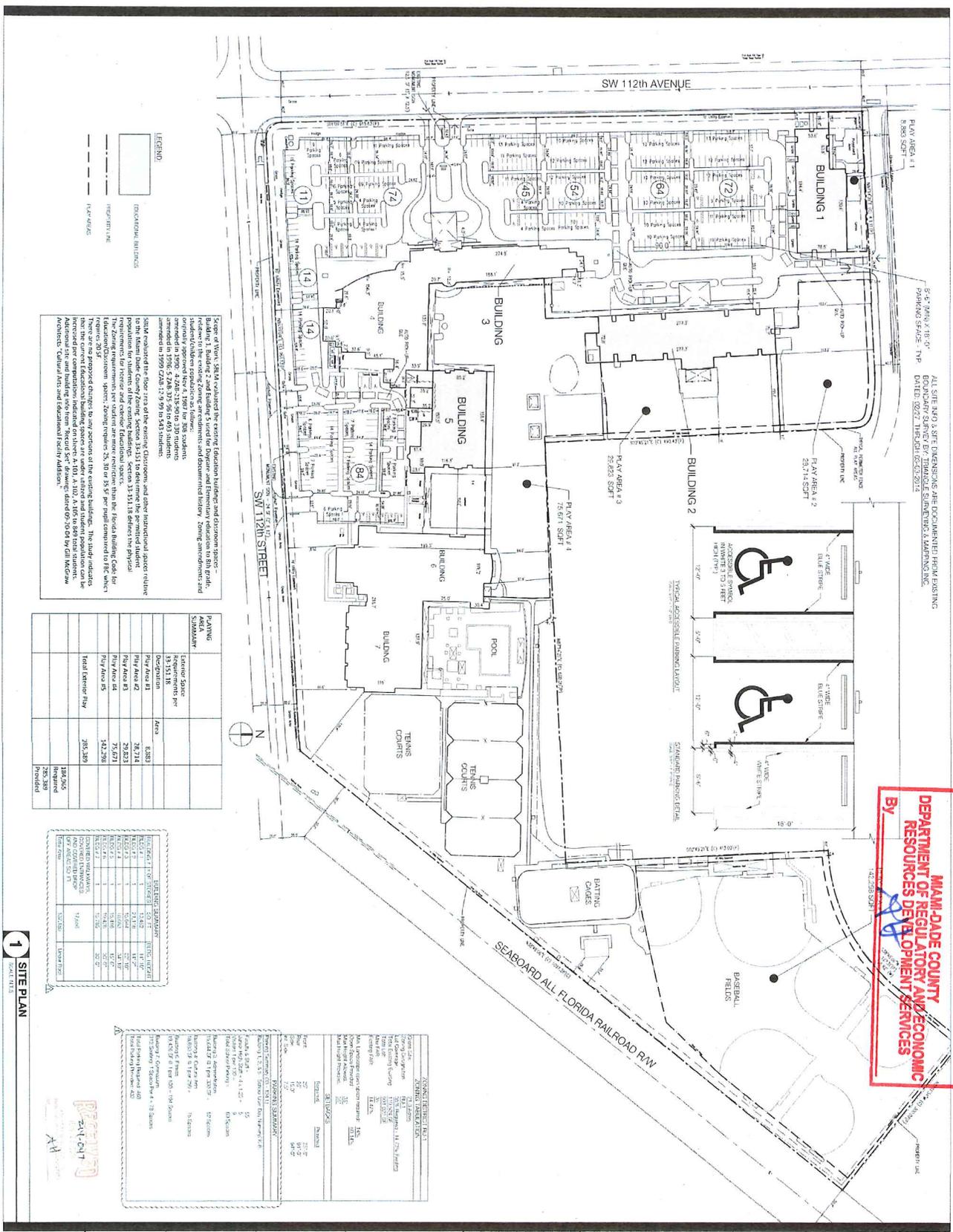
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MAHARDE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
 By *[Signature]*

SBRM

30.

ALL SITE AND SITE DIMENSIONS ARE DOCUMENTED FROM EXISTING BOUNDARY SURVEY BY TERRACE SURVEYING & MAPPING, INC. DATED 10/27 THRU 01/03/2012



Scope of Work: SBRM evaluated the existing Educational buildings and classroom space - Building 1, Building 2 and Building 5 used for Daycare and Elementary education in the grade school children population as follows:

- Building 1: 1989, for 308 students
- Building 2: 1989, for 308 students
- Building 5: 1989, for 308 students

amended in 1998, 5,248,312 sq ft for 603 students

amended in 1999, 2,708,129 sq ft for 543 students.

SBRM evaluated the floor area of the existing Classroom and other instructional spaces relative to the Miami-Dade County Zoning, Section 15.1515 to determine the permitted student requirements for historic and existing Educational spaces.

The zoning requirements per student are more restrictive than the Florida Building Code for schools 2013.

There are no proposed exterior or any additions to the existing buildings. The study indicates increased per capita requirements indicated on sheet A-102. A 10% to 88% total student. Action is not and would be from Miami-Dade County. Drawing dated 09/30/09 by G.M. McGraw Architects. Current of record. Additional study is indicated.

PLAYING FACILITY	Area	Permitted Student Capacity
Play Area A1	8,833	33,151
Play Area A2	24,714	93,803
Play Area A3	29,921	110,721
Play Area A4	14,238	52,857
Total Exterior Play	77,706	290,532

EXISTING BUILDING	Year Built	Area	Permitted Student Capacity
Building 1	1989	5,248,312	603
Building 2	1989	5,248,312	603
Building 5	1989	5,248,312	603
Total		15,744,936	1,809

1 SITE PLAN

A-100

Project File: **DAVE & MARY ALLEN, JCC**
 1150 SW 112th Avenue
 Miami, FL 33176

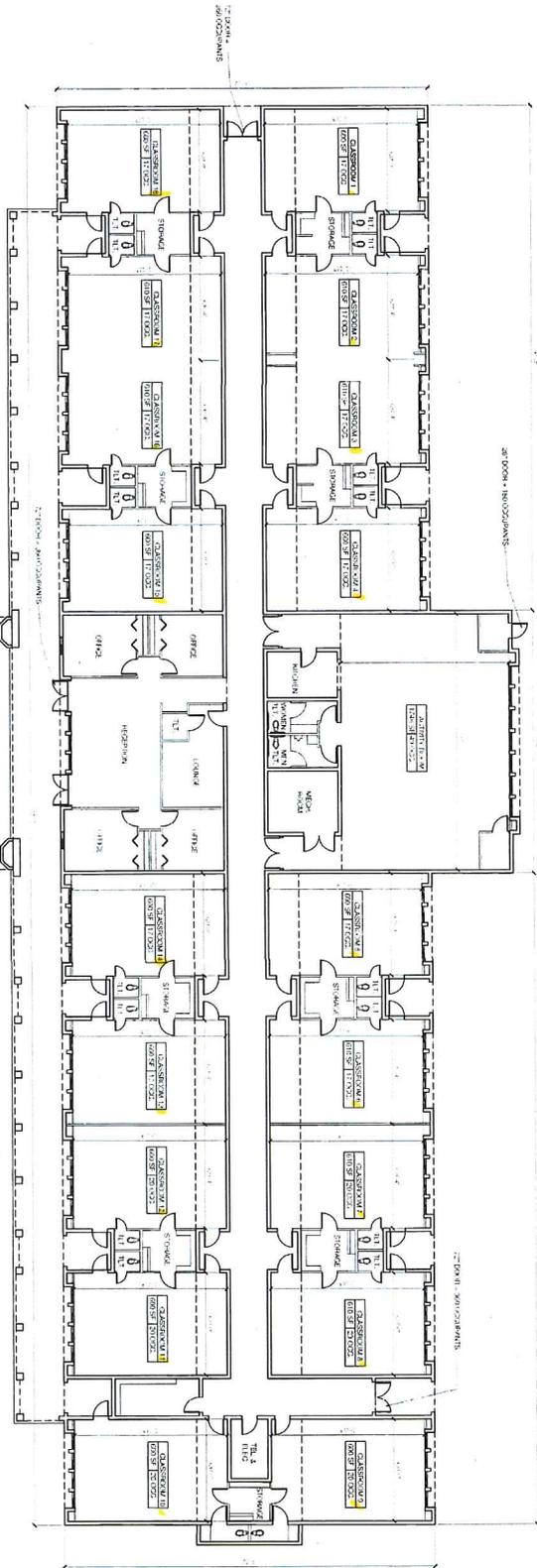
DATE: 09/30/09

Scale: N.T.S.

Drawing Date: 09/30/09

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 2/10/2017
 MAY 07 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATOR AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By *[Signature]*



Building 2	Instructional Space	Designation	User Grade	Area	Factor	Occupant
Classroom	1	Pre-K-K	600	35	17	
Classroom	2	Pre-K-K	610	35	17	
Classroom	3	Pre-K-K	610	35	17	
Classroom	4	Pre-K-K	600	35	17	
Activity Room	5	Pre-K-K	1268	35	49	
Classroom	6	Pre-K-K	600	35	17	
Classroom	7	Pre-K-K	610	35	20	
Classroom	8	Pre-K-K	610	30	20	
Classroom	9	Pre-K-K	610	30	20	
Classroom	10	Pre-K-K	600	30	20	
Classroom	11	Pre-K-K	600	30	20	
Classroom	12	Pre-K-K	600	30	20	
Classroom	13	Pre-K-K	600	35	17	
Classroom	14	Pre-K-K	600	35	17	
Classroom	15	Pre-K-K	610	35	17	
Classroom	16	Pre-K-K	610	35	17	
Classroom	17	Pre-K-K	610	35	17	
Classroom	18	Pre-K-K	600	35	17	
Total			12,828		373	

NOTE:
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 WOJCIK, ALVAREZ AND ASSOCIATES DATED: 06-08-98 & 11-22-88 AND
 GILL MCGRAW ARCHITECTS DATED: 11-24-97. SBLM VISITED SITE TO VERIFY
 EXISTING CONDITIONS.

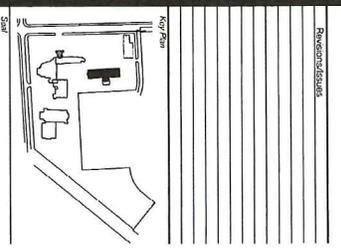
1 FLOOR PLAN - BUILDING # 2

SBLM

33

DATE & MARY ALPER, JOC
 11545 SW 112th Avenue
 Miami, FL 33176
 Telephone: 305 571 9300

SBLM ARCHITECTS
 11520 N. Dixie Hwy., Suite 313
 Miami, FL 33158
 Telephone: 305 412 9187
 Fax: 305 412 6731
 www.sblm.com



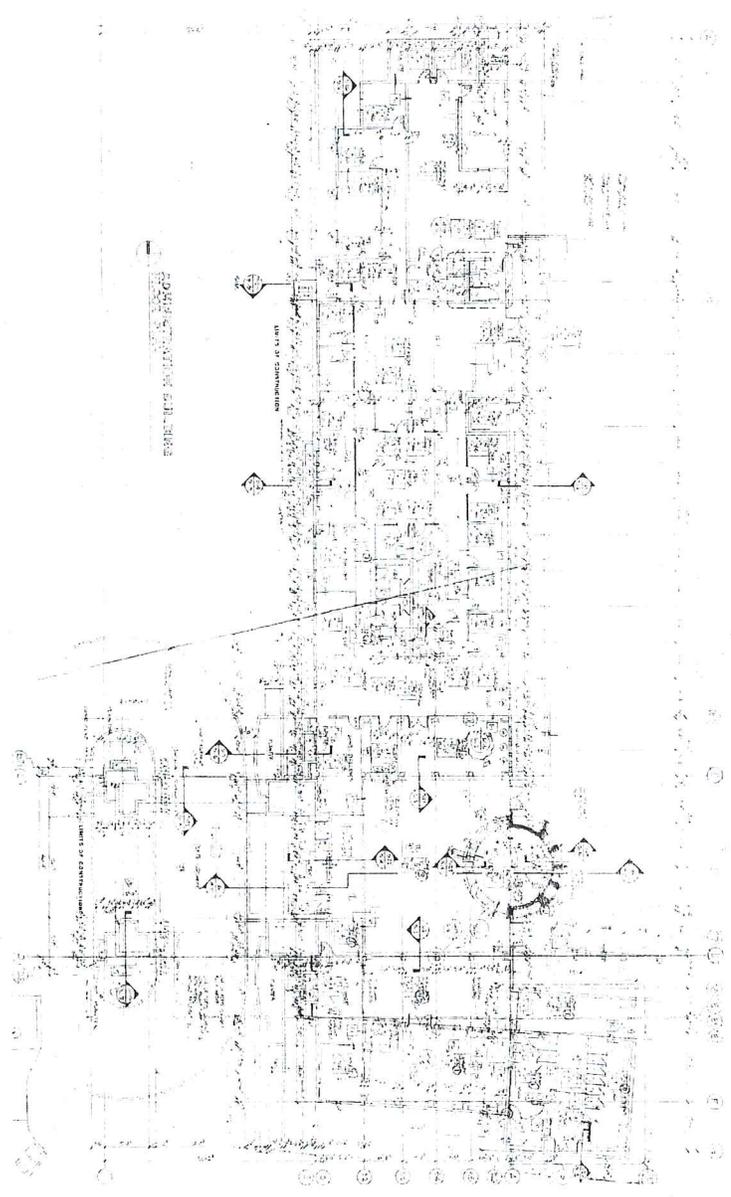
Project Title:
DATE & MARY ALPER, JOC
 Zoning Feasibility Study
 11545 SW 112th Avenue
 Miami, FL 33176

Job Number: 04491530
Drawing No: A-102
Scale: 3/32" = 1'-0"
Sheet No.: 04 OF 16

[Handwritten Signature]
 2/10/17
 5:57 PM

A-102

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 RESOURCES DEVELOPMENT SERVICES
 BY *AB*



NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND UTILITIES BEFORE ANY CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. SEE SHEET A-103 FOR DIMENSIONS OF EXISTING STRUCTURE.

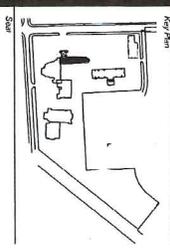
FLOOR PLAN - BUILDING # 3

SBLM 34

Owner:
 DAVE & MARY ALPERT, LLC
 1155 SW 112th Avenue
 Miami, FL 33176
 Telephone: 305.271.0000

Architect:
 SBLM Architects
 11740 N. Kendall Drive, Suite 310
 Tampa, FL 33613
 Telephone: 305.432.0187
 Fax: 305.432.0231
 www.sblm.com

Revisions:



Project Title:
 NEW ALPERT JOC
 2nd & Edison St SW
 1155 SW 112th Avenue
 Miami, FL 33176

2/4-047
AB

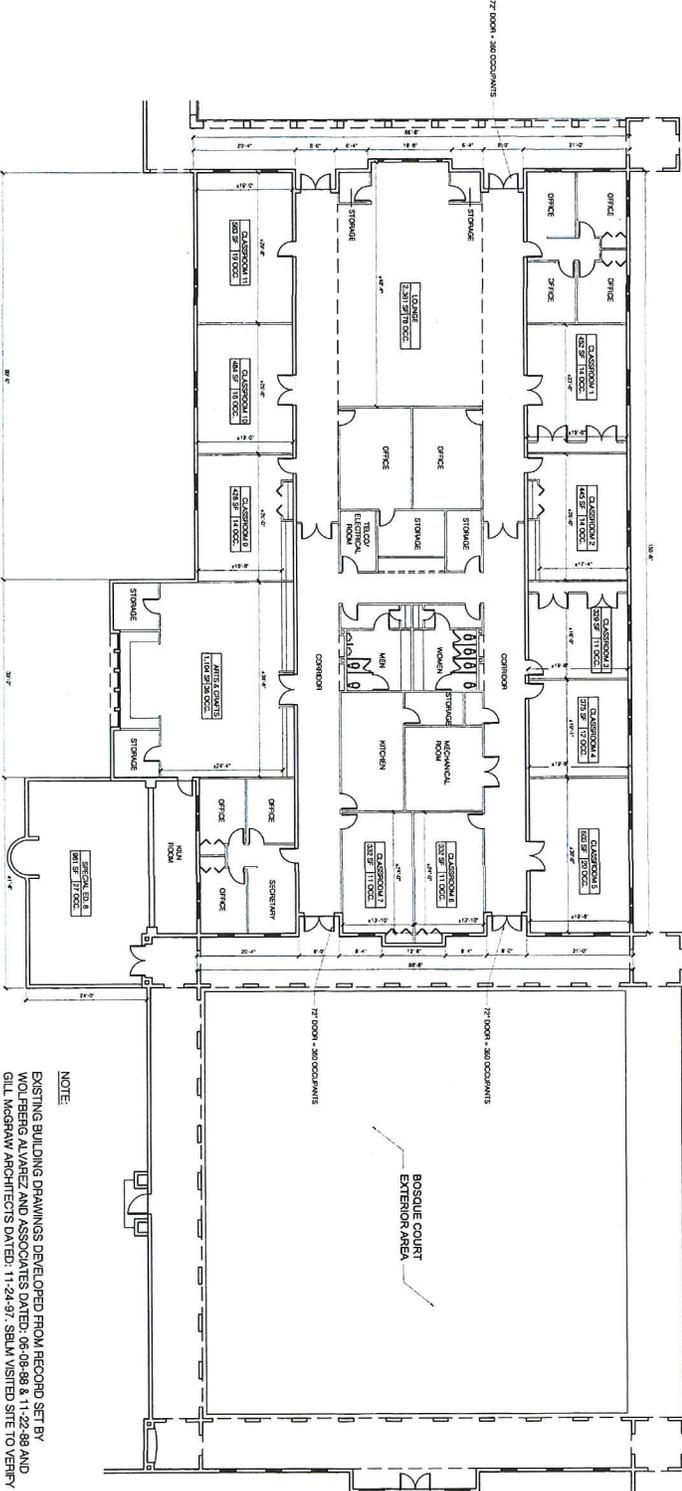
Job Number: 09481530
FLOOR PLAN - BUILDING # 3
Scale: 1/8" = 1'-0"
Drawing Date: 06/03/14

A-103
 Sheet 05 of 16

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 BY

Building #	Instructional Space	Designation	User/Grade Area	Perfor	Occupant
1	Classroom	1st-5th	422	50	15
2	Classroom	1st-5th	292	30	11
3	Classroom	1st-5th	292	30	11
4	Classroom	1st-5th	325	30	13
5	Classroom	7th-8th	602	25	207
6	Classroom	1st-6th	332	30	11
7	Classroom	1st-6th	332	30	11
8	Special Ed Room	1st-6th	961	30	32
9	Art & Craft	1st-6th	104	37	14*
10	Classroom	7th-8th	428	25	25
11	Classroom	7th-8th	444	25	19*
Total			2,508	25	372

* Occupant population based on 20 sq ft per student in school
 A possible use of classroom for 1st-6th or 7th-8th



NOTE:
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 GILL MCGRAW ARCHITECTS DATED: 06-08-88 & 11-22-88 AND
 GILL MCGRAW ARCHITECTS DATED: 11-24-97. SBLM VISITED SITE TO VERIFY
 EXISTING CONDITIONS.

FLOOR PLAN - BUILDING # 5
 SCALE: 3/32" = 1'-0"

A-105
 SHEET 07 OF 18

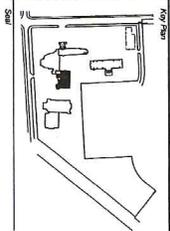
SBLM

36

DATE: 2/14/07
 2/14/07
 2/14/07

PROJECT NO: 11-155 SW 112th Avenue
 Zoning Feasibility Study
 Miami, FL 33178

DATE: 2/14/07



PROJECT NO: 11-155 SW 112th Avenue
 Zoning Feasibility Study
 Miami, FL 33178

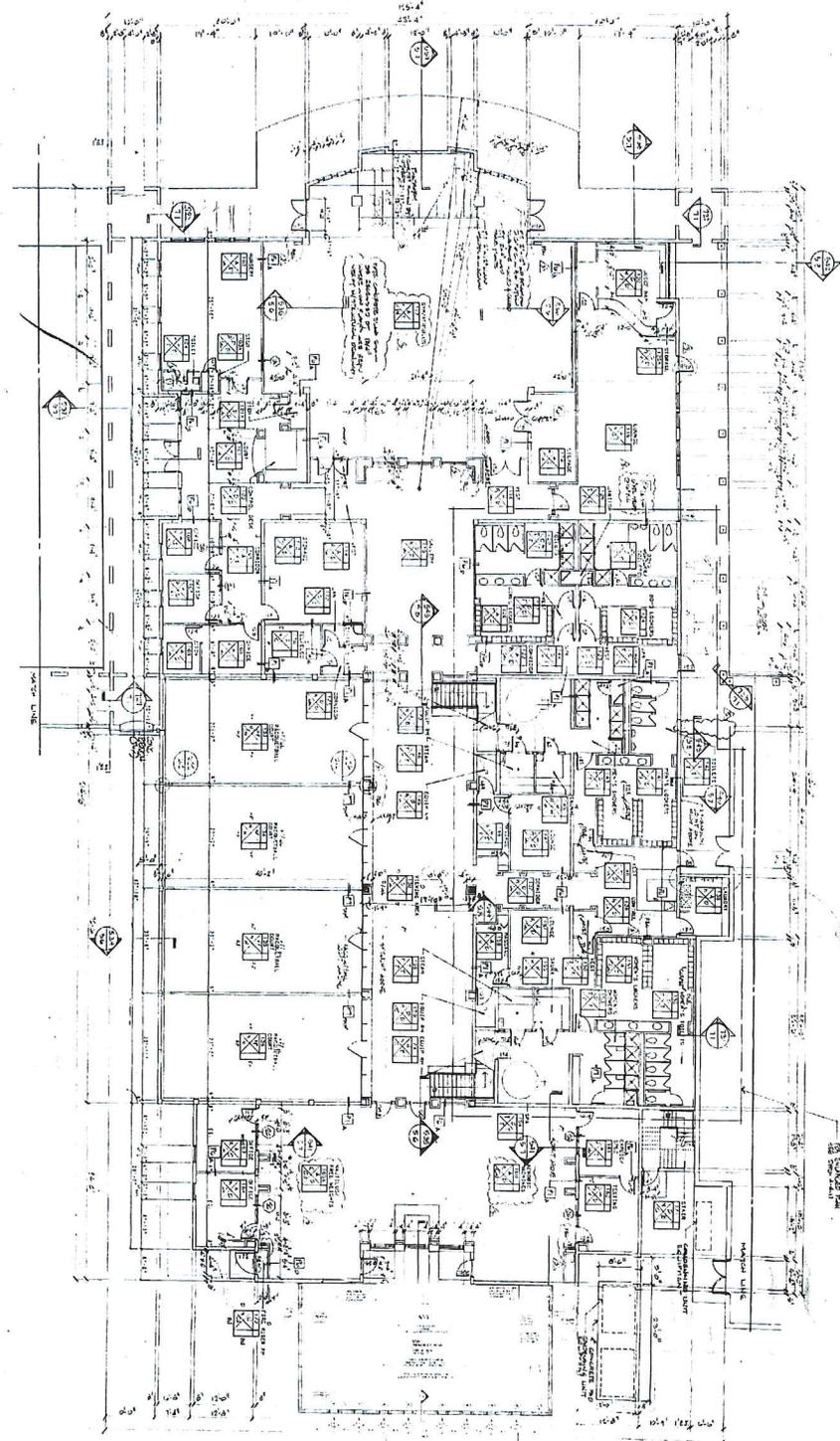
DATE: 2/14/07

PROJECT NO: 11-155 SW 112th Avenue
 Zoning Feasibility Study
 Miami, FL 33178

DATE: 2/14/07

PROJECT NO: 11-155 SW 112th Avenue
 Zoning Feasibility Study
 Miami, FL 33178

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 RESOURCES DEVELOPMENT SERVICES
 By *[Signature]*



NOTE
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 WOLFFBERG ALVAREZ AND ASSOCIATES DATED: 07-08-88 & 11-22-88 AND
 GILL MCGRAW ARCHITECTS DATED: 11-24-97. SBLM VISITED SITE TO VERIFY
 EXISTING CONDITIONS.

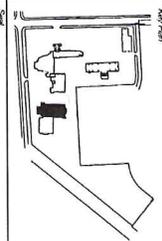
1 FLOOR PLAN - BUILDING # 6
 SCALE: 3/8" = 1'-0"

SBLM 37

Owner
 DAVE & MARY ALPER JCC
 1135 SW 115th Avenue
 Miami, FL 33156
 Telephone: 305 271 9000

Architect
 SBLM Architects
 11420 N. Kendall Drive, Suite 310
 Miami, FL 33176
 Phone: 305 412 8187
 Fax: 305 412 8233
 www.sblm.com

Revisions



Project File
 DAVE & MARY ALPER JCC
 Zoning: Residential, Single
 1135 SW 115th Avenue
 Miami, FL 33176

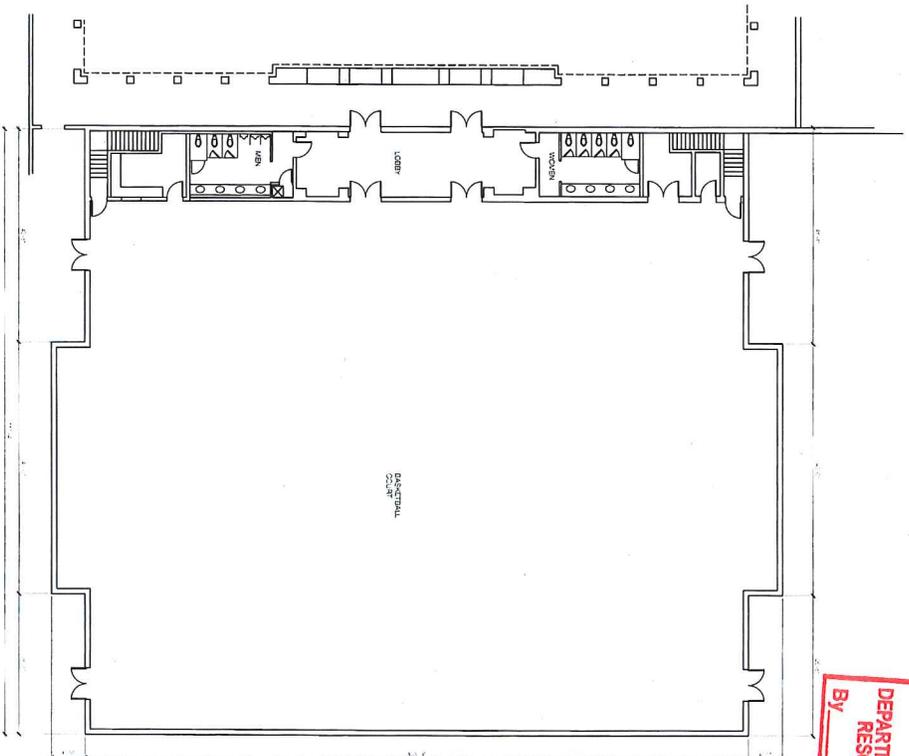
Job Number 041815.00

Drawings
 FLOOR PLAN - BUILDING # 6
 Scale: 3/8" = 1'-0"
 Drawing No. A-106/14

Design by

A-106
 Sheet 08 of 16

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 By *[Signature]*



NOTE:
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 WOLFFBERG ALVAREZ AND ASSOCIATES DATED: 06-08-88 & 11-22-88 AND
 GILL MCGRAW ARCHITECTS DATED: 11-24-97. SBLM VISITED SITE TO VERIFY
 EXISTING CONDITIONS.

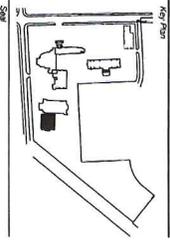
N
 1 FLOOR PLAN - BUILDING # 7
 SCALE: 3/32" = 1'-0"

SBLM 38

Owner
 DAVE & MARY ALPER, JDC
 1155 SW 77th Avenue
 Miami, FL 33156
 Telephone: 305.271.8200

Architect
 SBLM Architects
 11450 N. Kendall Drive, Suite 310
 Miami, FL 33176
 Telephone: 305.412.6187
 Fax: 305.412.6721
 www.sblm.com

Revisions/Revisions



Project File
 DAVE & MARY ALPER, JDC
 zoning feasibility study
 zoning feasibility study
 Miami, FL 33176

[Handwritten signatures and dates]
 2-14-07
 5/2/14

Job Number 014613.50

Drawing
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Scale 3/32" = 1'-0"

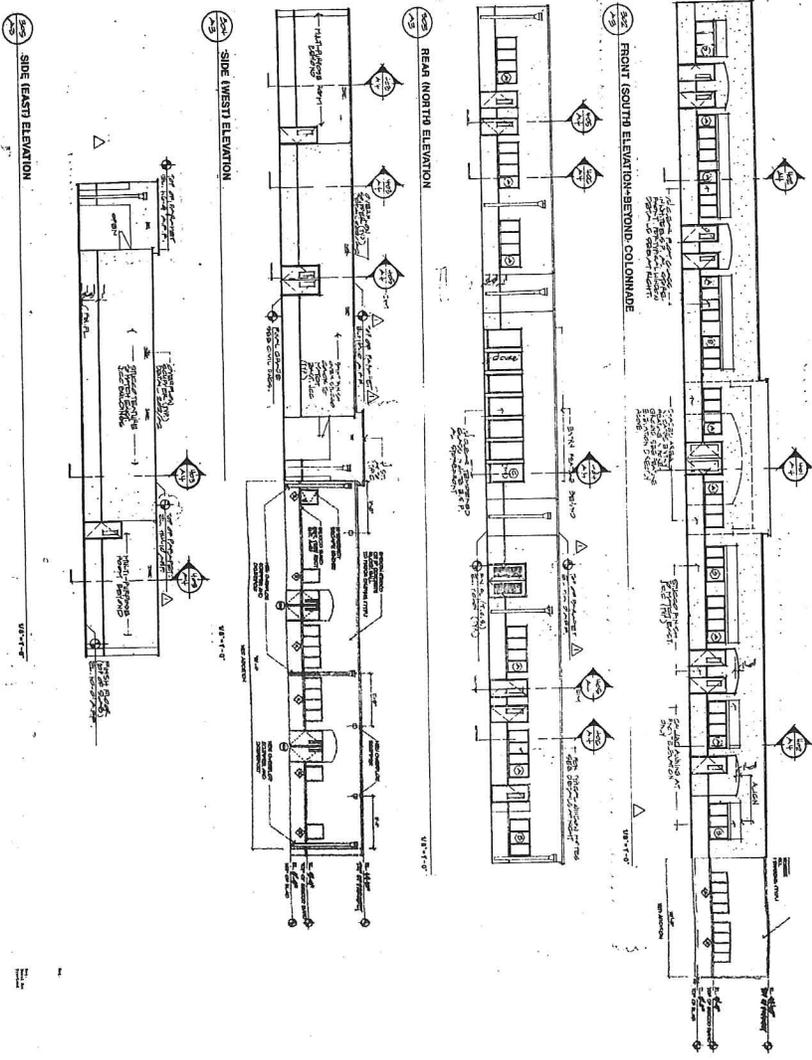
Drawing Date 04/02/14

Drawing No.

A-107

Sheet 09 OF 16

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 RESOURCES DEVELOPMENT SERVICES
 By *NA*



NOTE
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 VICKI BERG ALVAREZ AND ASSOCIATES DATED: 06-08-88 & 11-22-88 AND
 GILL MAGRAW ARCHITECTS DATED: 11-24-97. SBLM VISITED SITE TO VERIFY
 EXISTING CONDITIONS.

1 EXTERIOR ELEVATION - BUILDING 1
 SCALE: 1/8" = 1'-0"

SBLM

39

Owner:
 DAVE & MARY ALPER, LLC
 11155 SW 112th Avenue
 Miami, FL 33176
 Telephone: 305.271.9000

Architect:
 SBLM Architects
 11420 N. Kowal Drive, Suite 310
 Miami, FL 33176
 Telephone: 305.412.8187
 Fax: 305.412.0731
 www.sblm.com

Project Title:
 PROJECT TITLE
 PROJECT NUMBER: 04061520
 DATE: 12/14/13

Job Number: 04061520
Contract:
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Drawing Date: 04/09/14

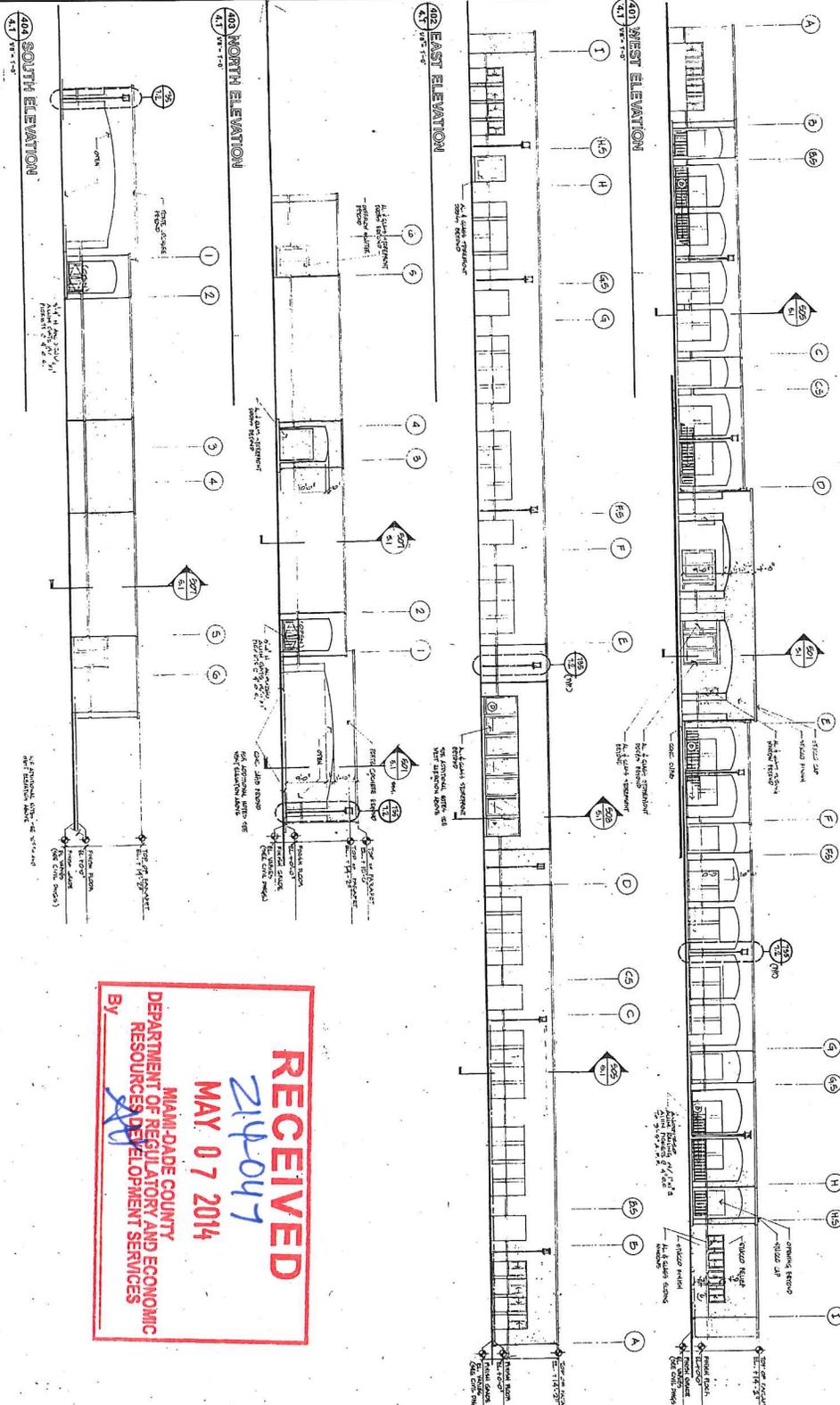
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 PROJECT NUMBER: 04061520
 DATE: 12/14/13
 2009 Pineapple Shady
 11155 SW 112th Avenue
 Miami, FL 33176

A-401

Sheet 10 of 16

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 RESOURCES DEVELOPMENT SERVICES
 By

1 EXTERIOR ELEVATION - BUILDING 2
 SCALE: 3/8" = 1'-0"

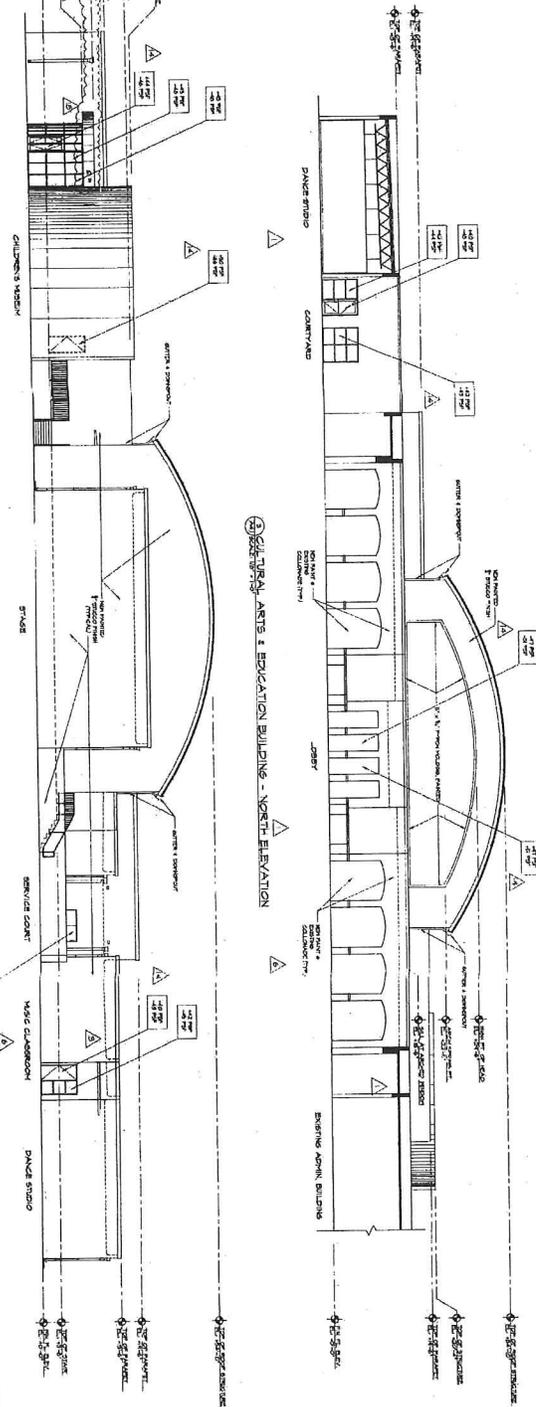
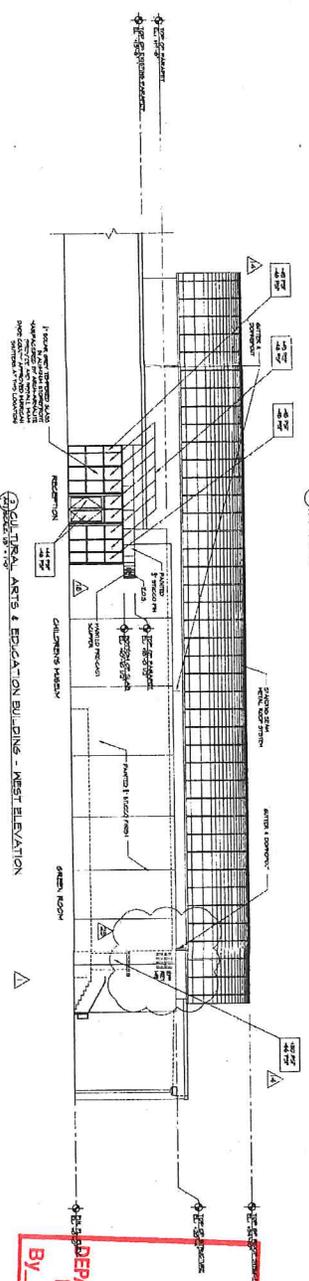
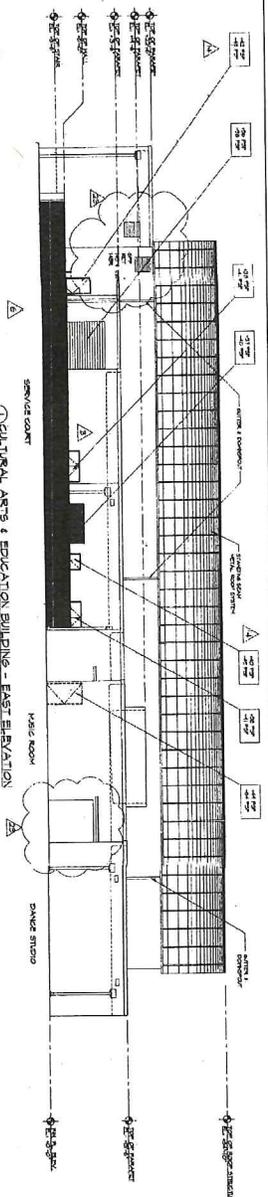
Sheet 11 Of 16

A-402

Drawing No. _____
 Project No. _____
 Date: _____
 Scale: _____
 Drawing Title: EXTERIOR ELEVATION - BUILDING 2
 Designer: _____
 Checker: _____
 Approver: _____
 Date: _____
 SBLM ARCHITECTS
 11420 N. Kendall Drive, Suite 310
 Miami, FL 33156
 Telephone: 305.412.8187
 Fax: 305.412.8731
 www.sblm.com

SBLM

27



NOTE
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 WOLBERG ALVAREZ AND ASSOCIATES DATED 08-08-98 & 11-22-00 TO VERIFY
 EXISTING CONDITIONS.

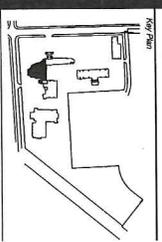
1 EXTERIOR ELEVATION - BUILDING 4
 SCALE: 1/8" = 1'-0"

RECORD SET
 09.20.04

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 2140 47
 MAY 07 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATION AND ECONOMIC DEVELOPMENT SERVICES

OWNER
 DAVE & MARY ALPERI, LLC
 11165 SW 112th Avenue
 Miami, FL 33178
 Telephone: 305.271.9000

ARCHITECT
 SBLM Architects
 11430 N. Kendall Drive, Suite 310
 Miami, FL 33178
 Phone: 305.419.6200
 Fax: 305.419.6201
 www.sblm.com



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Project Title
 DAVE & MARY ALPERI, LLC
 11165 SW 112th Avenue
 Miami, FL 33178

JOB NUMBER: 0416250
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DATE: 09.20.04
 DRAWN: [Name]

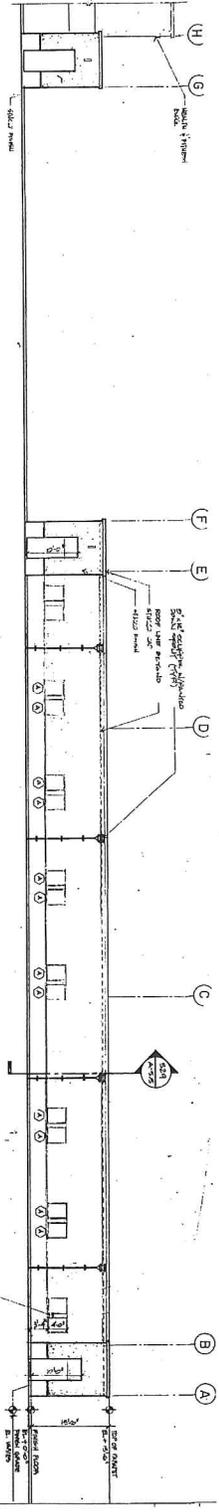
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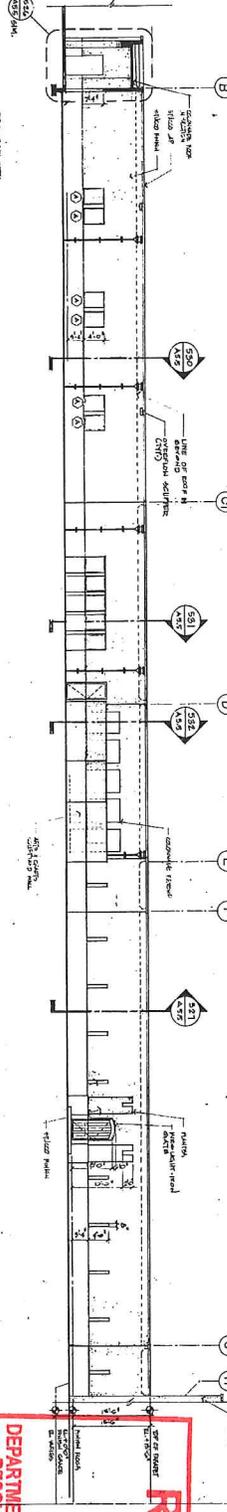
Sheet 13 OF 16

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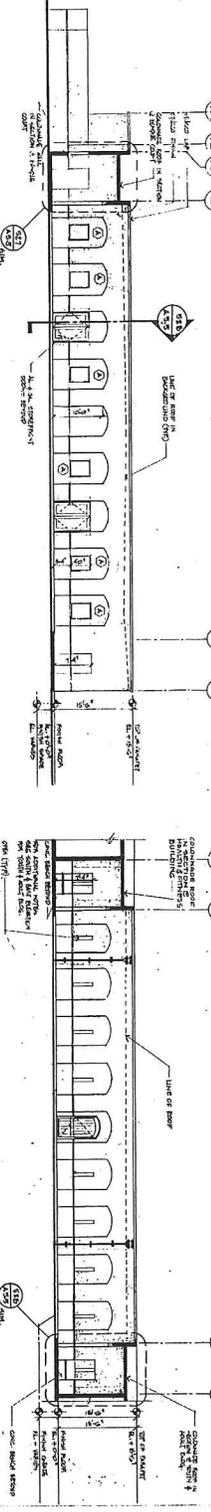
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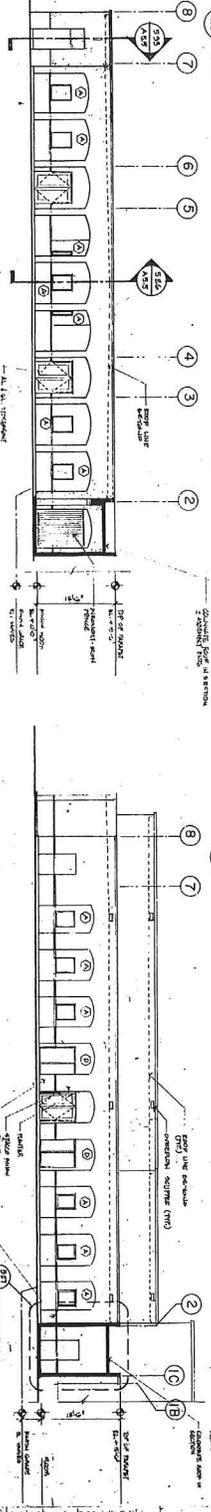
430 NORTH ELEVATION



431 SOUTH ELEVATION



432 SOUTH ELEVATION - BOSQUE COURT



433 EAST ELEVATION

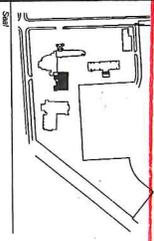
NOTE:
 EXISTING BUILDING DRAWINGS DEVELOPED FROM RECORD SET BY
 WOLFFBERG ALVAREZ AND ASSOCIATES DATED: 06-08-88 & 11-22-88 AND
 GILL MCGRAW ARCHITECTS DATED: 11-24-97. SBLM VISITED SITE TO VERIFY
 EXISTING CONDITIONS.

1 EXTERIOR ELEVATION - BUILDING 5

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 BY

ARCHITECT:
 SBLM ARCHITECTS
 11500 N. Kendall Drive, Suite 310
 Miami, FL 33156
 Telephone: 305-412-9187
 Fax: 305-412-9731
 www.sblm.com

OWNER:
 DAVE & AMY ALPER, JDC
 11505 SW 112th Avenue
 Miami, FL 33156
 Telephone: 305-571-9000



5/3/14

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PROJECT: DAVE & AMY ALPER, JDC
 OWNER: DAVE & AMY ALPER, JDC
 11155 SW 112th Avenue
 Miami, FL 33156
 JOB NUMBER: 04241520
 DRAWING TITLE: EXTERIOR ELEVATION - BUILDING 5
 SCALE: 3/8" = 1'-0"
 DATE: 05/03/14
 DRAWN BY: MCKENNA
 CHECKED BY: MCKENNA
 DESIGNED BY: MCKENNA

A-405
 SHEET 14 OF 16

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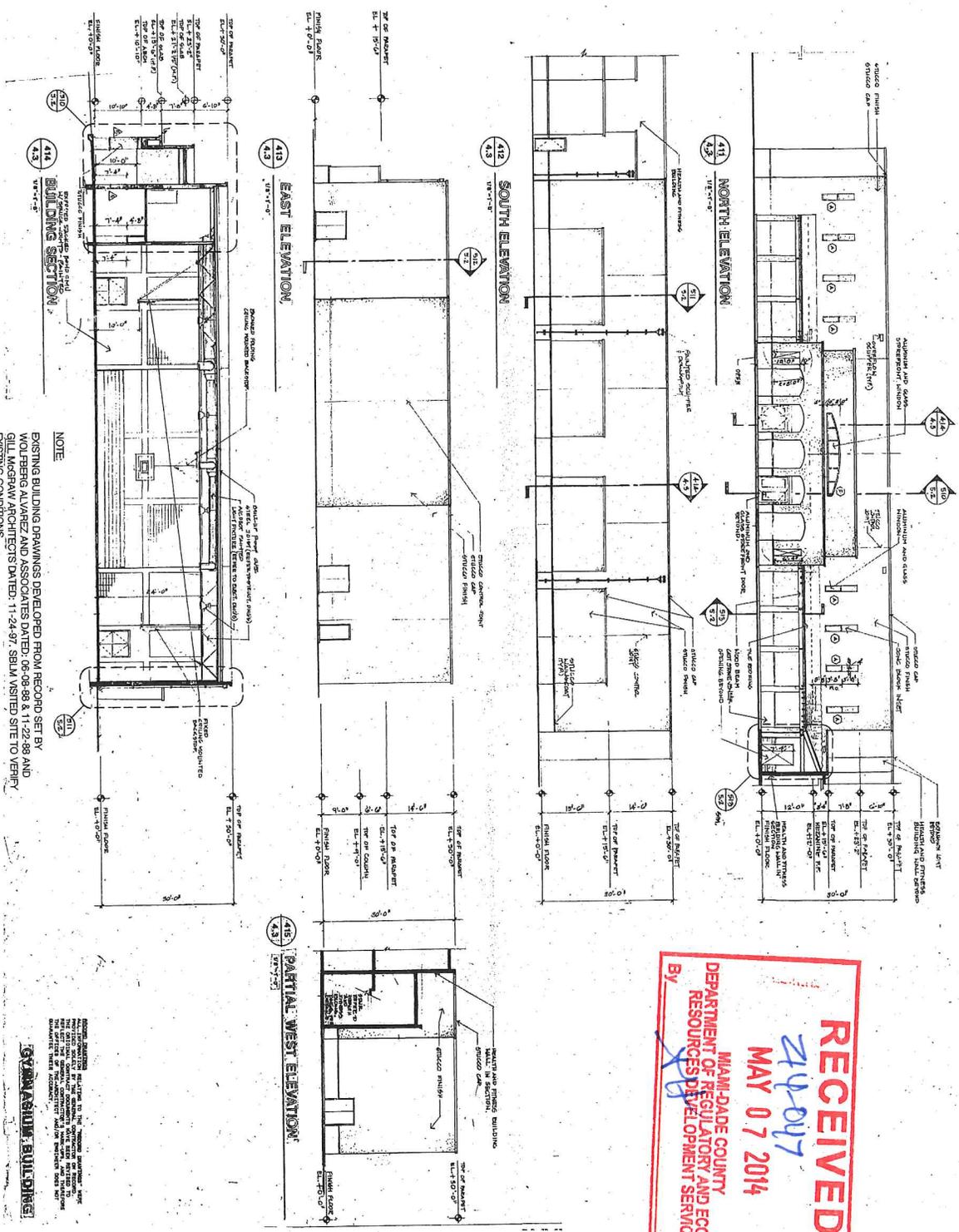
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MAY 07 2014

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

BY

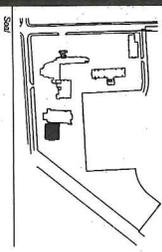


1 EXTERIOR ELEVATION - BUILDING 7

Scale: 1/8" = 1'-0"

A-407

Sheet 16 of 16



Project Title: DAVE & MARY ALBERI, LLC
 2000 SW 112th Avenue
 Miami, FL 33176
 Date: 05/07/2014

5.5.14

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MAY 07 2014

SBLM

Architect: SBLM Architects
 11555 SW 112th Avenue
 Miami, FL 33176
 Telephone: 305.271.9000
 Fax: 305.412.0731
 www.sblm.com

Designer: GUY/750

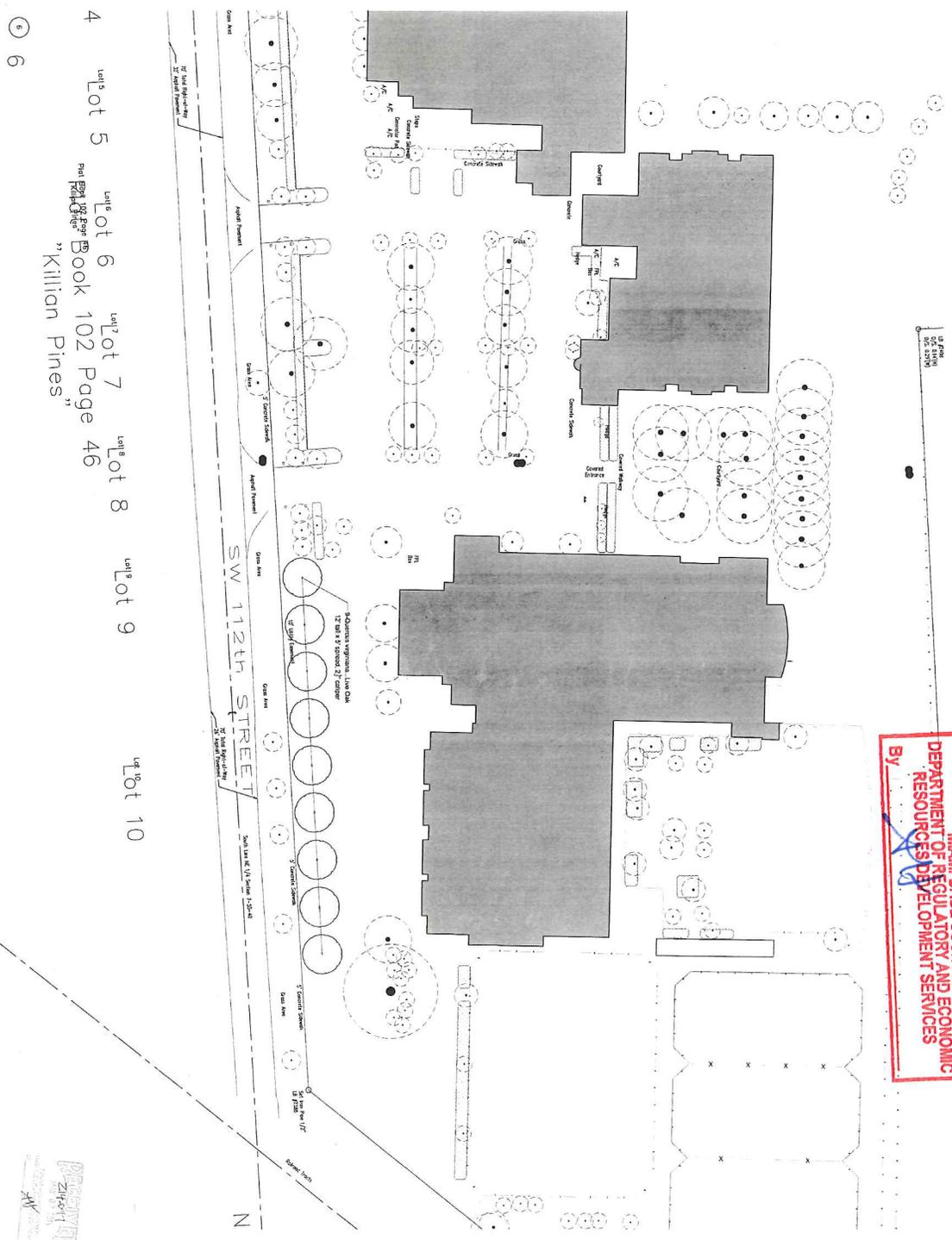
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DATE: 05/07/2014

Scale: 1/8" = 1'-0"

Drawing Date: 05/07/2014

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 MAY 07 2014
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: [Signature]



4 Lot 5
 6 Lot 6
 7 Lot 7
 8 Lot 8
 9 Lot 9
 10 Lot 10

For Plan Book 102 Page 46
 "Killian Pines"

LEGEND
 EXISTING TREE TO REMAIN

PLANTING PLAN
 SCALE: 1/8"=1'-0"
 [North Arrow]

DATE	4-18-2014
SCALE	AS NOTED
PROJECT	LA-6

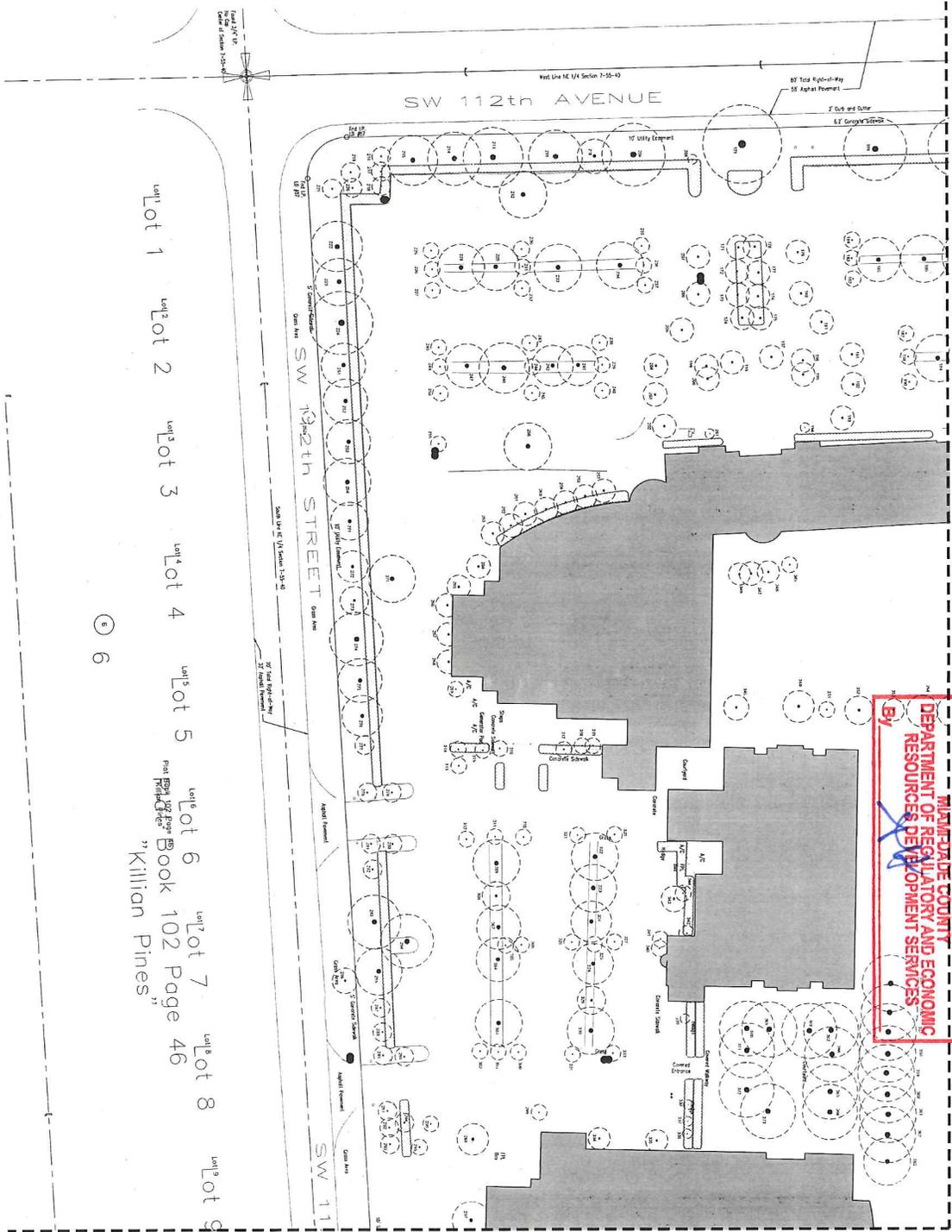
NO.	DATE	REVISIONS

ALPER JCC
 11555 SW 112TH AVE
 MIAMI, FL 33137

PLANTING PLAN

ROSENBERG GARDNER DESIGN
 LANDSCAPE ARCHITECTURE / LAND PLANNING
 13100 SW 78th Ave., Suite 100, Miami, Florida 33156
 PHONE: 305-552-1114 FAX: 305-552-1114
 WWW.ROSENBERGGARDNERDESIGN.COM

46



Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9
 For Book 102 Page 46
 Killian Pines

LEGEND
 EXISTING TREE TO REMAIN

EXISTING TREE DISPOSITION PLAN
 SCALE: 1"=20'-0"



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 24-047
 MAY 07 2014
 MUNICIPAL COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY

NO.	DATE	REVISIONS

ALPER JCC
 11155 SW 112TH AVE MIAMI, FL 33137
 EXISTING TREE DISPOSITION PLAN

ROSENBERG GARDNER DESIGN
 LANDSCAPE ARCHITECTURE / LAND PLANNING
 1100 NW 75th Ave, Suite 214, Miami, Florida, 33150
 Phone: 305-553-7766 Fax: 305-553-7767
 www.ROSENBERGGARDNER.com

49

NO.	TAXPAYER NAME	COMMITTEE NAME	TRF. ACCT. NO.	TRF. ACCT. BAL.
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NO.	TAXPAYER NAME	COMMITTEE NAME	TRF. ACCT. NO.	TRF. ACCT. BAL.
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NO.	TAXPAYER NAME	COMMITTEE NAME	TRF. ACCT. NO.	TRF. ACCT. BAL.
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MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000047



Section: 07 Township: 55 Range: 40
 Applicant: GREATER MIAMI JEWISH FEDERATION
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

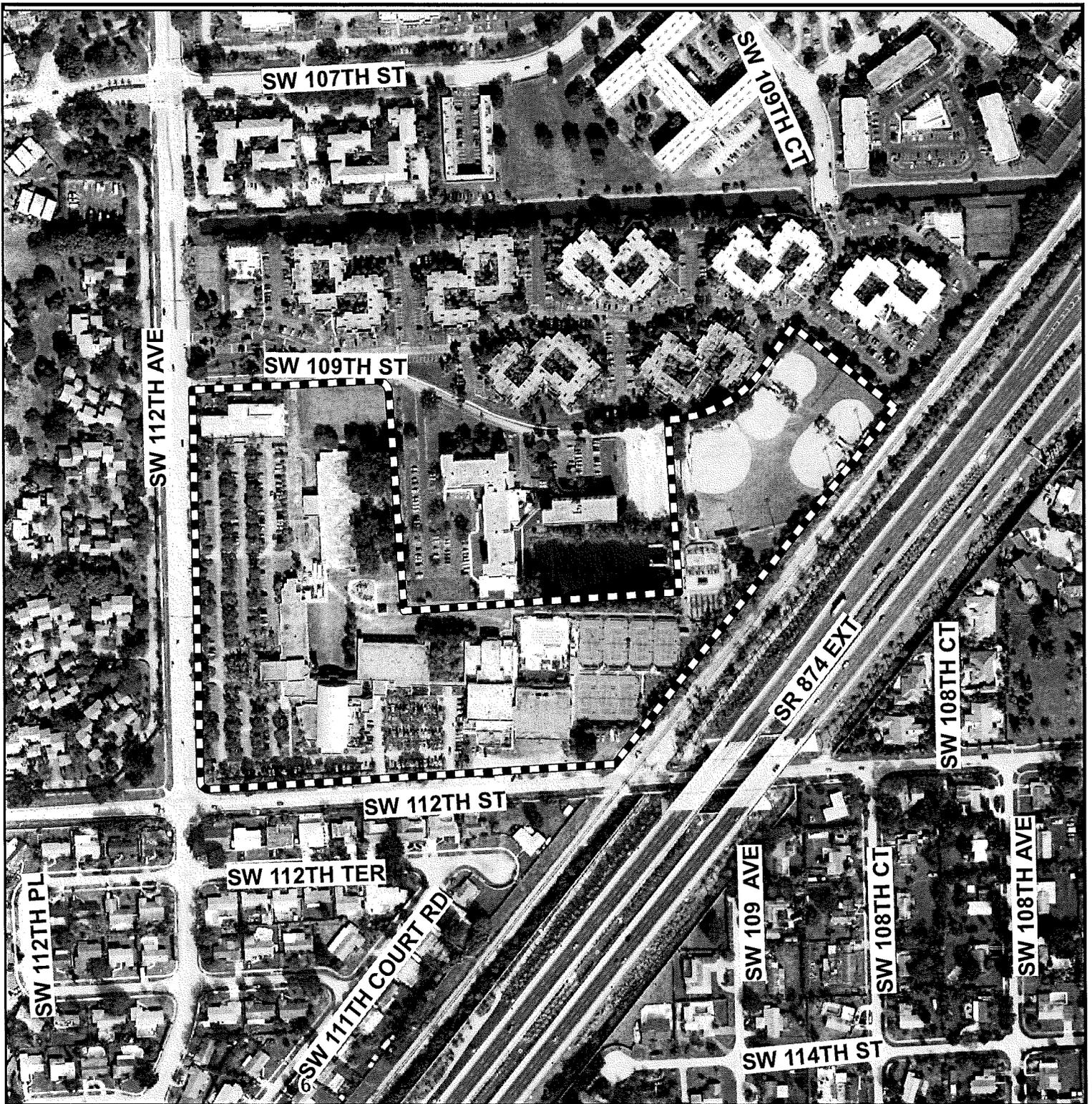
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, May 19, 2014

REVISION	DATE	BY
		53



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000047

Legend

 Subject Property



Section: 07 Township: 55 Range: 40

Applicant: GREATER MIAMI JEWISH FEDERATION

Zoning Board: C12

Commission District: 7

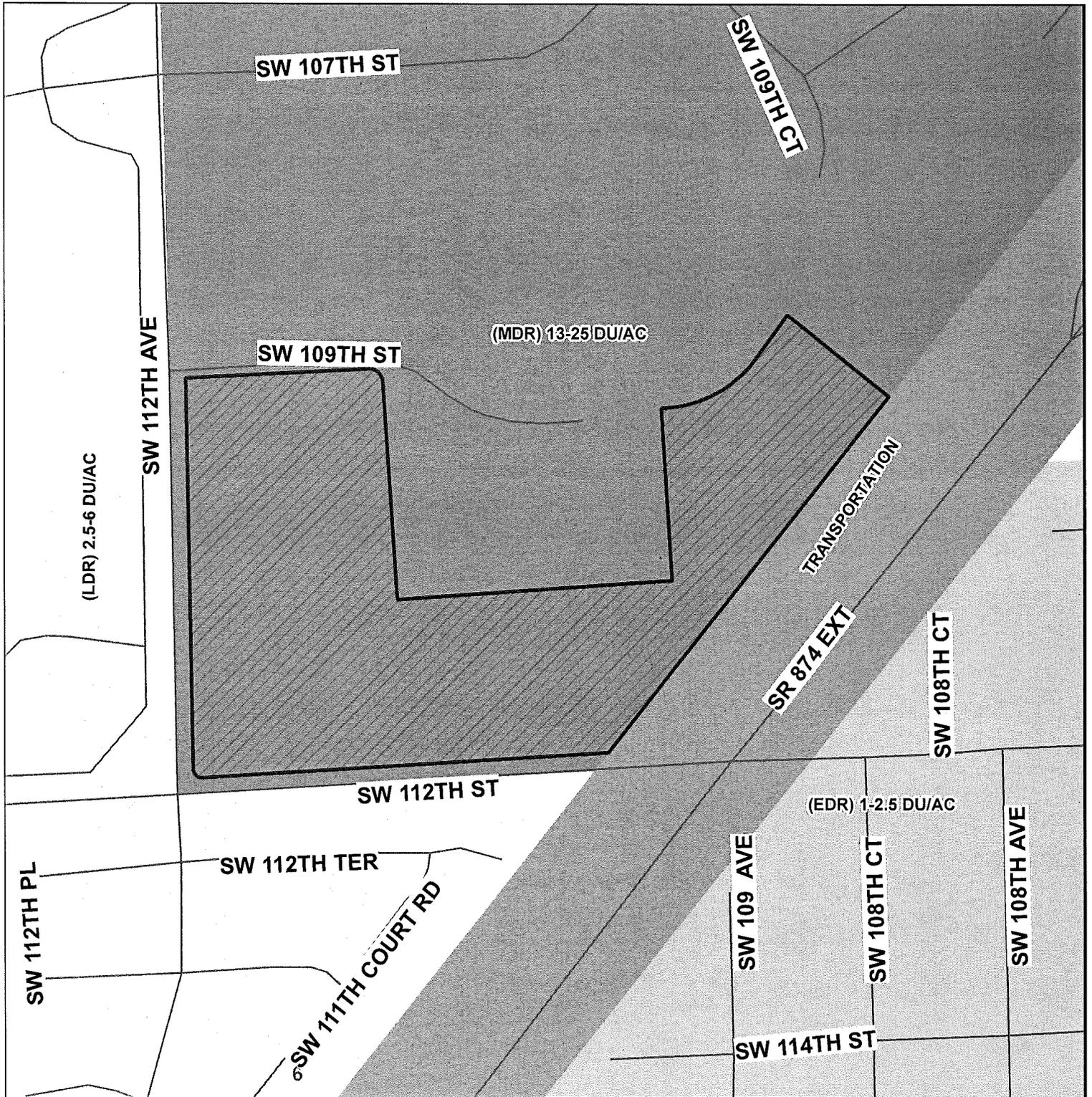
Drafter ID: JEFFER GURDIAN

Scale: NTS



SKETCH CREATED ON: Monday, May 19, 2014

REVISION	DATE	BY
		54



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2014000047



Section: 07 Township: 55 Range: 40
 Applicant: GREATER MIAMI JEWISH FEDERATION
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY

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

PH: Z14-060 (14-10-CZ12-2)

October 7, 2014

Item No. 2

Recommendation Summary	
Commission District	8
Applicants	Erik Espinosa & Jose Espinosa Jr.
Summary of Requests	The applicants are seeking to permit a parcel of land with less lot depth and lot area than required by the zoning district regulations.
Location	Lying north of SW 99 Street and approximately 480' west of SW 79 Avenue, Miami-Dade County, Florida.
Property Size	0.33-net acres
Existing Zoning	EU-M, Single-Family Modified Estate District
Existing Land Use	vacant
2015-2025 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions

REQUESTS:

NON-USE VARIANCE to permit a parcel of land with a lot depth of 112.71' (115' required) and with a lot area of 14,652.30 sq. ft. (15,000 sq. ft. required).

A survey is on file and may be examined in the Department of Regulatory and Economic Resources as prepared by M.E. Land Services, Inc., dated stamped received 6/2/14.

PROJECT DESCRIPTION:

The plan submitted depicts the vacant 0.33-net acre parcel abutting SW 99 Street.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.33-net acre, EU-M, Single-Family Modified Estate District lot, located north of SW 99 Street and approximately 480' west of SW 79 Avenue. The submitted survey depicts the 112.71' x 130' wide vacant lot. The area surrounding the subject property to the east, south and west and is primarily characterized by single-family residences developed under the EU-M zoning district regulations. Further, based on a review of the County Property Appraiser's records, the surrounding properties are similar in size to the subject property, ranging from 13,250 sq. ft., to 13,674 sq. ft. in size.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to provide additional housing for residents in this area of the County. Staff opines that the reduced lot depth and lot area will not have any visual impact on the surrounding properties that are currently developed on parcels that are smaller than the subject property.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential**. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* Approval of these requests would result in the construction of one (01) single-family residence the 0.41-gross acre parcel, which meets the density threshold of the land use designation. Staff notes that because this application does not propose a use different from those allowed in this land use category and does not generate any additional units, approval of the requests is **consistent** with the density requirement of the CDMP.

ZONING ANALYSIS:

When the application to permit a residence on a parcel of land with reduced lot depth and area is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Additionally, staff opines that the approval of the application would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

Staff's review of the zoning history of properties within a two (2)-block radius of the subject property did not indicate any similar approvals of requests for lot depth and lot area. However, staff's review of the Miami-Dade Property Appraisers records indicates that the properties to the west, east and south of the subject property, are similar in size and depth to the subject property, and are also zoned EU-M. Further, staff opines that the 2.29' reduction in the lot depth and the 347.7 sq. ft. reduction in lot area are minimal and will not be out of character with the surrounding properties developed under the EU-M zoning district standards.

Therefore, staff recommends approval of the application under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b) (NUV).

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:JV:CH



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

NDW

ZONING RECOMMENDATION ADDENDUM

Erik Espinosa & Jose Espinosa Jr.
Z14-060

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

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

<i>Estate Density Residential (Pg. I-29)</i>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<i>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</i>	<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>
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2. ERIK ESPINOSA & JOSE ESPINOSA, JR.
(Applicant)

14-10-CZ12-1 (14-060)
Area 12/District 08
Hearing Date: 10/07/14

Property Owner (if different from applicant) **Erik A. Espinosa/Jose R Espinosa Jr.**

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

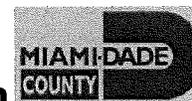
Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1956	Bayglades Civic Assoc.	- Zone change from RU-1, Au and HU to IRU.	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: June 17, 2014

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

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

Subject: #Z2014000060
Erik Espinosa
Jose R. Espinosa, Jr.
7900 SW 99 Street, Miami, FL 33156
Non-Use Variance for lot depth and area less than required
(EU-M) (0.336 Acres)
03-55-40

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.

Wellfield Protection

The subject property is located within the Maximum Day Pumpage Wellfield Protection Area for the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required.

Potable Water Service

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

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

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

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

Tree Preservation

The Tree Permitting Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

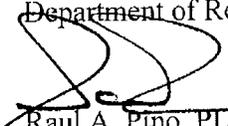
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: July 10, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000060
Name: Erik A. Espinosa/Jose R. Espinosa Jr.
Location: Northside of SW 99 Street & Approximately SW 79 Avenue
Section 03 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 requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **2 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-683	SW 88 St. c/o Palmetto Expwy to US1	C	C

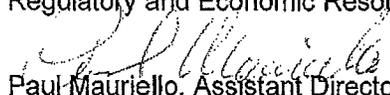
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: June 6, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Erik Espinosa and Jose Espinosa Jr. (#14_060)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *Erik Espinosa and Jose Espinosa Jr.* are requesting a use variance of lot area requirements. The property is currently vacant and zoned Single Family Residential District (RU-1).

Size: The subject property is 0.33 acre.

Location: The subject property is located at 79xx S.W. 99th 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 25, 2013, 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 Regulatory and Economic Resources 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the development of the property will meet the County Code definition of residential unit.

As such, according to the Code, the residential unit will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: June 19, 2014

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

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

Subject: Z2014000060: ERIK ESPINOSA & JOSE ESPINOSA JR.

Application Name: ERIK ESPINOSA & JOSE ESPINOSA JR

Project Location: The site is located in that area lying north of SW 99 ST & approx. 480' west of SW 79 AVE, Miami-Dade County.

Proposed Development: The request is for approval of non-use variance of lot depth and area for a vacant single-family lot.

Impact and demand: This application proposes a development not to exceed 1 single family dwelling unit resulting in a de minimis impact to Level of Service. Continental Park is located just .1 miles to the south of the site. The site is located in Park Benefit District 2 which has a surplus of 504.72 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.

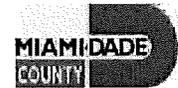
Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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: 18-JUN-14
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000060

Fire Prevention Unit:

No objection to site plan with a Zoning received date of June 2, 2014.

Service Impact/Demand

Development for the above Z2014000060
 located at Lying north of SW 99 ST & approx. 480' west of SW 79 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1830 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 6:09 minutes

Existing services

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

Station 23 - Suniland - 7825 SW 104 Street
 Rescue, BLS 75' Ladder

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

N/A

DATE: 26-AUG-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

ERIK ESPINOSA & JOSE
ESPINOSA, JR.

Lying north of SW 99 ST & approx.
480' west of SW 79 AVE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000060

HEARING NUMBER

HISTORY:

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

Erik Espinosa & Jose Espinosa Jr.

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

REPORTER NAME:

Ordered By:



We need to take every opportunity possible to thank our amazing clients for their support...

Thank You!!!

RECEIVED

JUN / 2 2014

214-060

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

R

P.O.B.
F.L.P. 1/2"
N.W. CORNER
S.E. 1/4, N.W. 1/4
S.E. 1/4, SEC. 3-55-40

LOT 5
BLOCK 7
PB-50 PG-80

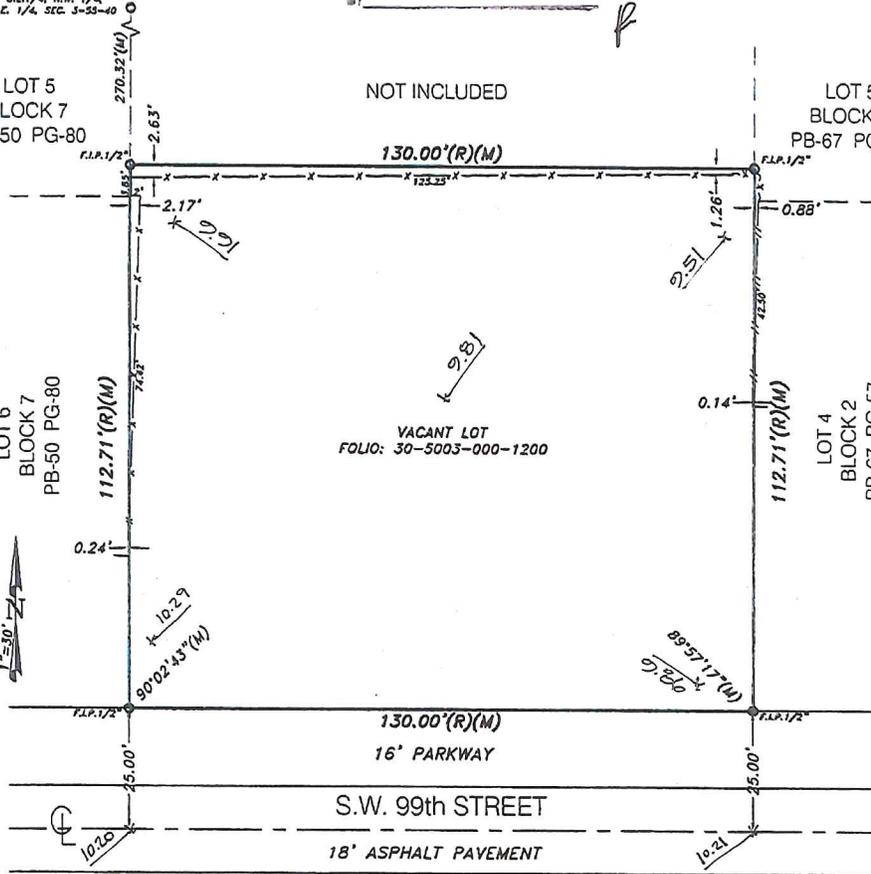
NOT INCLUDED

LOT 5
BLOCK 2
PB-67 PG-57

LOT 6
BLOCK 7
PB-50 PG-80

VACANT LOT
FOLIO: 30-5003-000-1200

LOT 4
BLOCK 2
PB-67 PG-57



Accepted By: _____

Property Address: 79XX S.W. 99 STREET
30-5003-000-1200
MIAMI, FL 33156

NOTES: FENCES ENCROACH ONTO PROPERTY
ALONG WEST LOT LINE.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA STATE OF FLORIDA P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. Land Services, Inc.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463



Surveyor's Legend

<p>————— PROPERTY LINE</p> <p>————— STRUCTURE</p> <p>▨ CONC. BLOCK WALL</p> <p>—X—X— CHAIN-LINK FENCE OR WIRE FENCE</p> <p>—/—/— WOOD FENCE</p> <p>—○—○— IRON FENCE</p> <p>--- EASEMENT</p> <p>--- CENTER LINE</p> <p>▨ WOOD DECK</p> <p>▨ CONCRETE</p> <p>▨ ASPHALT</p> <p>▨ BRICK / TILE</p> <p>▨ WATER</p> <p>~ APPROXIMATE EDGE OF WATER</p> <p>▨ COVERED AREA</p> <p>☐ TREE</p> <p>☼ POWER POLE</p> <p>☐ CATCH BASIN</p> <p>C.U.E. COUNTY UTILITY EASEMENT</p> <p>I.E./E.E. INGRESS / EGRESS EASEMENT</p> <p>U.E. UTILITY EASEMENT</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASURED</p> <p>P PLATTED MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINT. ESMT.</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p>	<p>B.R. BEARING REFERENCE</p> <p>△ CENTRAL ANGLE OR DELTA</p> <p>R RADIUS OR RADIAL</p> <p>RAD. RADIAL TIC</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&D NAIL & DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p>⊙ WELL</p> <p>⊙ FIRE HYDRANT</p> <p>⊙ M.H. MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TX TRANSFORMER</p> <p>CATV CABLE TV RISER</p> <p>W.M. WATER METER</p> <p>P/E POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p>ESMT EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC TANK</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>S/W SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREEN</p> <p>GAR GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>☐ CENTER LINE</p> <p>R/W RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.C. ANCHOR EASEMENT</p>
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Property Address:

79XX S.W. 99 STREET
30-5003-000-1200
MIAMI, FL 33156

Flood Information:

Community Number: 120635
Panel Number: 12086C0462
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: X
Base Flood Elevation: N/A
Date of Field Work: 5/2/2014
Date of Completion: 5/5/2014

UPDATE : 5-20-2014. ADDED ELEVATIONS.

General Notes:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
2. This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
3. If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
4. Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
5. Wall ties are done to the face of the wall.
6. Fence ownership is not determined.
7. Bearings referenced to line noted B.R.
8. Dimensions shown are platted and measured unless otherwise shown.
9. No identification found on property corners unless noted.
10. Not valid unless sealed with the signing surveyors embossed seal.
11. Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
12. Elevations if shown are based upon NGVD 1929 unless otherwise noted.
13. This is a BOUNDARY SURVEY unless otherwise noted.
14. This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.

Legal Description:

Please see the last page for long Legal Description.

RECEIVED

JUN / 2 2014

214-060

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

R

PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print" Select a color printer, if available, or at least one with 8.5" x 14" paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None." Do not check the "AutoRotate and Center" button. Check the "Choose Paper size by PDF" checkbox. Click OK to Print.

Certified To: ERIK A ESPINOSA AND JOSE R ESPINOSA JR.;
CONCEPT TITLE SERVICES, INC.; STEWART TITLE GUARANTY
COMPANY; ; . Its successors and/or assigns as their interest may
appear.

Please Copy below for Policy Preparation Purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions:
Any rights, easements, interests or claims which may exist by reason of, or reflected by, the
following facts shown on the survey prepared by MIGUEL ESPINOSA dated
05/05/2014, bearing Job # A-48392 :*

- a) FENCES ENCROACH ONTO PROPERTY ALONG WEST LOT LINE.
- b)
- c)



M.E. Land Services, Inc.

10665 SW 190TH Street, Suite 3110 MIAMI, FL 33157
PHONE:(305) 740-3319 FAX #:(305) 669-3190 LB # 6463

WWW.MELANDSERVICES.COM



Legal Description:

A PARCEL OF LAND LYING WITHIN THE SE 1/4 OF NW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH RANGE 40 EAST, THENCE EAST A DISTANCE OF 130 FEET, THENCE SOUTH A DISTANCE OF 383.06 FEET, MORE OR LESS, TO A POINT ON THE NORTHERN BOUNDARY LINE OF S.W. 99TH STREET, THENCE WEST 130 FEET, THENCE NORTH 383.03 FEET TO THE POINT OF THE BEGINNING;

LESS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RUN DUE SOUTH 330 FEET TO A POINT, THENCE DUE EAST 130 FEET TO A POINT, THENCE DUE NORTH 330 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF THE SAID SECTION 3, THENCE DUE WEST 130 FEET TO THE POINT OF THE BEGINNING.

RECEIVED
JUN / 2 2014

214-060

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

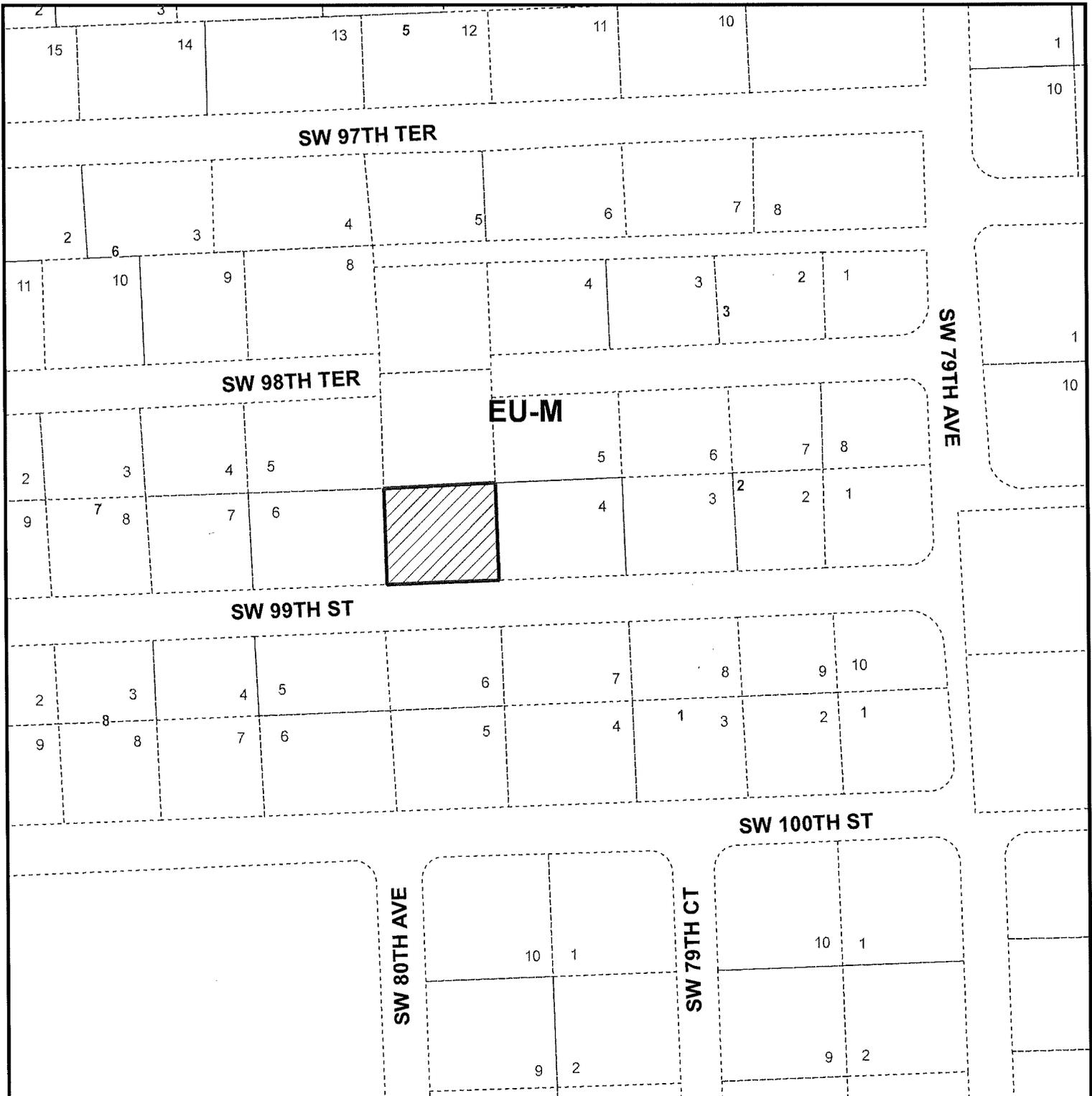
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Check the "Choose Paper size by PDF"checkbox.
Click OK to Print.

M.E. Land Services, Inc.
10665 SW 190TH STREET
SUITE 3110
MIAMI, FL 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LB#: 6463





MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000060



Section: 03 Township: 55 Range: 40
 Applicant: ERIK ESPINOSA & JOSE ESPINOSA JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000060



Section: 03 Township: 55 Range: 40
 Applicant: ERIK ESPINOSA & JOSE ESPINOSA JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

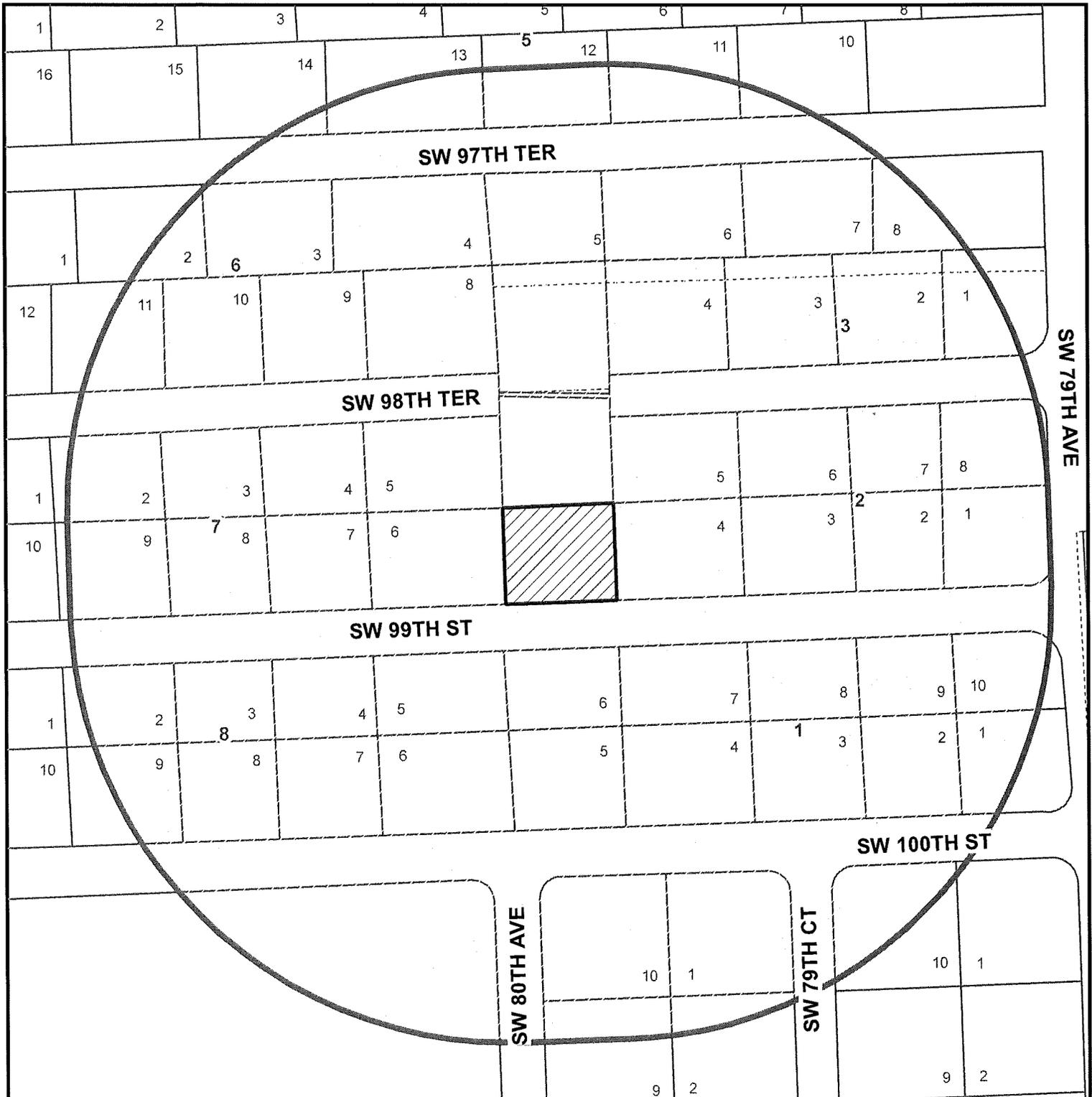
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
RADIUS MAP

Section: 03 Township: 55 Range: 40
 Applicant: ERIK ESPINOSA & JOSE ESPINOSA JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2014000060

RADIUS: 500



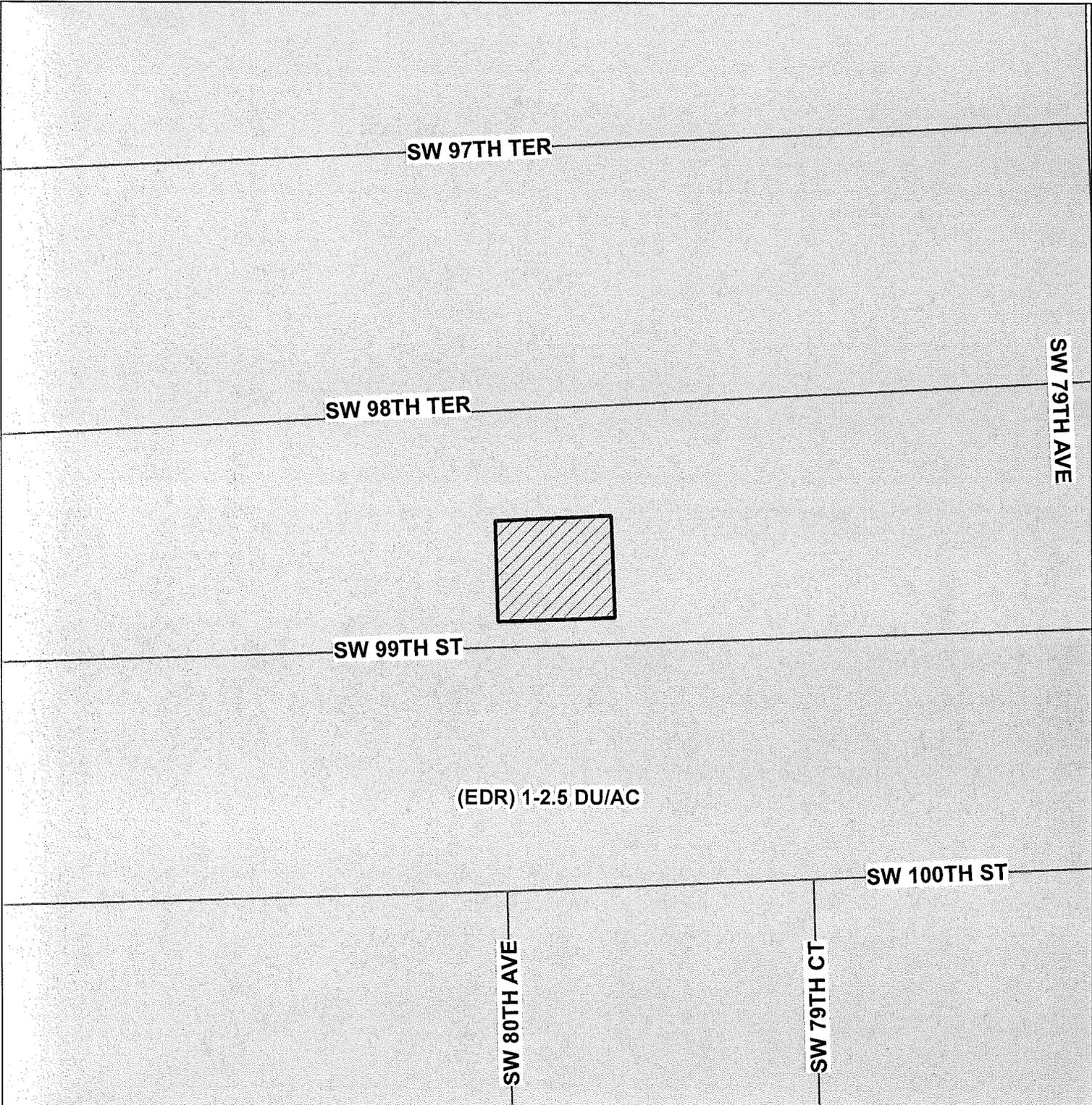
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000060



Section: 03 Township: 55 Range: 40
 Applicant: ERIK ESPINOSA & JOSE ESPINOSA JR.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, June 11, 2014

REVISION	DATE	BY