FINAL AGENDA

1-12-2015 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, March 3, 2015 at 6:30 p.m.

PREVIOUSLY DEFERRED

A.	15-1-CZ12-1	ALEXANDER SCHOOL, INC, AND J.R. MCGHEE	13-94	25-54-40	N
B.	15-1-CZ12-2	RICARDO & LILIANA DEL CUETO	14-86	04-55-40	

CURRENT

1.	15-3-CZ12-1	GALLOWAY MEDICAL PARK ASSOC.II	14-104	33-54-40	N
2.	15-3-CZ12-2	GALLOWAY MEDICAL PARK ASSOC. LTD	14-105	33-54-40	N
3.	15-3-CZ12-3	SAN VINCENTE CONCEPTS, LLC	14-107	31-54-41	N
4.	15-3-CZ12-4	PINEWOOD ACRES DEVELOPMENT LLC	14-118	04-55-40	N
5.	15-3-CZ12-5	ELLIOT L. MILLER, TRUSTEE	14-126	29-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, MARCH 3, 2015

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

A. ALEXANDER SCHOOL, INC, AND J.R. MCGHEE **(15-1-CZ12-1/13-094)** **25-54-40**
Area 12/District 07

(1) UNUSUAL USE to permit the expansion of an existing day nursery through kindergarten onto adjacent properties to the west and northwest.

(2) NON-USE VARIANCE to permit the proposed school building setback a minimum 14' (25' required) from the side street (south) property line.

(3) NON-USE VARIANCE to permit the proposed school building setback a minimum of 7' from the interior side (west) property line, setback 8' from the interior side (northwest) property line, setback 29'-0' from the interior side (north) property line (50' required for all) and spaced less than 75' from existing residential buildings to the (north) and (west) of the property line.

(4) NON-USE VARIANCE of Zoning Regulations requiring SW 57 Avenue to be 100' in width, to vary same to permit 35' of dedication (50' required) for the west half of SW 57th Avenue.

(5) NON-USE VARIANCE to permit a portion of a driveway with a width of 10' (14' required).

(6) NON-USE VARIANCE to permit parking spaces within 25' of the official rights-of-way.

(7) 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 the interior sides (north) and (west) property lines.

(8) NON-USE VARIANCE to permit a proposed detached sign with an area of 34.5 sq. ft. (24 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Alexander Montessori School Red Road Campus" as prepared by Bellon Architecture, dated stamped received 9/10/14 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 6050 SW 57 Avenue, 5730 SW 60 Street and 5735 SW 61 Street, MIAMI-DADE, FLORIDA.

SIZE OF PROPERTY: .80 Acre

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED _____

Deferred from January 6, 2015

B. RICARDO & LILIANA DEL CUETO 15-1-CZ12-2(14-086) **04-55-40**
Area 12/District 07

(1) NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a garage/guest house in front of the principal residence and setback 15'-3" (20' required) from the interior side (east) property line and setback 25' (75' required) from the front (north) property line on dual frontage lot.

(2) NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza Architects & Planners, dated stamped received 8/6/14 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 9490 SW 99 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 280.60' X 128.65'

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

Protests: 2 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED _____
Deferred from January 6, 2015

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1. GALLOWAY MEDICAL PARK ASSOCIATION II (15-3-CZ12-1/14-104) **33-54-40**
Area 12/District 07

USE VARIANCE to permit a detached sign in the RU-5A zone (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Alta/ACSM Land Title Survey" as prepared by Fortin, Leavy, Skiles, Inc., dated stamped received 12/5/14 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 7400 SW 87 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 3.06 Acres +/-

Department of Regulatory and
Economic Resources
Recommendation: **Denied without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. GALLOWAY MEDICAL PARK ASSOCIATION, LTD (15-3-CZ12-2/14-105) **33-54-40**
Area 12/District 07

USE VARIANCE to permit a detached sign in the RU-5A zone (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Boundary Survey" as prepared by Fortin, Leavy, Skiles, Inc., dated stamped received 12/5/14 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 7500 SW 87 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.6 Acres

Department of Regulatory and
Economic Resources
Recommendation: **Denied without prejudice.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. SAN VICENTE CONCEPTS, LLC (15-3-CZ12-3/14-107) **31-54-41**
Area 12/District 07

(1) NON-USE VARIANCE to permit a proposed single family residence with a lot coverage of 16.45% (15% permitted).

(2) NON-USE VARIANCE requiring a section line rights-of-way to be 80' in width; to vary same to permit 25' of dedication (40' required) for the west half of SW 47 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Erwin Road Residence" as prepared by Jose Luis Gonzalez Perotti, dated stamped received 9/16/14, "Landscape Plan" prepared by John Albert Weller dated stamped received 10/28/14 for a total of 14 sheets. Plans may be modified at public hearing.

LOCATION: The Southwest corner of SW 74 Street & SW 47 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.02 Gross Acre

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. PINEWOOD ACRES DEVELOPMENT, LLC (15-3-CZ12-4/14-118) **04-55-40**
Area 12/District 08

NON-USE VARIANCE to permit 2 residential lots each with a minimum lot frontage of 99.01' (120' required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Waiver of Plat Boundary Survey" as prepared by Engineering & Surveying Consultant, dated stamped received 10/8/14 and consisting of 1 sheet. Plans may be modified at public hearing.

LOCATION: Lying North of SW 93 Street, approximately 140' West of SW 94 Place, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.70 Acre +/-

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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5. ELLIOT L. MILLER, TRUSTEE (15-3-CZ12-5/14-126) **29-54-40**
Area 12/District 07

DISTRICT BOUNDARY CHANGE from BU-1 to BU-1A.

LOCATION: 9745 Sunset Drive, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.72 Acre

Department of Regulatory and Economic Resources Recommendation: **Approval.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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

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

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

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

PH: Z13-094 (15-1-CZ12-1) **March 3, 2015**
Item No. A

Recommendation Summary	
Commission District	7
Applicants	Alexander School, Inc. & J.R. Mcghee
Summary of Requests	The applicants seek to permit an expansion of an existing private school onto additional property, to permit a proposed school building setback less than required from property lines and spaced less required from a neighboring residential building; and to waive the required roadway dedication. In addition, the applicants also seek to permit a portion of a driveway with less width than required, to allow parking within 25' of a right-of-way, to waive the required 5' wide dissimilar land use buffer and to permit a proposed sign with more area than is allowed.
Location	6050 SW 57 Avenue, 5730 SW 60 Street, and 5735 SW 61 Street, Miami-Dade County, Florida.
Property Size	29,873 sq. ft.
Existing Zoning	RU-2 and RU-4
Existing Land Use	School and single-family residences
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6 - 13 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(4)(b) and Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

The application was deferred from the January 6, 2015 hearing of Community Zoning Appeals Board (CZAB) #12 to allow staff the time to correct an inadvertent error in the advertisement.

REQUESTS:

(1) UNUSUAL USE to permit the expansion of an existing day nursery through kindergarten onto adjacent properties to the west and northwest.

(2) NON-USE VARIANCE to permit the proposed school building setback a minimum 14' (25' required) from the side street (south) property line.

(3) NON-USE VARIANCE to permit the proposed school building setback a minimum of 7' from the interior side (west) property line, setback 8' from the interior side (northwest) property line, setback 29'-0' from the interior side (north) property line (50' required for all) and spaced less than 75' from existing residential buildings to the (north) and (west) of the property line.

(4) NON-USE VARIANCE of Zoning and Subdivision regulations requiring SW 57 Avenue to be 100' in width, to vary same to permit 35' of dedication (50' required) for the west half of SW 57 Avenue.

(5) NON-USE VARIANCE to permit a portion of a driveway with a drive-thru width of 10' (14' required).

(6) NON-USE VARIANCE to permit parking spaces within 25' of the official rights-of-way.

(7) 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 the interior sides (north) and (west) property lines.

(8) NON-USE VARIANCE to permit a proposed detached sign with an area of 34.5 sq. ft. (24 sq. ft. maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Alexander Montessori School Red Road Campus" as prepared by Bellon Architecture, dated stamped received 9/10/14 and consisting of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The applicant is seeking the expansion of an existing onto additional property west. The submitted plans show a proposed 1 to 2-story (1 story to the west portion of the building and the remaining portion of the 2 story being 35' in height), 8,454 sq. ft. school building, a 6,677 sq. ft. playground area, a proposed detached sign, and twenty three (23) parking spaces on a 29,873 sq. ft. parcel.

In April 1963, the application was approved pursuant to Resolution #2-ZAB-161-63, to permit an existing principal building of approximately 1,777 sq. ft. and an existing accessory building of approximately 700 sq. ft. to be used as a day nursery with both buildings set back 3' (15' required) from the interior side (north) property line and spaced 10' (20' required) between buildings on a 17,100 sq. ft. parcel. The applicant's letter of intent in 1963 stated that the number of students would be 30 to 45 students.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-4; school RU-2: single-family residences	Low-Medium Density Residential (6 to 13 dua)
North	RU-4; apartment RU-5A: office building	Low-Medium Density Residential (6 to 13 dua)
South	RU-4 & RU-2; utility substation	Low-Medium Density Residential (6 to 13 dua)
East	City of Coral Gables: University of Miami student housing	Institutions, utilities and Communications
West	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of three contiguous parcels located at 6050 SW 57 Avenue, 5730 SW 60 Street, & 5735 SW 61 Street. The surrounding area is characterized by an apartment building and office to the north, a utility substation to the south, the University of Miami student housing within the City of Coral Gables to the east and single-family residences to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to demolish an existing school building in order to develop the property with a new larger school building, new playground area, and parking. However, the increased encroachments of the public assemblage uses into the setback area could have negative visual and noise impacts on the surrounding residential uses. Additionally, the lack of adequate landscaping and the location of the parking areas in close proximity to the right-of-way could have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property *for* ***Residential Communities Low-Medium Density Residential*** use. This land use category is *typically characterized by single-family homes, townhouses and low-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.* Staff notes that the school has been in operation since 1963 on one of the parcels. The Applicant is requesting to expand said school onto additional.

For the reasons further expanded upon in the analysis of the requested variances in the zoning analysis, staff opines that the expansion of the school is **compatible** with the area based on the criteria outlined in CDMP Policy LU4-A, and would be **consistent** with the uses allowed under the CDMP Land Use Element interpretative text for ***Residential Communities*** and the CDMP Land Use Plan map Low-Medium Density Residential designation for the subject property. .

ZONING ANALYSIS:

The current property consists of three contiguous parcels: a school building and an accessory building on an RU-4 zoned parcel to the east and two single-family residences on two RU-2 zoned parcels to the west.

The intent of the applicant is to demolish said single-family residences and school building and re-develop said property with a new school facility and on-site parking. The RU-2, Two Family Residential District zoned parcels (to the west) would be developed with 2,113 sq. ft. of patio area, 4,564 sq. ft. of playground area and with a 1 to 2-story, 8,454 sq. ft. school building (1 story portion of the building to west and the remaining portion of the building being 2 stories and 35' feet in height.) The RU-4 zoned parcel (to the east) would be developed with 12,982 sq. ft. of driveway and parking area.

When request #1, to expand the existing day nursery and kindergarten onto additional property located to the west and northwest, is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of this request would be **compatible** with the surrounding commercial and residential uses located to the north, east and west of the subject property.

Staff notes from the site plan that the 1 to 2-story school building will be 35' high, which staff notes is the maximum building height allowed in the RU-2 zoning district, and that the proposed school building would be compatible to the neighboring 2-story building to the north, south and east. In addition, the site plan submitted, by the applicant indicates a row of trees along the west property line, and staff opines that the 6' high hedge and row of trees will be a buffer from any visual impacts to the single-family residences to the west, which will help make the school compatible to the single-family residences. Further, staff opines that approval of the application will allow the applicant to demolish the current 1,777 sq. ft. school building and develop the property with a larger more modern 8,454 sq. ft school building with a maximum of 120 students that will provide more office and classroom space.

Staff's recommendation is limited to 120 students, as indicated on the site plans and in the Child Care Checklist. Staff notes that the proposed school building will be larger than the current 1,777 sq. ft. building. Further, staff notes that the applicant will provide a driveway and more parking area for parents to enter the property to drop off their children. The existing school facility does not have an adequate driveway and limited parking. Most of the parking for the existing school occurs in the public right-of-way. Staff opines that the approval of the application with 120 students, the abundant landscaping and the improved driveway and onsite parking area will improve traffic flow in the area and alleviate the over flow of parking in the right-of-way, and staff opines that approval of the application will not create a negative impact in the area.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has no objections to the application and in their memorandum recommends approval of the application with conditions. Furthermore, staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of (RER), and the Miami-Dade Fire Rescue Department (MDFRD), the approval of the applied for unusual use would not cause undue or excessive burden on public facilities or services when considering the necessity for and reasonableness of such applied for unusual use in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When requests #2 through #8 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of these requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same for the reasons further stated below.

In request #2, the applicant seeks to permit the proposed school building setback a minimum 14' (25' required) from the side street (south) property line. Staff notes from the site plan that indicates a row of oak and mahogany trees (10' high at the time of planting) along the side street (south) property line, which will grow to a maximum height of 15' to 20' with a spread of 20' to 60' for the mahogany trees and a spread of 60 to 130' for the oak trees. In addition the site plan also indicates sabal palms which will grow to a maximum height of 20' to 40' and

queen palms that will grow to a maximum height of 15' to 20'. Staff opines that the abundant landscaping along the south property line will mitigate the any negative visual impact to the 11' encroachment into the south side (property) setback area from the proposed school building to the 2-story utility building to the side street (south) setback area that the proposed school building will have on the 2-story utility building to the south.

The applicant also seeks to permit the proposed school building setback a minimum of 7' from the interior side (west) property line, setback 8' from the interior side (northwest) property line, setback 29'-0' from the interior side (north) property line (50' required for all) and spaced less than 75' from existing residential buildings to the (north) and (west) of the property line. Staff notes from the site plan that the proposed school building goes from 1 to 2 stories along the interior side (west) property line. Further, the site plan indicates mahogany and oak trees along the west and northwest property lines, and mahogany, oak, and sabal palms along the north property line (request #3). Staff opines that the decrease of the building to 1-story and the abundance of trees along the north, west, and northwest will mitigate the encroachments into said setbacks from the proposed school building on the neighboring 2-story apartment building to the north and the two neighboring residences to the west.

The second portion of request #3 pertains to the proposed school building to be spaced less than 75' from existing residential building to the (north) and (west) of the property subject property. Staff notes the plans submitted by the applicant and the County's Geographic Information System (GIS) indicate that the proposed school building (a place of public assembly) would be spaced approximately 50'± from the neighboring apartment building to north, approximately 80'± from the neighboring utility sub-station to the south and approximately 40'± from the neighboring single-family residences to the west. Furthermore, staff notes that the site plan indicates an abundance of trees along the north, south and west property lines. Therefore, staff opines that the spacing of the school building from the neighboring residences and the trees along the north and west property lines will mitigate any negative visual impacts from the approximately 50'± spacing from the neighboring apartment building to north and 40'± spacing from the neighboring to the north and west.

The applicants seek to permit 35' of dedication (50' required) for the west half of SW 57th Avenue (request #4), to permit a portion of a driveway with a drive-thru width of 10' (14' required) (request #5) and to permit parking spaces within 25' of the official rights-of-way (request #6). Staff notes that the site plan shows a continuous 6' high hedge, sabal palms and gumbo limbo will grow to 15' to 20' in height along the property line abutting the east side of the school. Staff opines that this landscaping will buffer any negative impacts along SW 57 Avenue. Further, staff opines that based on memoranda from the Platting and Traffic Review Section of RER that approval of the proposed 15' reduction of the required 50' dedication of the west half of SW 57th Avenue, a section line roadway (request #4), and the request to permit a portion of a driveway with a drive-thru width of 10' (14' required) (request #5) would not have a negative impact on the adjacent parcels in the area with regard to traffic. Furthermore, Staff also opines that the request to permit parking within 25' of an official right-of-way (request #6) would not generate any visual impacts and would be buffered by the proposed abundant landscaping located along the property line to the south along SW 61 Street and southeast along SW 57 Avenue. In addition, staff opines that approval of the parking areas within the subject property indicated in the plans, would create better traffic flow and parking within the subject site and eliminate the existing parking within the right-of-way along SW 57 Avenue and SW 61 Street.

The applicants also seek to waive the required 5' wide dissimilar land use buffer as to a 5' high wall along (north) and (west) property lines in lieu of the required 6' high wall (request #7). Staff opines that the 5' high wall would not be an adequate visual buffer. However, as mentioned earlier, the proposed school building would be spaced approximately 50'± from the neighboring property to north and approximately 40'± from the neighboring property to the west. In addition, as previously mentioned, the site plan indicates a row of trees along the north and west property lines. Therefore, staff opines that the spacing of the school building from the neighboring properties, along with the abundance of trees will help to mitigate any negative visual impacts from the subject property to the neighboring apartment building to the north and the two single-family residences to the west, and staff opines that the addition of the trees will not impact the neighboring residences to the west.

In regards to the request to permit a proposed detached sign with an area of 34.5 sq. ft. (24 sq. ft. maximum permitted) (request #8), staff opines that approval of the proposed sign would allow parents to more easily locate the school in the area. Staff notes from the site plan that the proposed sign would be located in the southeast corner of the subject property. Staff further notes that the proposed sign would face SW 57 Avenue, a section line roadway to the east, Corniche Avenue, a half section line roadway to the southeast and SW 61 Street, a half section line roadway to the south. Furthermore, staff notes that the proposed sign would be located approximately 130' from the proposed sign to the neighboring apartments to the east, 157' from the proposed sign to the neighboring campus apartments to the southeast, and 129' from the proposed sign to the neighboring utility sub-station to the south. Based on the distances of the proposed sign from the neighboring properties in the area, staff opines, that the proposed sign would not create a negative visual impact on the neighboring properties to the east, south and southeast. **Therefore, staff recommends approval with conditions of requests #2 through #8 under Section 33-311(A)(4)(b), Non-Use Variance Standards**.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property has an ingress/egress drive along SW 57 Avenue and ingress drives along SW 60 Street and SW 61 Street. The plans also indicate 23 parking stalls on the subject property.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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 "Alexander Montessori School Red Road Campus" as prepared by Bellon Architecture, dated stamped received 9/10/14 and consisting of 8 sheets.

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

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

5. That the use be restricted to a maximum of 120 students as indicated on the site plan.

6. That the grade levels of the private school/daycare shall be from infant to Kindergarten.

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

8. That the applicant comply with all applicable conditions and requirements of the Department of Regulatory Division of Environmental Resources Management (DERM).

9. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

10. That on completion of the development all parking within the right-of-way be removed.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Alexander School, Inc, Et Al
Z14-094

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*
Public Works and Waste Management	No objection
**Subject to conditions in their memorandum.*	

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

Low –Medium Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*
Residential Communities (Pg. I-26)	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including **schools,** parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses and their relationships.*
Policy LU-4A (Page I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses	*Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*
Section 33-311(A)(4)(b) Non-Use Variances From	*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*

ZONING RECOMMENDATION ADDENDUM

Alexander School, Inc, Et Al
Z14-094

Other Than Airport Regulations.	*protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*
Buildings for public assemblage—In districts other than business or industrial. Sec. 33-17.	*All building or other structures or any part thereof, intended for public assemblage, wherein provisions are made for fifty (50) or more persons to assemble in one (1) room or such structure as an auditorium, church, club, hospital, sanitarium, school, theater, night club, amusement park structure and similar structures, excluding hotels, motels and apartments shall be located or placed only in business or industrial districts, as herein provided, and shall comply with the following:* *(1) No building for public assemblage shall be located closer than twenty-five (25) feet to any property line which abuts on a public highway or alley, or closer than fifty (50) feet of any property line abutting a lot under different ownership than that on which the structure is to be placed, or closer than seventy-five (75) feet to an existing residential building.* *(3) In EU-1 and EU-2 Districts, where the setback from the front building line is greater than the minimum specified by this section, buildings for public assemblage shall set back at least the minimum distance required, namely, fifty (50) feet from the front property line.* *(4) No building for public assemblage in EU-M, EU-1 and EU-2 Districts shall be closer than seventy-five (75) feet to any property line abutting a lot under ownership other than that on which the structure is to be placed.* *(7) Ample parking facilities for buildings for public assemblage shall be provided off the highway right-of-way. Parking facilities for a church, school, or other buildings used for noncommercial purposes in a residential district may be permitted in the same district with said church, school or other buildings used for noncommercial purposes, provided no parking lot or special parking area is closer than twenty-five (25) feet to any property under different ownership which is zoned RU or EU unless the parking area is separated from such lot by a wall or hedge approved by the Director.*

A. ALEXANDER SCHOOL, INC, ET AL
(Applicant)

15-1-CZ12-1 (13-094)
Area 12/District 07
Hearing Date: 03/03/15

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1963	J. Lewis Rice, Est.	- Variance 2 existing buildings to be used for day nursery setback 3' (15' required) and spacing 10' (20' required) P.U.P..	ZAB	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: ALEXANDER SCHOOL, INC, AND J.R. MCGHEE

REPRESENTATIVE: JERRY PROCTOR

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-1-CZ12-1 (13-094)	January 6, 2015	CZAB12		15

REC: Approval with conditions

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

■ DEFER: ☐ INDEFINITELY ■ TO: March 3, 2015 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

☐ OTHER: Deferred to March 3, 2015 for re-advertisement at County's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy **BRODEUR**	X		
COUNCILMAN		Javier **GONZALEZ-ABREU**	X		
COUNCILMAN		Matthew **LARSH**	X		
VICE CHAIRMAN		Alberto **SANTANA**			X
COUNCILMAN	S	Jose I. **VALDES** (C.A.)	X		
COUNCIL WOMAN		Angela M. **VAZQUEZ**	X		
CHAIRMAN		Elliot N. **ZACK**	X		
		VOTE:	6	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Abbie Schwartz

11

Memorandum

MIAMI-DADE COUNTY

Date: December 23, 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 #Z2013000094-3rd Revision
Alexander School, Inc. And J.R. McGhee
6050 SW 57th Avenue, 5730 SW 60th Street, and 5735 SW 61st Street, Miami-Dade
Unsual Use to permit the expansion of the existing school.
Modification of Condition #2 of previous Resolution passed and adopted by Community Zoning Appeals Board.
(RU-2) (0.00 Acres)
25-54-40

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.

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 would not object to the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development.

2. The owner of the property has submitted properly executed covenants running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4)(a) and 24-43.1(6)(g) of the Code.

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.

Wetlands
The subject properties do not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands 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 properties may contain specimen-sized trees (trunk diameter 18 inches or greater), which may be impacted by the proposed project. However, please be advised that a site inspection performed by staff on April 17, 2014, revealed that the sites only contain one specimen-sized mahogany tree (along the southwestern part of the site with folio 30-4025-000-0060).

Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The plans submitted with this zoning application depict the specimen sized mahogany tree "to remain"; however, non specimen trees will be removed.

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.

Be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 6 feet from specimen and non specimen trees, also as per Section 24-49.5 (1a) of the Code during construction protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees, which would constitute a violation of Section 24-49 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.

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

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

MIAMI-DADE COUNTY

Date: December 9, 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: Z2013000094
Name: Alexander School, Inc., ETAL
Location: 6050 SW 57 Avenue
Section 25 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 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 project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Public Works and Waste Management Department Traffic Engineering Division Comments:

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.

Site Plan Comments:

1. The proposed sidewalk should be maintained leveled across the driveways and should not have detectable warning surfaces place on the driveway intersection approach.
2. The pedestrian safe sight distance triangle should be shown at the right-of-way line projecting into the private property.
3. The driveway onto SW 61 Street should operate as a one-way southbound egress at all times and should be signed and marked accordingly.
4. The head of the passenger loading lane should be tapered into the by-pass so that only one lane proceeds to the exit driveway.

Project Conditions:

1. The site plan comments must be addressed in the Paving and Drainage Plans during the building permit review process.
2. The school must operate as per the submitted school Traffic Operation Plan (TOP) dated 10/15/14.

Standard Conditions:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.

2. 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.

3. Plans submitted for Permit shall conform to MUTCD, MDPWD 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.

4. 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.

Please contact Ricardo Gavilan of TED at 305-375-2030, if you have any questions concerning this recommendation.

Memorandum

MIAMI-DADE COUNTY

Date: December 23, 2014

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

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

Subject: Alexander School Inc., and J.R. McGhee (#13_094)

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, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***Alexander School Inc., and J.R. McGhee*** are requesting an Unusual Use and a modification of Resolution No. 2-ZAB-161-63 to modernize facilities and expand the campus for a Montessori school for preschool aged children.

Size: The subject property is 0.8 acre.

Location: The subject property is located at 6050 SW 57th Avenue (Red Road), 5730 SW 60th Street and 5735 SW 61st 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 18, 2014, 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 school on the property meets the County Code definition of a commercial

establishment. 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
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
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, Kindergarten, Private Schools

School Name Alexander Montessori School

School Address 6050 Red Road; 5730 SW 60 Street, and 5735 SW 61 Street, Miami, FL 33143
Folio # 30-4025-000-0660; 30-4025-035-1130; and 30-4025-035-1030

1. Is this an expansion to an existing school? X Yes ☐ No If yes, indicate the number of students **unspecified** and age and grade range originally approved: **day care thru K.**

2. Total size of site: irregular x 34,751 sf) 43,560 sq. ft. = 0.80 acres

3. Number of children / students requested 120 Ages 3 months to 6 year

4. Number of teachers: 12, number of administrative & clerical personnel 9

5. Number of classrooms: 4. Total square footage of classroom area: 4,204

6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets) **9,879**

7. Amount of exterior recreation / play area in square footage: **Private patios 2,113 sf + Playground of 4,564 sf; TOTAL = 6677 sf**

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: **One medium-size transportation van**

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: **23** parking spaces provided **22** parking spaces required by Section 33-124(L)

10. Indicate the number of auto stacking spaces: **15** provided **5** required

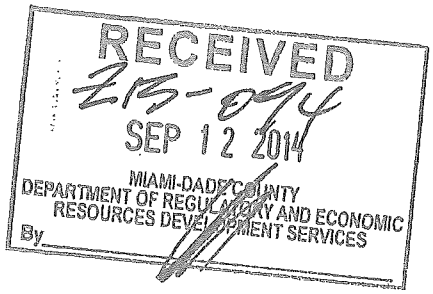
11. Proposed height for the structure(s): **35 feet** See Section 33-151.18(g)

12. Size of your identification sign: **3'** x **7'** = **21** sq. ft. See Section 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 through Friday, from 7:30 am to 6:00 pm**

14. Does the subject facility share the site with other facilities? ☐ Yes ☐ X 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 Section 33-151.16)

MIAMI 4286539.1 73875/42035



Rev. 9/2003

15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? ____ Yes X No (If yes, describe the residential uses and indicate same on the plans.)

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

The following information will 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 120 (number of children) = 4,200 sq. ft. of classroom area required

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

c. Junior High and Senior High School (Grades 7 – 12)
25 sq. ft. x ____ (number of children) = _____ sq. ft. of classroom area required

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 4,200
TOTAL SQUARE FOOTAGE OF CLASSROON AREA PROVIDED: 4,204

OUTDOOR RECREATION SPACE:

a. Day nursery / kindergarten, preschool and after school care
- 45 sq. ft. x 60 (½ of children) = 2,700 sf

b. Grades 1-6 - 500 sq. ft. _____ (first 30 children) = _____
- 300 sq. ft. x _____ (remaining children) = _____

c. Grades 7-12 - 800 sq. ft. x _____ (first 30 children) = _____
- 300 sq. ft. x _____ (next 300 children) = _____
- 150 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 2,700
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 6,677

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

a. 28 trees are required per net acre. Trees required: 22.4 Trees provided: 52

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Z13-09
SEP 12 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

b. Ten shrubs are required for each tree required. Shrubs required: 224 Shrubs provided 297

c. Grass area for organized sports/play area in square feet: 3,940

d. Lawn area in square feet (exclusive of organized sports/play area): 7,423

School Address: **6050 Red Road, Miami, FL 33143**

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

Signed, sealed, executed and acknowledged on this 18 day of October, 2013 at Miami-Dade County, Florida.

WITNESSES:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 18 day of October 2013, before me personally appeared Dr. Joyce Meghee, 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 and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Dec. 2015

CATHY B. RAPPORT
Notary Public - State of Florida
My Comm. Expires Dec 11, 2015
Commission # EE 122944
Bonded Through National Notary Assn.

607577

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Z13-094
SEP 12 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

Z13-094
DEPT.
BY:

Memorandum

MIAMI-DADE COUNTY

Date: December 29, 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: Z2013000094: ALEXANDER SCHOOL, INC, AND J.R. MCGHEE
Revised plans submitted dated stamped received 9/10/2014

Application Name: ALEXANDER SCHOOL, INC, AND J.R. MCGHEE

Project Location: The site is located at 6050 SW 57 AVE, 5730 60 ST & 5735 SW 61 ST, Miami-Dade County, FLORIDA

Proposed Development: The request is for approval of a unusual use and modification of a previous resolution for expansion of a school.

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

REVISION 1

Memorandum

Date: 15-SEP-14

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

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

Subject: Z2013000094

Fire Prevention Unit:

No objection to the site plan with a September 10, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2013000094
located at 6050 SW 57 AVE, 5730 SW 60 ST, & 5735 sw 61 St. MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1678 is proposed as the following:

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

Based on this development information, estimated service impact is: 17,400 alarms-annually.
The estimated average travel time is: 5:24 minutes

Existing services

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

Station 14 - South Miami - 80 SW 70 Steet
Rescue, ALS Engine, Battalion 8

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Service impact calculated based on site plan date stamped received September 10, 2014.

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

DATE: 10-APR-14

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ALEXANDER SCHOOL, INC, ETAL	6050 SW 57 AVE, 5730 60 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2013000094

HEARING NUMBER

HISTORY:

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

Alexander School, Inc. Etal

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: Alexander School, Inc.

NAME AND ADDRESS	Percentage of Stock
SEE EXHIBIT "A"	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

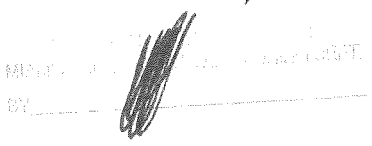
If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

ZB-094



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.

_____	_____
_____	_____ 213-094
_____	_____
_____	_____
_____	_____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 26 day of April, 2013. Affiant is personally know to me or has produced _____ as identification.

Maria C Franco
(Notary Public)

My commission expires: June 11, 2016

MARIA C FRANCO
Notary Public - State of Florida
My Comm. Expires Jun 11, 2016
Commission # EE 166879
Bonded Through National Notary Assn.
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

Exhibit "A"

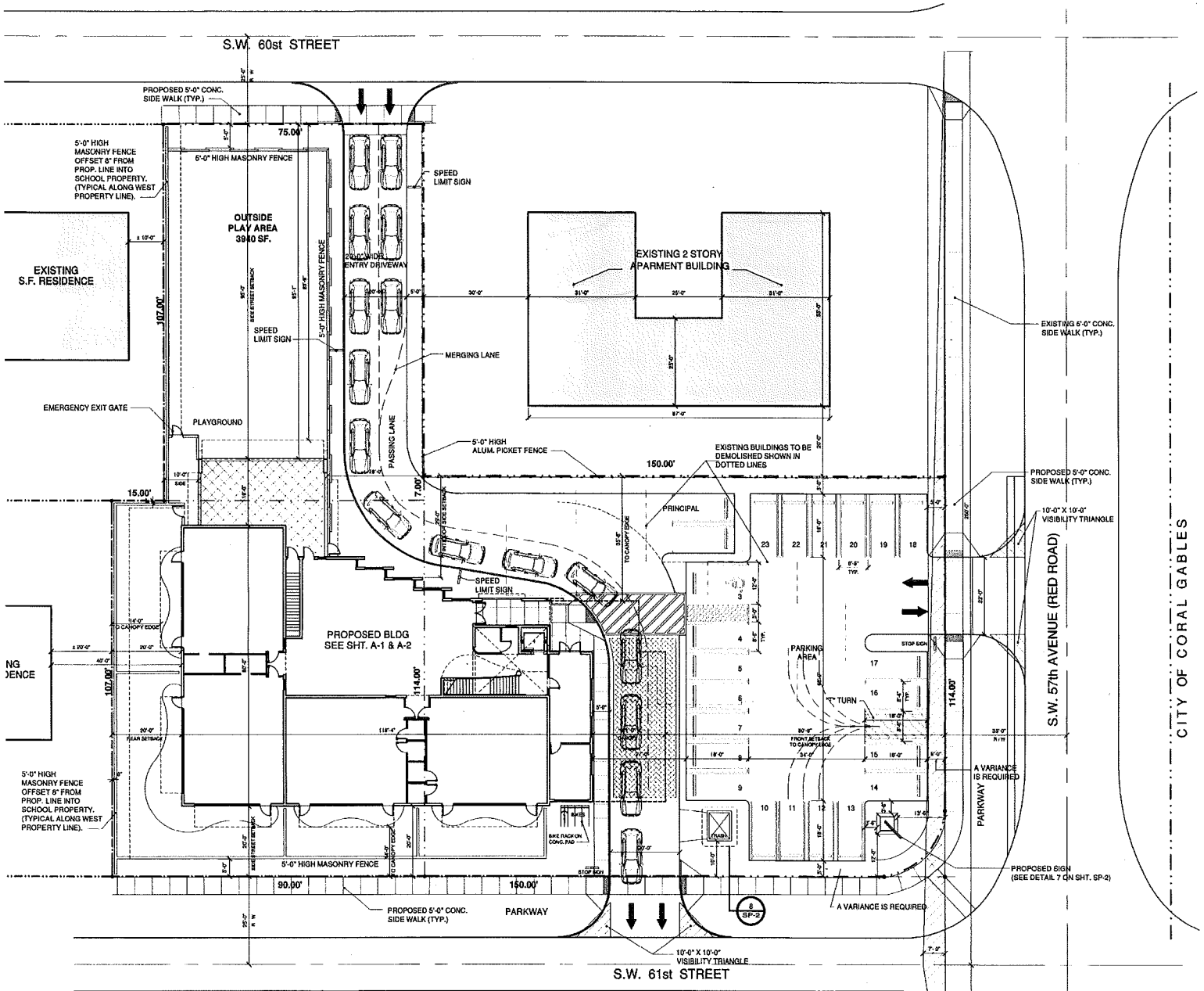
Corporation: **Alexander School, Inc.**

Name and Address	Percentage of Stock
1. Beverley A. McGhee 7750 SW 144 Street Palmetto Bay, FL 33158	0.98%
2. The McGhee Family Trust (Beverley McGhee, Trustee)	33.32%
3. James R. McGhee II 8621 SW 142 Street Palmetto Bay, FL 33158	29.54%
4. Dr. Joyce McGhee 8621 SW 142 Street Palmetto Bay, FL 33158	1.86%
5. Andrew McGhee 8621 SW 142 Street Palmetto Bay, FL 33158	1.00%
6. Betty McGhee 8621 SW 142 Street Palmetto Bay, FL 33158	1.00%
7. Alexander McGhee 313 Wood Road Taylors, SC 29687	32.30%

Z13-094

BY

27



L NOTES:

L ZONE COMPOSED OF SIGNS (FLUORESCENT YELLOW-GREEN L MUST BE USED WHERE APPLICABLE), PAVEMENT MARKINGS, SHING BEACONS, IS REQUIRED TO BE INSTALLED ALONG THE S FRONTAGE ROADS.

HT DISTANCE CLEARENCE IS REQUIRED AT ALL DRIVEWAYS; ORE, ALL TREE PLACEMENTS IN SIGHT TRIANGLES SHALL MEET ED FDOT INDEX 546. NO TREE FOLIAGE OR BRANCHES SHALL D BELOW 7 FEET WHITIN THE PUBLIC RIGHT-OF-WAY. NO TREES EMAIN OR BE PLANTED IN ANY CLEAR ZONES.

PPED ACCESS RAMP AS PER MDPWD.

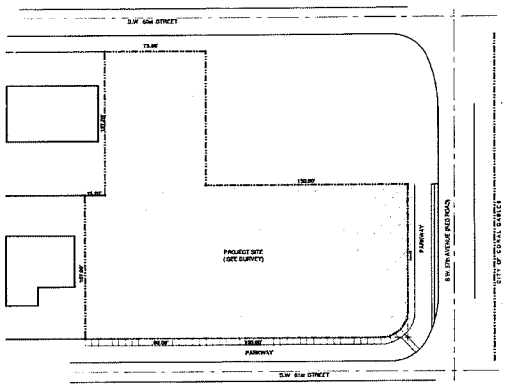
* VISIBILITY TRIANGLES NOTE:
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

RECEIVED
Z13-094
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
Z13-094
SEP 10 2014

1 SITE PLAN
SCALE: 1/16" = 1'-0"

ENLARGED SITE PLAN



LOCATION PLAN

LEGAL DESCRIPTION:

EXHIBIT "A"

LOTS 123, 124, 125, 126 AND 127, UNIVERSITY PARK SECTION TWO. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 7 FEET OF LOT 114, THE EAST 15 FEET OF LOT 103, AND ALL OF LOTS 102 AND 113, UNIVERSITY MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DISTRICT RU-4

ZONING TABULATION

- LOT AREA (NET)	34,751 SQ. FT. (0.80 AC.)	
- LOT COVERAGE		
MAX. ALLOWED	PROPOSED (PROVIDED)	
13,900 S.F. (40 % OF NET AREA)	8,454 SQ. FT. (0.24 %) FOOTPRINT 10,714 SQ. FT. (0.30 %) INCL. CANOPIES	
- PRIVATE PATIO / OUTSIDE PLAY AREA	6,677 SQ.FT. (19.2%)	
- PARKING LOT AND DRIVEWAY	12,962 SQ.FT. (37.4%)	
- LAWN AREA	6,394 SQ.FT. (18.4%)	
- TOTAL	34,751 SQ.FT. (100%)	
- FAR (TOTAL CONSTRUCTION AREA)	20,650 SQ. FT. (0.60)	
- PROPOSED BUILDING HEIGHT	35'-0" (2 STORY)	

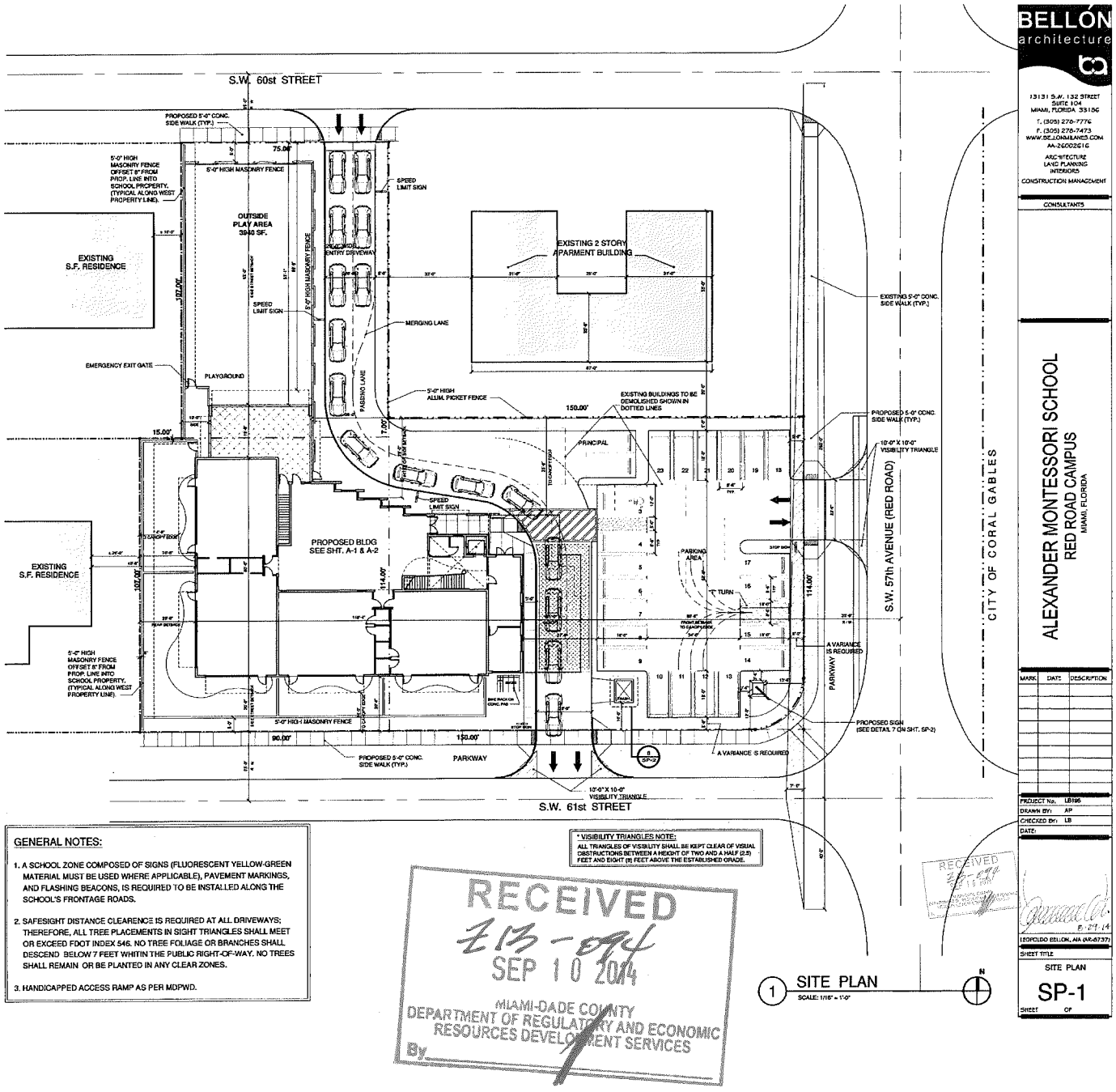
SETBACKS

	REQUIRED	PROVIDED
- FRONT (PROPOSED)	25'-0"	80'-8" (TO CANOPY)
- REAR (BUILDING)	50'-0"	20'-0" *
- SIDE STREET (60 STREET)	25'-0"	95'-0"
- SIDE STREET (61 STREET)	25'-0"	20'-0" *
- INTERIOR SIDE (NORTH)	25'-0"	29'-0"
- PROPOSED BUILDING HEIGHT	35'-0"	35'-0" (2 STORY)
- SETBACK FROM EXISTING RESIDENTIAL BUILDING WEST SIDE	75'-0"	40'-0" *

* VARIANCE REQUIRED

PARKING

REQUIRED PARKING:		
TEACHERS	= 12	SPACES
STAFF	= 9	SPACES
TRANSP. VEHICLE	= 1	SPACE
TOTAL REQUIRED	= 22	SPACES
PROVIDED PARKING:		
HANDICAPPED PARKING	= 1	SPACE
REGULAR PARKING	= 22	SPACES
TOTAL PARKING	= 23	SPACES
SURPLUS PARKING	= 1	SPACES



GENERAL NOTES:

1. A SCHOOL ZONE COMPOSED OF SIGNS (FLUORESCENT YELLOW-GREEN MATERIAL MUST BE USED WHERE APPLICABLE), PAVEMENT MARKINGS, AND FLASHING BEACONS, IS REQUIRED TO BE INSTALLED ALONG THE SCHOOL'S FRONTAGE ROADS.
2. SAFESIGHT DISTANCE CLEARENCE IS REQUIRED AT ALL DRIVEWAYS; THEREFORE, ALL TREE PLACEMENTS IN SIGHT TRIANGLES SHALL MEET OR EXCEED FOOT INDEX 546. NO TREE FOLIAGE OR BRANCHES SHALL DESCEND BELOW 7 FEET WHITIN THE PUBLIC RIGHT-OF-WAY. NO TREES SHALL REMAIN OR BE PLANTED IN ANY CLEAR ZONES.
3. HANDICAPPED ACCESS RAMP AS PER MDPWD.

* VISIBILITY TRIANGLES NOTE:
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

RECEIVED
Z13-054
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

1 SITE PLAN
SCALE: 1/16" = 1'-0"

BELLÓN architecture
13131 S.W. 132 STREET
SUITE 104
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONARCH.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB196
DRAWN BY: AP
CHECKED BY: LB
DATE:

RECEIVED
Z13-054
SEP 10 2014

P. 29.14

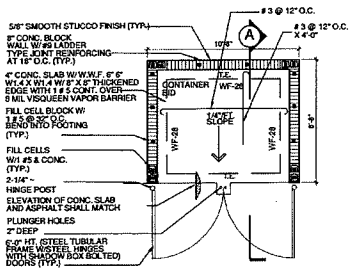
LEOPOLDO BELLON, AIA (AR-0737)

SHEET TITLE
SITE PLAN

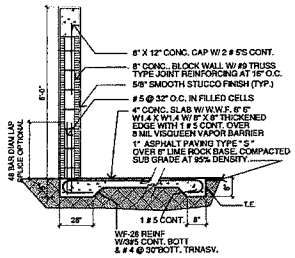
SP-1

SHEET OF

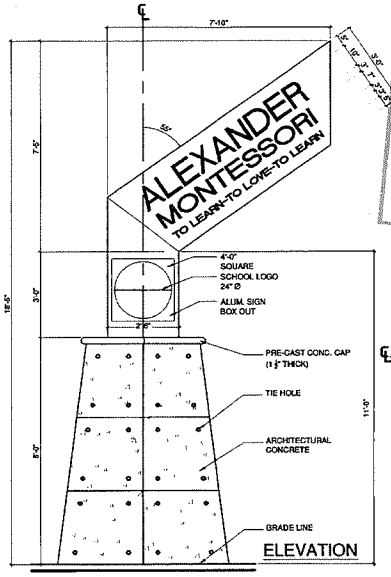
RECEIVED
ZB-094
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



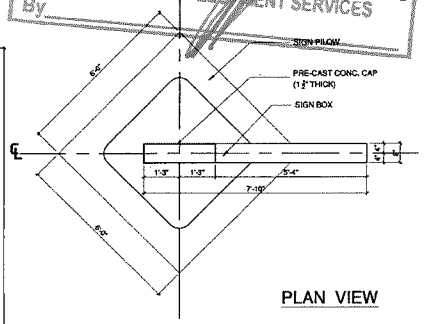
FLOOR PLAN



SECTION



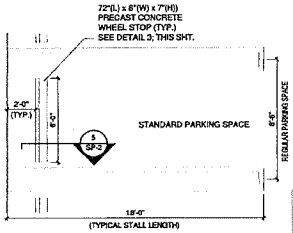
ELEVATION



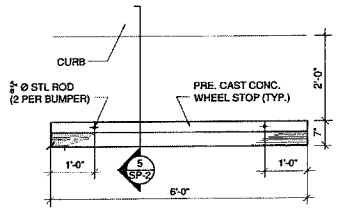
PLAN VIEW

7 SIGN DETAIL
SCALE: 1/2"=1'-0"

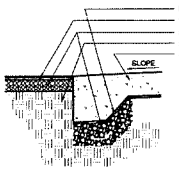
8 DUMPSTER DETAIL
SCALE: 1/4"=1'-0"



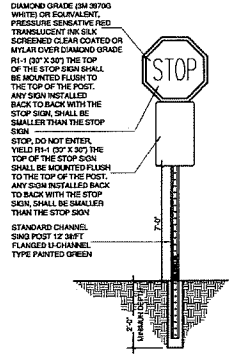
2 TYPICAL PARKING DETAIL
SCALE: 1/4" = 1'-0"



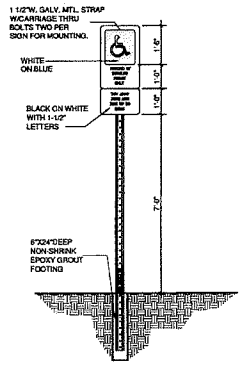
WHEEL STOP PLAN
NTS



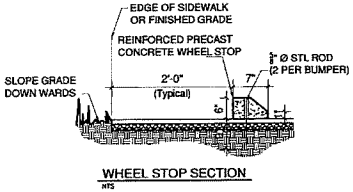
DETAIL
NTS



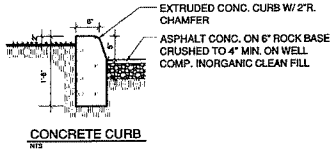
6 TYPICAL STOP SIGN
NTS



3 HANDICAP PARKING SIGN
N.T.S.

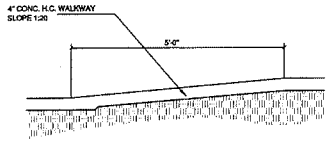


WHEEL STOP SECTION
NTS

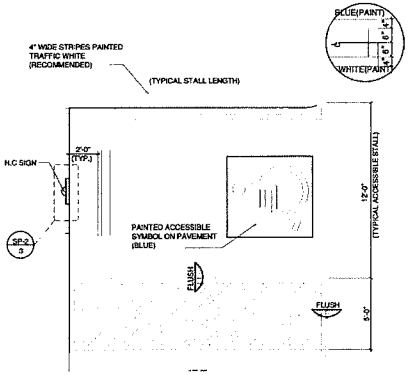


CONCRETE CURB
NTS

5 WHEEL STOP DETAILS
NTS



4 HANDICAPPED SIDEWALK RAMP DETAIL
NTS



1 TYPICAL H.C. ACCESSIBLE PARKING DETAIL
SCALE: 1/4" = 1'-0"

BELLÓN architecture
13131 S.W. 132 STREET
SUITE 104
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMIAMI.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB165
DRAWN BY: AP
CHECKED BY: LB
DATE:

E-29-14

LEOPOLDO BELLON, AIA (AR-0737)

SHEET TITLE
SITE PLAN DETAILS

SP-2

SHEET OF

Child Care Check List For
Day Nursery, Day Care, Kindergarten, Private Schools

School Name Alexander Montessori School

School Address 6050 Red Road; 5730 SW 60 St. and 5735 SW 61 St.Miami, Fl. 33143
Tax Folio # 30 4025-000-0660;30-4025-035-1130 and 30-4025-035-1030

1. Is this an expansion to an existing school? X Yes ☐ No If yes, indicate the number of students un-specified and age and grade range originally approved: day care thru K.
2. Total size of site: irregular x 34,751 sf) 43,560 sq.ft. = 0.80 acres
3. Number of children / students requested 120 Ages 2 thru 6
4. Number of teachers: 12, number of administrative & clerical personnel 9
5. Number of classrooms: 4. Total square footage of classroom area: 4,204
6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets) 9,879
7. Amount of exterior recreation / play area in square footage: Priv. patios 2,113 sf + Playground of 4,564 sf TOTAL= 6677 sf
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: one medium size transp. van
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 24 parking spaces provided 22 parking spaces required by Section 33-124(L)
10. Indicate the number of auto stacking spaces: 15 provided 5 required
11. Proposed height for the structure(s): 35 feet See Section 33-151.18(g)
12. Size of your identification sign: 3' x 7' = 21 sq. ft. See Section 33-151.18(c) Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation Mon. thru Fri. from 7:30 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 Section 33-151.16)
15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? ___ Yes X No (If yes, describe the residential uses and indicate same on the plans.)

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

The following information will 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 120 (number of children) = 4,200 sq. ft. of classroom area required

b. Elementary Grades 1-6

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

c. Junior High and Senior High School (Grades 7 – 12)

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

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 4,200
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,204

OUTDOOR RECREATION SPACE:

a. Day nursery / kindergarten, preschool and after school care
- 45 sq. ft. x 60 (⅓ of children) = 2,700 sf

b. Grades 1-6 - 500 sq. ft. ___ (first 30 children) = ___
- 300 sq. ft. x ___ (remaining children) = ___

c. Grades 7-12 - 800 sq. ft. x ___ (first 30 children) = ___
- 300 sq. ft. x ___ (next 300 children) = ___
- 150 sq. ft. x ___ (remaining children) = ___

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED 2,700
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 6,677

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

a. 26 trees are required per net acre. Trees required: 22.4 Trees provided:52

b. Ten shrubs are required for each tree required. Shrubs required: 224 Shrubs provided 297

c. Grass area for organized sports/play area in square feet: 3,940

d. Lawn area in square feet (exclusive of organized sports/play area): 7,423

School Address: 6050 Red Road, Miami Fl 33143

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Z13-014
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

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Z13-014
SEP 18 2014

37

BELLON architecture
13131 S.W. 132 STREET
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MIAMI, FLORIDA 33186
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WWW.BELLONMIAMI.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB195
DRAWN BY: AP
CHECKED BY: LB
DATE:

8-29-14
LEOPOLDO BELLON, AIA (AR-0737)

SHEET TITLE
SITE PLAN DETAILS
SP-3
SHEET OF

LANDSCAPE LEGEND CHAPTER 18A - ORDINANCE 98-13

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: RU-4 Net Lot Area: 0.80 acres 34,751 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 34,751 square feet x 40 % = 13,900 square feet	13,900 SQ. FT.	24,007 S.F.
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 22 x 10 square feet per parking space =	220	220
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	14,120 SQ. FT.	(70%) 24,257 S.F.
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	14,120 SQ. FT.	
B. Maximum lawn area (St. Augustine sod) permitted = 40 % x 24,257 square feet =	5,648 SQ. FT.	9,703 SQ. FT.
TREES		
A. The number of trees required per net lot acre	28	
less the existing number of trees that meet minimum requirements (minus)		
= 28 trees x .80 net lot acreage =	23	
B. 30% palm trees allowed (two palms = one tree) Palms provided = 22 / 2	11	11
C. Percentage of native trees required = the number of trees provided x 30% =	7	22
D. Street trees (max. average spacing of 35' o.c.): 452'-6" linear feet along street, 35 =	13	13
Palms as street trees (max. average spacing 25' o.c.): ______ linear feet along street, 25 =		
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ______ linear feet along street, 25 =		
F. Total number of trees provided =	36	46
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	360	460
B. The number of shrubs required x 30% = the number of native shrubs required	108	108

IRRIGATION PLAN: Required by Chapter 33. Auto Irrigation ______ or hose bib ______ provided.

LANDSCAPE LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
A (12)		Bursera Simaruba GUMBO LIMBO	Height = 15' To 20' Spread = 20' To 30' — Medium Tree
B (15)		Quercus virginiana LIVE OAK	Height = 15' To 20' Spread = 60' To 120' — Large Tree
C (9)		Swietenia mahagoni MAHOGANY	Height = 15' To 20' Spread = 20' To 40' — Large Tree
P1 (5/2 = 2.5)		Roystonea Regia ROYAL PALM	Height = 20' To 40' Spread = 20' To 30' — Large Palm
P2 (6/2 = 3)		Sabal Palmetto CABBAGE PALM	Height = 20' To 40' Spread = 10' — Medium Palm
P3 (6/2 = 3)		[illegible] QUEEN PALM	Height = 15' To 20' Spread = 5' — Small Palm
P4 (5/2 = 2.5)		Chrysalidocarpus lutescens ARECA LUTESCENS	Height = 15' To 20' Spread = 5' — Small Palm
46		TOTAL TREES	
230		PODOCARPUS	Height = 6' CONTINUOUS HEDGE
230		Ilex Glabra GALLBERRY, INKBERRY	Height = 6' To 7' Spread = 3' To 5' — Medium Shrub
460		TOTAL SHRUBS	
6,384 SF	LAWN	Stenotaphrum secundatum ST. AUGUSTINE GRASS	Solid Even Sod

PLANTING NOTES

1.ALL PLANT MATERIAL IS TO BE FLORIDA No.1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS.
2.-SOD IS TO BE GRADE "A" WEED FREE.
3.-ALL AREAS MARKED "LAWN" SHALL BE SOLID SODDED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD. SEE LIMIT ON PLANS. ALL AREAS MARKED "BAHIA GRASS" SHALL BE SOLID SODDED WITH PASPALUM NOTATUM. ALL SOD IS TO BE LAID LEVEL, TIGHT, AND CUT EVEN ALONG PLANTING BEDS.
4.-ALL PLANTS ARE TO BE TOP DRESSED WITH A MINIMUM 3"LAYER OF MELALUCA MULCH, EUCALYPTUS MULCH OR EQUAL.
5.-PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
6.-NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER. ADDITIONS AND/OR DELETIONS TO THE PLANT MATERIAL MUST BE APPROVED BY THE PROJECT ENGINEER.
7.-LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN SQUARE FOOTAGE TAKEOFFS AND FIELD VERIFICATIONS FOR 100% SOD COVERAGE FOR ALL AREAS SPECIFIED.
8.-ALL LANDSCAPE AREAS ARE TO BE PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM WHICH PROVIDE 100% COVERAGE, AND 50% OVERLAP.
9.-ALL TREES IN LAWN AREAS TO RECEIVE A 24" DIAMETER MULCHED SAUCER AT THE BASE OF THE TRUNK.
10.-ALL LAWN LOCATED IN PARKING ISLANDS IS TO BE SET FLUSH WITH TOP OF CURB. PROVIDE ADEQUATE SOIL WITHIN 3" OF TOP OF CURB.
11.-TREES ARE TO BE PLANTED WITHIN PARKING ISLANDS AFTER SOIL IS BROUGHT UP TO GRADE. DEEPLY SET ROOT BALLS ARE NOT ACCEPTABLE.
12.-PLANTING SOIL FOR TOPSOIL AND BACKFILL SHALL BE 50/50 MIX, NEMATODE FREE BY MORR'S MAGIC SOIL, HIALEAH, FLORIDA.PLANTING SOIL FOR ANNUAL BEDS TO BE COMPRISED OF 50% CANADIAN PEAT MOSES, 25% SALT FREE COARSE SAND AND 25% AEROLITE.
13.-TREE AND SHRUB PITS WILL BE SUPPLEMENTED WITH "AGRIFORM PELLS", 21 GRAM SIZE WITH A 20-10-5 ANALYSIS, OR SUSBTITUTE APPLICATION.

LANDSCAPE NOTES

1.IRRIGATION SYSTEM. PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS WITHIN PROPERTY LINE. IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW DIFFERENTIAL OPERATION SCHEDULES FOR HIGH AND LOW WATER REQUIREMENT AREAS. PLUMBING CODE, 2010 EDITION.(APPENDIX F)

2.TREE SIZE. ALL TREES, EXCEPT STREET TREES, SHALL BE A MINIMUM OF TEN (10)FEET HIGH AND HAVE A MINIMUM DIAMETER AT BREAST HEIGHT(DBH) OF TWO (2) INCHES AT THE TIME OF PLANTING EXCEPT THAT THIRTY (30) PERCENT OF THE THREE REQUIREMENT MAY BE MET BY NATIVE SPECIES WITH A MINIMUM HEIGHT OF EIGHT (8) FEET AND A MINIMUM DBH OF ONE AND ONE-HALF (1 1/2) INCHES AT TIME OF PLANTING.

3.STREET TREE SIZE AND SPACING. STREET TREES SHALL HAVE A CLEAR TRUNK OF FOUR (4) FEET, AN OVERALL HEIGHT OF TWELVE (12) FEET AND A MINIMUM DBH OF TWO (2) INCHES AT TIME OF PLANTING AND SHALL BE PROVIDED ALONG ALL ROADWAYS AT A MAXIMUM AVERAGE SPACING OF THIRTY-FIVE (35) FEET O/C. WHERE TREES ARE PLANTED ON PRIVATE PROPERTY, THEY SHALL BE PLACED WITHIN SEVEN (7) FEET OF THE EDGE OF THE DEDICATED RIGHT-OF-WAY OR WITHIN SEVEN (7) FEET OF THE EDGE OF THE ROADWAY AND/OR INSIDE EDGE OF A SIDEWALK ON PRIVATE ROADS.

4.NATIVE SPECIES. THIRTY (30) PERCENT OF THE REQUIRED TREES AND /OR PALMS SHALL BE NATIVE SPECIES.

5.PALMETTO. NO MORE THAN TWENTY (20) PERCENT OF THE NATIVE TREE REQUIREMENTS SHALL BE SABAL PALMETTO (CABBAGE) PALM.

6.SHRUBS. SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING HEDGES, WHERE REQUIRED, SHALL BE PLANTED AT A MAXIMUM SPACING OF THIRTY (30) INCHES O.C., AND MAINTAINED SO AS TO FORM A CONTINUOUS,UNBROKEN AND SOLID VISUAL SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING.

7.PLANT QUALITY. PLANTS INSTALLED PURSUANT TO THIS CODE SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARD FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND 11," PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

8.-THE LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK CONTACT PROPER UTILITY COMPANIES AND/OR GENERAL CONTRACTOR PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES TO UTILITY OR IRRIGATION LINES.

9.-LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.

10.-ALL UNATTENDED AND UNPLANTED TREES PITS ARE TO BE PROPERLY BARRICADED AND FLAGGED DURING INSTALLATION.

11.-ALL PLANTING PLANS ARE ISSUED AS DIRECTIVES FOR SITE LAYOUT. ANY DEVIATIONS, SITE CHANGES, ETCETERA, ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

* VISIBILITY TRIANGLES NOTE:
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
Z13-094
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

BELLÓN architecture
13131 S.W. 132 STREET
SUITE 104
MIAMI, FLORIDA 33186
T. (305) 278-7776
F. (305) 278-7473
WWW.BELLONMILANES.COM
AA-26002616
ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

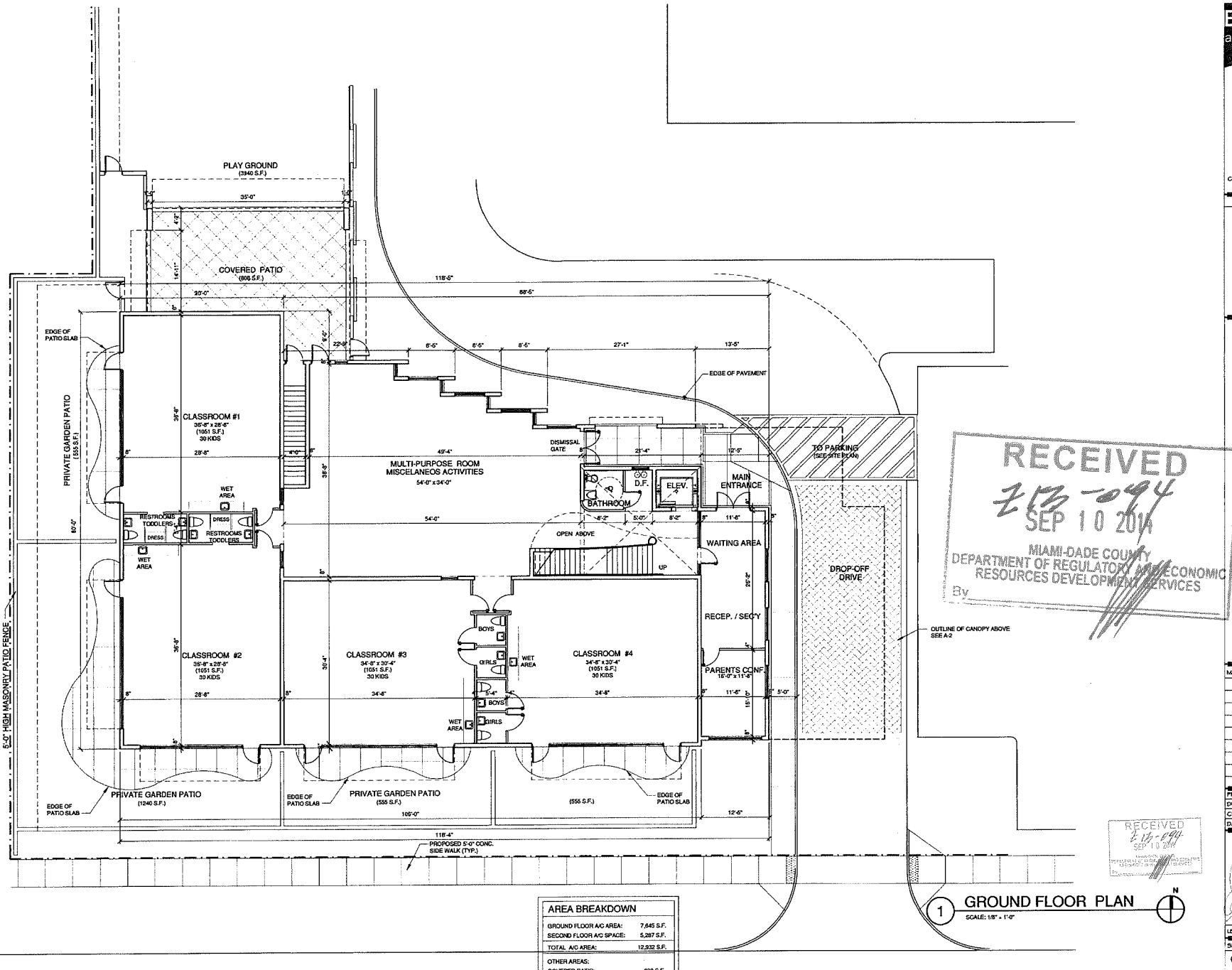
ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB105
DRAWN BY: AP
CHECKED BY: LB
DATE:

LEOPOLDO BELLON, AA (AR-8737)
SHEET TITLE
LANDSCAPE PLAN
SHEET
LP-1
OF

32



AREA BREAKDOWN	
GROUND FLOOR A/C AREA:	7,645 S.F.
SECOND FLOOR A/C SPACE:	5,287 S.F.
TOTAL A/C AREA:	12,932 S.F.
OTHER AREAS:	
COVERED PATIO:	806 S.F.
DROP-OFF CANOPY:	1,446 S.F.
OPEN BALCONY	182 S.F.
TOTAL CONSTRUCTION AREA:	15,369 S.F.

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Z13-094
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CONSTRUCTION MANAGEMENT
CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

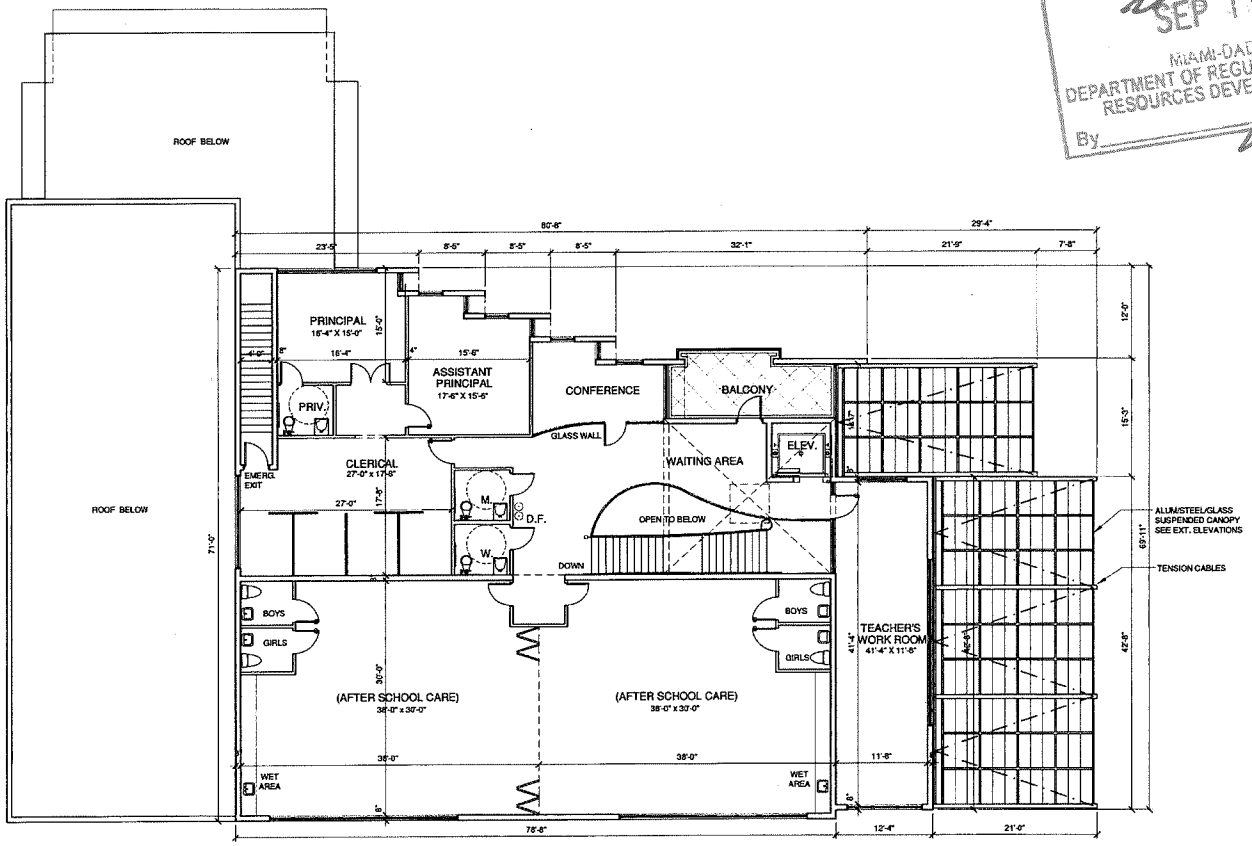
PROJECT No. LB135
DRAWN BY: AP
CHECKED BY: LB
DATE:

LEOPOLDO BELLON, AIA (AR-6737)

SHEET TITLE
GROUND FLOOR PLAN

A-1

SHEET 01



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2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

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CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

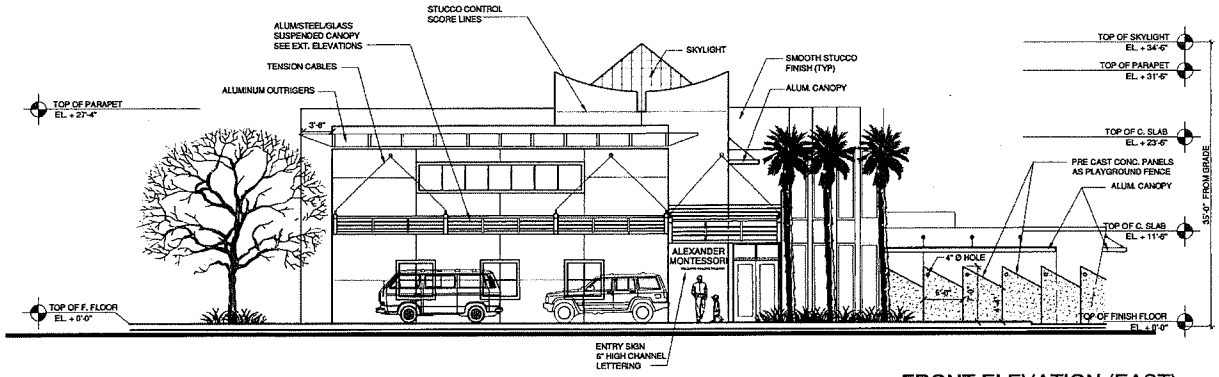
PROJECT No. LB195
DRAWN BY: AP
CHECKED BY: LB
DATE:

LEOPOLDO BELLON, AIA (AR-5737)

SHEET TITLE
SECOND FLOOR PLAN

A-2

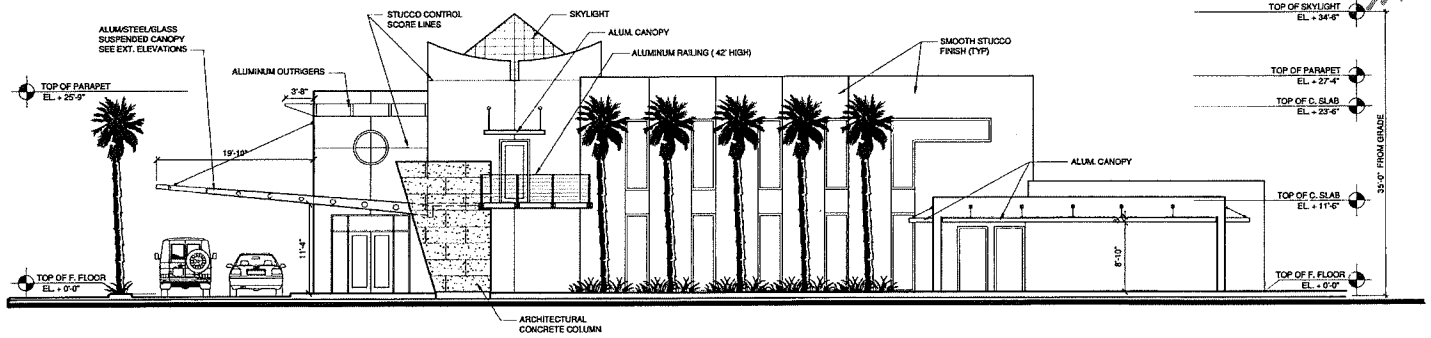
SHEET OF



1 FRONT ELEVATION (EAST)

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

RECEIVED
Z-13-09
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By



2 SIDE ELEVATION (NORTH)

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

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SEP 10 2014

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CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No.	LB195
DRAWN BY:	AP
CHECKED BY:	LB
DATE:	

8-29-14

LEOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

ELEVATIONS

A-3

SHEET OF

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

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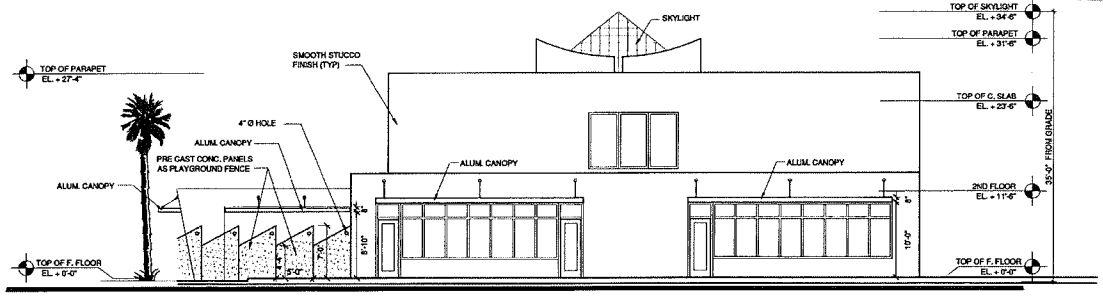
Z13-094
SEP 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By



2 REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

RECEIVED
Z13-094
SEP 10 2014
RESOURCES DEVELOPMENT SERVICES

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CONSULTANTS

ALEXANDER MONTESSORI SCHOOL
RED ROAD CAMPUS
MIAMI, FLORIDA

MARK	DATE	DESCRIPTION

PROJECT No. LB195
DRAWN BY: AP
CHECKED BY: LB
DATE:

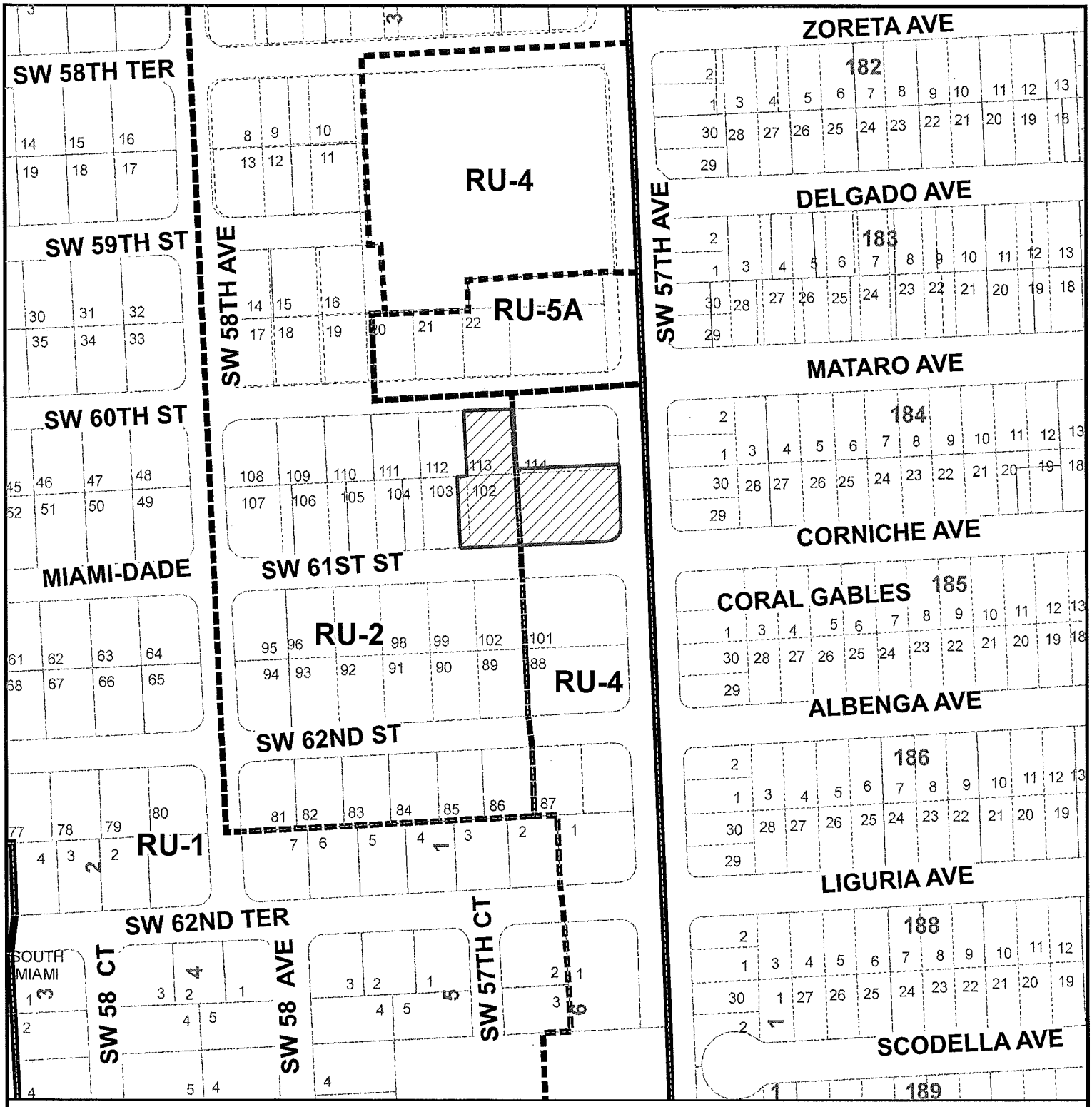
8-29-14

LEOPOLDO BELLON, AIA (AR-6737)

SHEET TITLE
ELEVATIONS

A-4

SHEET OF



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000094

Section: 25 Township: 54 Range: 40
Applicant: ALEXANDER SCHOOL, INC, ETAL
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

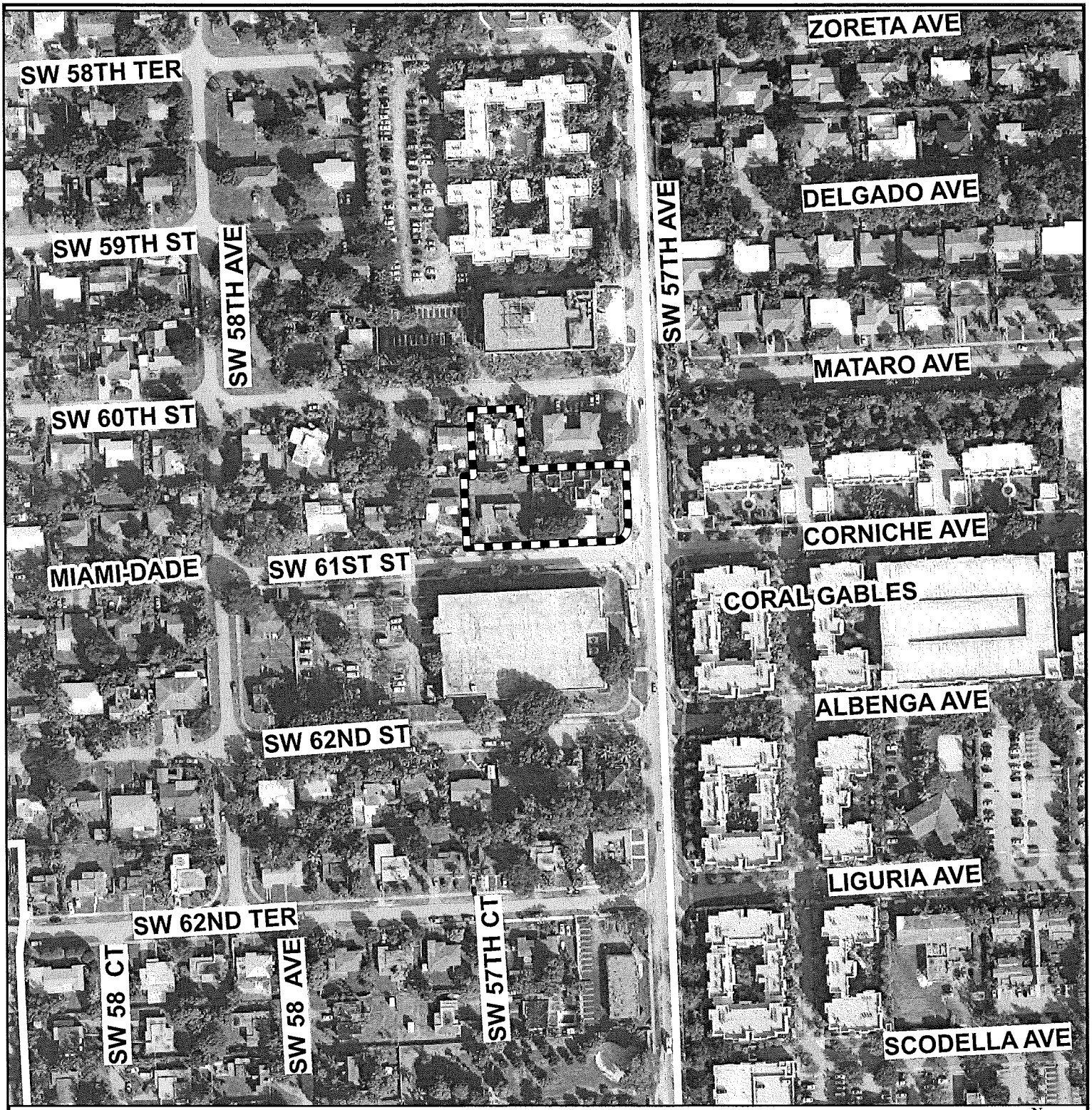
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000094

N
W E
S

Section: 25 Township: 54 Range: 40
Applicant: ALEXANDER SCHOOL, INC, ETAL
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

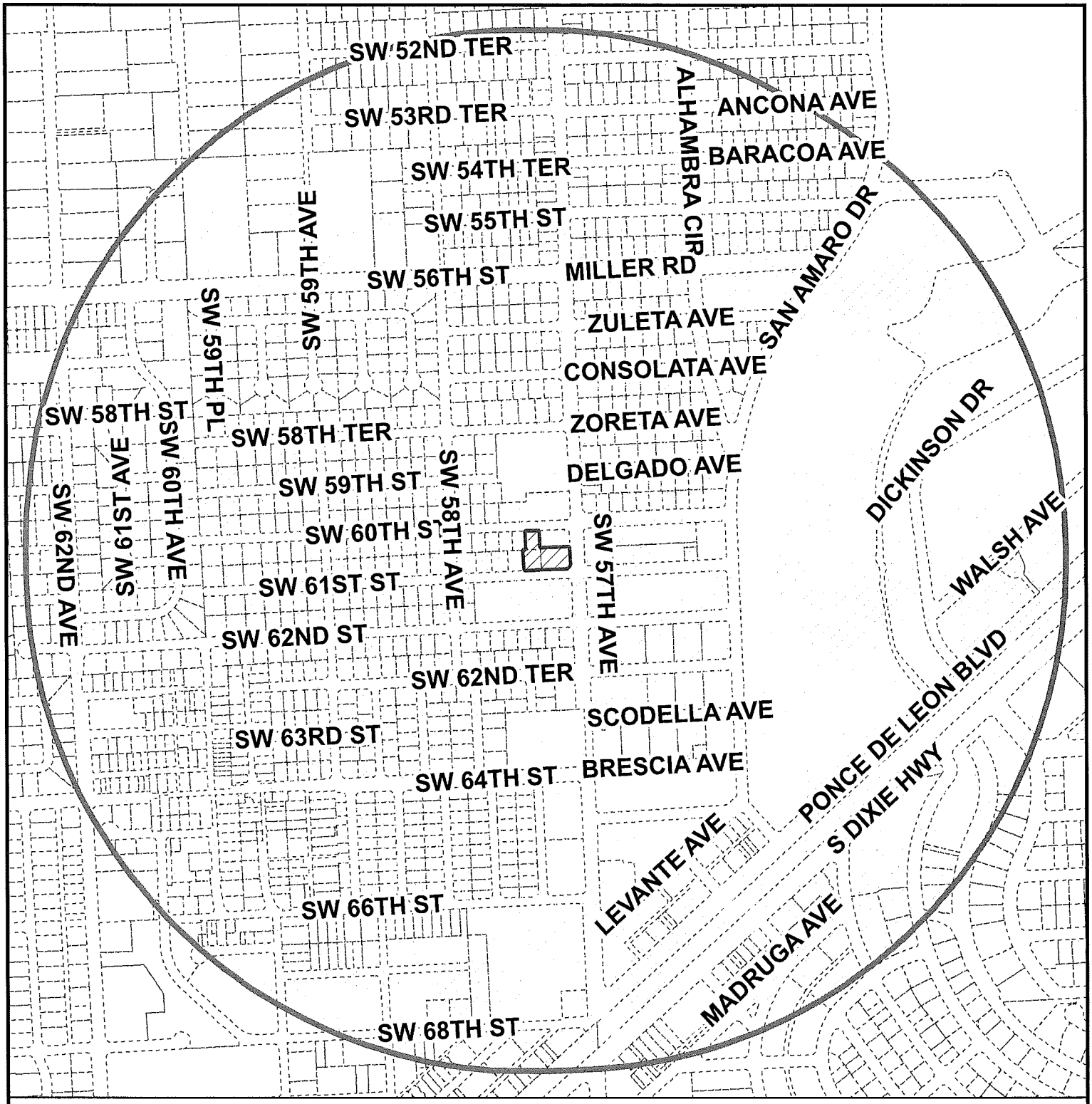
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000094

RADIUS: 2640

Section: 25 Township: 54 Range: 40
Applicant: ALEXANDER SCHOOL, INC, ETAL
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

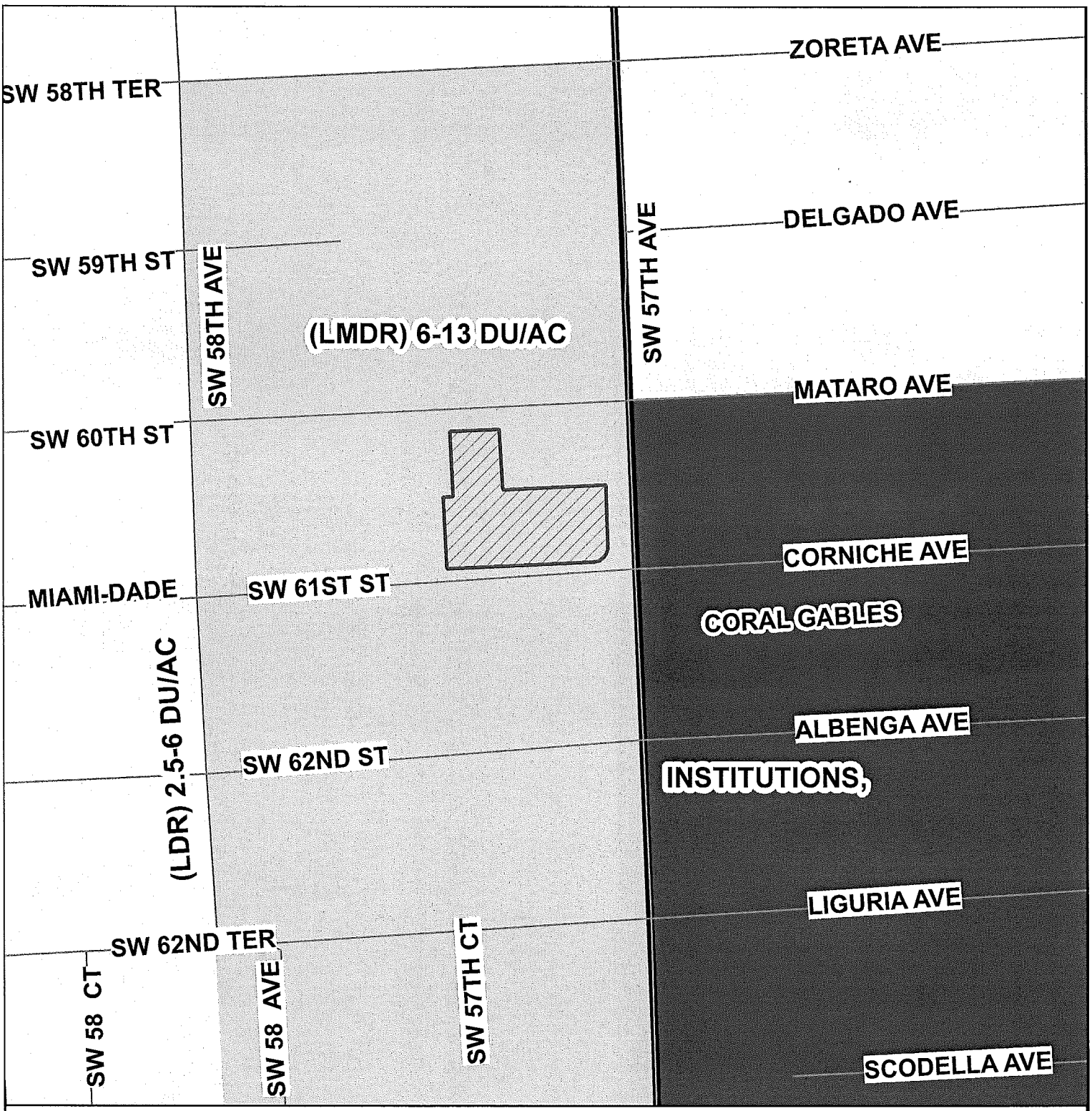
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000094

N
W E
S

Section: 25 Township: 54 Range: 40
Applicant: ALEXANDER SCHOOL, INC, ETAL
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, December 19, 2013

REVISION	DATE	BY

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

PH: Z14-086 (14-1-CZ12-3) **March 3, 2015**
Item No. B

Recommendation Summary	
Commission District	11
Applicants	Ricardo & Liliana Del Cueto
Summary of Requests	The subject application seeks approval to permit a proposed garage/guest house and swimming pool to be located in front of the subject residence on a dual frontage lot, setback less than required from the front and interior side property lines.
Location	9490 SW 99 Street, Miami-Dade County, Florida.
Property Size	.83 acre
Existing Zoning	EU-1, Single-family One Acre Estate District
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions.**

The application was deferred from the January 6, 2015 hearing of Community Zoning Appeals Board (CZAB) #12 to allow the applicants to meet with the neighbors.

REQUESTS:

1. NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a garage/guest house in front of the principal residence, setback 15'-3" (20' required) from the interior side (east) property line, and setback 25' (75' required) from the front (north) property line on a dual frontage lot.

2. NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "proposed residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza architects & planners and dated stamped received 8-6-14 consisting of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Site plan indicates the development of a new single-family residence with a proposed garage/guest house and a swimming pool on a dual frontage lot.

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

NEIGHBORHOOD COMPATIBILITY:

The .83 acre subject property is an existing single-family residence located at 9490 SW 99 Street. The surrounding area is characterized by EU-1 zoned single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow a proposed garage/guest house setback less than required from the front and interior side property lines on a dual frontage lot. However, approval of the requests could have a visual impact on the surrounding properties.

CDMP ANALYSIS:

The subject property is designated as ***Estate Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* The approval of the requests sought in this application will allow the applicants to develop the property with a proposed garage/guest house and swimming pool on a dual frontage lot. Staff opines that approval of the application will not change the single-family residence use, and therefore, would be **consistent** with the density threshold, and the uses allowed under the Estate Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit a garage/guest house in front of the principal residence, setback 15'-3" (20' required) from the interior side (east) property line and setback 25' (75' required) from the front (north) property line on a dual frontage lot, and request #2, to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of the requests would be **compatible** with the surrounding area. Staff notes from the County's Geographic Information System (G.I.S.) that the proposed garage/guest house is located

approximately 134' from the neighboring residence to the north, and the proposed swimming pool is located 242' from said residence. Staff opines that the distance from the proposed garage/guest house and swimming pool to the neighboring residence will mitigate any negative visual impacts from the 50' encroachment of the garage/guest house and the 7.75' encroachment of the swimming pool into the front (north) setback area. Staff notes that the neighboring residence located to the east will not be adjacent to the proposed garage/guest house, and staff opines that the installation of additional landscaping will mitigate any negative visual impacts from the 4.75' encroachment into the interior side (east) setback area on said residence. Therefore, staff recommends as a condition for approval that the applicants install a hedge along the interior side (east) setback area along the property lines abutting the garage.

Staff's research based on the area found similar or more intensive approvals of front and interior setback variances for an accessory building and/or swimming pool, along with requests to permit accessory buildings or swimming pools to be located in front of the principal building on dual frontage lots. For example, a Property located to the southeast at 9350 SW 98 Street was approved pursuant to Resolution #5-ZAB-72-97 to permit a guest house setback 7'-6" from the front (south) property line and a property located to the south at 9445 SW 100 Street was approved pursuant to Resolution #5-ZAB-76-95 to permit a two story guest house setback 25' (75' required) from the front (north) property line. As such, staff opines that requests #1 and #2 are not out of character with prior approvals in the area and therefore, are **compatible** with the residences in the area. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITION FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "proposed residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza architects & planners and dated stamped received 8-6-14 consisting of 8 sheets.

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

4. That the applicants install and maintain a hedge along the interior side (east) setback area abutting the garage/guest house, not less than 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

5. That the applicants comply with the safe sight distance triangle for the entrances to north and south of the subject property at the time of permitting.

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Ricardo & Liliana De Cueto
Z14-086

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

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

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

B. RICARDO & LILIANA DEL CUETO
(Applicant)

15-1-CZ12-2 (14-086)
Area 12/District 07
Hearing Date: 03/03/15

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
None				

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

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

#2

APPLICANT'S NAME: RICARDO & LILIANA DEL CUETO

REPRESENTATIVE: CARLOS LANZA

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-1-CZ12-2 (14-086)	January 6, 2015	CZAB12		15

REC: Approval with conditions

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

■ DEFER: ☐ INDEFINITELY ■ TO: March 3, 2015 ■ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ OTHER: Deferred with leave to amend to March 3, 2015 to meet with neighbors and to address Board's concerns. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	**M**	Peggy **BRODEUR**	**X**		
COUNCILMAN		Javier **GONZALEZ-ABREU**	**X**		
COUNCILMAN		Matthew **LARSH**	**X**		
VICE CHAIRMAN		Alberto **SANTANA**			**X**
COUNCIL WOMAN	**S**	Angela M. **VAZQUEZ**	**X**		
COUNCILMAN		Elliot N. **ZACK**			**Recused**
CHAIRMAN		Jose I. **VALDES** (C.A.)	**X**		
		VOTE:	**5**		

NOTE: Chairman Elliot Zack recused himself from the hearing and passed the gavel to Councilman Valdes.

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Abbie Schwartz

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Memorandum

MIAMI-DADE COUNTY

Date: August 13, 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 #Z2014000086
Richard Del Cueto and Liliana Del Cueto
9490 SW 99th Street, Miami, FL 33176
Non-Use Variance to permit a pool and guest house setback less than required and in front of the principal building
(EU-1) (.97 Acres)
04-55-40

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.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Stormwater should be retained on site utilizing 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 subject property contains a specimen-sized (trunk diameter 18 inches or greater) live oak tree, which is depicted on the submitted survey and site plans as tree #10. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. Please be advised that this specimen-sized live oak tree is shown to be preserved, however non specimen trees will be removed as per the site plans; therefore, 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 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

MIAMI-DADE COUNTY

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: Z2014000086
Name: Liliana & Ricardo Del Cueto
Location: 9490 SW 99 Street
Section 04 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 Lot 6, Plat Book 43, Page 93.

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

Memorandum

MIAMI-DADE COUNTY

Date: August 18, 2014

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

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

Subject: Ricardo and Liliana Del Cueto (#14_086)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance regarding improvements to the single family home on the property. The application will have no PWWM impact or any associated costs.

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.

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Memorandum

MIAMI-DADE COUNTY

Date: August 25, 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: Z2014000086: LILIANA & RICARDO DEL CUETO

Application Name: LILIANA & RICARDO DEL CUETO

Project Location: The site is located at 9490 SW 99 ST, Miami-Dade County.

Proposed Development: The request is for accessory uses to a single family home with setbacks less than required.

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

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: 14-AUG-14

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

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

Subject: Z2014000086

Fire Prevention Unit:

No objection with survey with Zoning received date of August 6, 2014.

Service Impact/Demand

Development for the above Z2014000086
located at 9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1828 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:01 minutes

Existing services

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

Station 13 - East Kendall - 6000 SW 87 Avenue
ALS 60' Aerial, Air Truck.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

N/A

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

DATE: 04-SEP-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

LILIANA & RICARDO DEL CUETO	9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000086

HEARING NUMBER

HISTORY:

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

Liliana & Richard Del Cueto

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

REPORTER NAME:

GENERAL NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS. SHOULD ANY DISCREPANCIES BE ENCOUNTERED, THE ARCHITECT/ENGINEER SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID.
2. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
3. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
4. THE CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
5. THE CONTRACTOR COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT.
6. THE CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
7. GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION AND CONSTRUCTION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE RESOLVED BY ARCHITECT/ENGINEER PRIOR T PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING, BUT NO LIMITED TO VANDALISM, THEFT, ETC.
10. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
11. THE CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION.
12. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR FOR PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT'S CONSTRUCTION.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
14. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
15. CONTRACTOR SHALL SUBMIT PRODUCT CONTROL APPROVAL DATA FOR ALL PRODUCTS AND MATERIALS THAT FALL UNDER THE JURISDICTION OF THE METROPOLITAN DADE COUNTY BUILDING AND ZONING PRODUCT CONTROL DEPARTMENT.
16. ALL WORK TO BE TRUE TO LINE, PLUM AND SQUARE AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECTS SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY WORKMANSHIP WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
17. ALL DESIGN LOADS ARE TO BE AT MINIMUM PER F.B.C.2007 AND AS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
18. CONTRACTOR TO MAINTAIN SITE SAFE AND CLEAR OF DEBRIS. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM THE WORK AREAS DAILY AND FROM THE SITE AT PROPER INTERVALS.
19. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING.
20. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT (6) SET SIGN & SEAL TRUSS SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
21. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT SHOP DRAWINGS OF METAL CONNECTIONS, WINDOWS, DOORS, ROOF SYSTEMS AND ALL OTHER APPLICABLE MATERIALS TO BE INCORPORATE INTO CONSTRUCTION.

FLOOD LEGEND

RESIDENTIAL NEW CONSTRUCTION

ADDRESS : 9490 SW 99th ST MIAMI, FL 33176

LOT 6 BLOCK 43

HIGHEST CROWN OF ROAD ELEVATION: 10.80' FT. NGVD HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: NELSON MOJARENA PLS Lic #: 5504

ELEVATION	LOWEST FLOOR	GARAGE / STORAGE/CARPOT	ADJACENT GRADE
PROPOSED RESIDENCE	12.30'	11.8'	11.0'
PROPOSED GUEST HOUSE	11.8'	11.8'	10.8'

ALL ELECTRICAL, MECHANICAL, PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDE WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH. OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA, OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS, FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, A CERTIFICATION BY NELSON MOJARENA P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SIDE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.
0'-0" = 12.30' N.G.V.D.

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

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

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.

APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION.

NOTICE

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79 (10), FLORIDA STATUTES EFFECTIVE 7/10/87. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROCHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT. THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE=ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

THE BEAM ELEVATION CERTIFICATE IS REQUIRED BEFORE MAKING ANY INSPECTIONS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATION OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 188) (IC-303) CALL 372-6885.

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

LOWEST FLOOR - 11 C-2(89) "SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OR VEHICLE, BUILDING ACCES OR STORAGE IN A AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON - ELEVATION DESIGN REQUIREMENTS IN 60.3 OF CFR CH.(10-1)-88 EDITION)". DADE COUNTY CODE SECTIONS LL C-3, 11 C-4, 11 C-5.

GARAGE / STORAGE - (SFHA (1 1 C-5 (F)) FULLY ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATION SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD - WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS. THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHA NO BE PORTIONED OF FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPARATE ROOMS OR AIR CONDITIONED. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT OR MEET THE FOLLOWING CRITERIA: (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE.

HIGHEST ADJACENT GRADE - 11 C-2(2) "SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE". 1 1C-2(CC) "MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER (OR WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER SO AS TO RETAIN RUN - OFF WITHIN THE SITE AND PREVENT RUN - OFF INTO ADJACENT PROPERTY AS WELL AS DIRECT SURFACE WATER RUN - OFF INTO LAKES OR CANALS.

ZONING INFORMATION

• ZONING DESIGNATION EU-1

	REQUIRED	PROPOSED
NET LOT AREA:	----	36,097 S.F.
LOT COVERAGE: (15% MAX)	5,414 S.F.	4,514 S.F.

• SETBACKS (FOR MAIN RESIDENCE)

	ALLOWED	PROVIDED
FRONT (SOUTH)	60'	71' 10"
REAR (NORTH)	25'	136'-4"
INTERIOR SIDE		
(EAST)	15'	18'-9"
(WEST)	15'	15'-3"

• SETBACKS (FOR GUEST HOUSE) ACCESSORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	75'	212'-3"
FRONT (NORTH)	75'	35'-0"
INTERIOR SIDE		
(EAST)	20'	17'-6"
(WEST)	20'	66'-1"
BETWEEN BLDG	10'	68'-0"

• SETBACKS (CANOPY CARPORT) ACCESORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	5'	20'-0"
FRONT (NORTH)	5'	224'-7"
INTERIOR SIDE		
(EAST)	2'	5'
(WEST)	2'	107'-9"
BETWEEN BLDG	N/A'	15'-10"

APPLICABLE CODE

FBC 2010

AREA CALCULATION

MAIN RESIDENCE
(A/C-COVERED TERRACES-BALCONIES-GARAGE-CARPOT)

GROUND FLOOR	3,449 S.F
COVERED TERRACE	341 S.F
COVERED CARPOT	728 S.F
COVERED ENTRY	237 S.F
SECOND FLOOR	2,785 S.F.
COVERED TERRACE	317 S.F
BALCONIES	586 S.F
AREA (A/C)	8,443 S.F.
GUEST HOUSE (A/C)	
GROUND FLOOR	
COVERED TERRACE	474 S.F
GARAGE	736 S.F
SECOND FLOOR	
GUEST SUITE	483 S.F.
COVERED TERRACE	348 S.F.
TOTAL (A/C)	10,484 S.F.

LEGAL DESCRIPTION

LOT 6, JUNELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 9490 SW 99th ST MIAMI, FL 33176

FOLIO No. 30-5004-003-0060

LOCATION MAP

NTS

SITE PLAN

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

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14
3	BDC 08/28/14
4	01/09/15
5	01/22/15
6	01/28/15

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519
BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9035
PABLO BURGOS ARCHITECT AR 0093325
CARLOS LANZA ARCHITECT AR 0016021

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DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A1.01

15

LANDSCAPE LEGEND

ZONING DISTRICT: DU-1 NET LOT AREA: 36,097 ACRES 0.83 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED CHAPTER 33. AS INDICATED ON SITE PLAN: NET LOT AREA = 36,097 S.F. X 50 % = 18,049 S.F.	18,049 (MIN)	18,049
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON THIS SITE PLAN: No. PARKING SPACES = 7 X 10 S.F. PER PARKING SPACE =	70	20
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B =	18,069 (MIN)	18,069
LAWN AREA CALCULATIONS		
A. 18,069 TOTAL SQ. FT. OF LANDSCAPE OPEN SPACE REQUIRED BY TOWN OF CUTLER BAY LAND DEVELOPMENT REGULATIONS.		
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 50 % X 18,069 S.F. =	10,840 (MAX)	10,840
TREES		
A. No. TREES REQUIRED PER NET LOT ACRES: LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS 9 TREES X NET LOT ACRES	7	7
B. % PALMS ALLOWED: No. TREES PROVIDED / 2 X 30% = % PALMS REQUIRED TO COUNT AS STREET TREES ON 1:1 BASIS X 20%	N/A	N/A
C. % NATIVE REQUIRED: No. TREES PROVIDED X 30% =	7	8
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 257 LINEAR FEET ALONG STREET/35= LINEAR FEET ALONG STREET / 25 =	7	8
C. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 25' O.C.)	N/A	N/A
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	70	70
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	21	21
IRRIGATION PLAN: BY HOSE (B)	(YES)	(NO)

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE.

NEW TREES SCHEDULE

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES	CALIPER	HEIGHT		CANOPY DIAMETER		
SYMBOL	NEW	EXIST.	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	EXISTING AT MATURITY*	EXISTING AT MATURITY*	QUANTITY
A	YES		MAHOGANY	*	YES		2.5"	16'-18'		6'	1
B	YES		GOLDEN DROP		YES			6'-12'		2'	60
C		YES		OAK	YES		6"		25'	16'-6'	
D		YES		OAK	YES		1'-6"		25'	34'	
E		YES		OAK	YES		1'-2"		30'	25'	
F		YES		OAK	YES		4"		13'	5'	
G		YES		OAK	YES		8"		20	14'	
H		YES		OAK	YES		9"		25'	18'	
I		YES		OAK	YES		8"		20'	17'	
J		YES		OAK	YES		1'-0"		40'	38'	
K		YES	GUMBLE LIMBO				5"		20'	10'	

NOTE: STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15' FROM STREET LIGHT POLES
* MAHOGANY OR EQUAL

LANDSCAPING:

Sec. 3-94 Must Comply with County Standards Chapter 18A

Sec. 3-95 3. Nothing shall be planted, installed or placed within the right-of way without the consent of the Town. Provide approval of trees in right of way from Public Works Department.

Sec. 3-95 6. No person may remove or modify any landscaping from or within a right of way without the consent of the Town.

Sec. 3-85 10. Property owners shall maintain all landscaped areas in a healthy growing condition. Property owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs that may constitute a menace to the public.
1. Landscape legend refers to Chapter 33. Please make correction and refer to the Towns Land Development Regulations

Sec. 3-87 (A) Landscaping and irrigation systems shall be completed in accordance with the approved landscape plans and installed prior to issuance of a Certificate of Occupancy for the site.

Sec. 3-97 (D) A Certificate of Occupancy shall not be issued until installation of landscape materials and irrigation systems consistent with approved plans is completed and a final inspection is performed by the Town.

Sec. 3-103 (A) All trees shall be at least 15 to 16 feet in height and 2.5 inches in DBH at the time of installation. Make correction on sheet A 1.01.

Sec. 3-103 (A) All shrubs shall be atleast 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 8 to 12 inches in height and 2 foot wide spread for a horizontal growth habit shrub.

Sec. 3-72 (H) Additional Landscape Requirement- Shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs. Provide written evident of compliance with each principle on landscape plans.

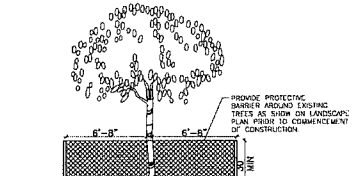
FENCE/WALL:

Walls and fences shall be erected with the finished side facing outwards.

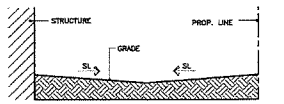
A seperate building permit is required for fence installation & tree removal.

TREES TO BE REMOVED

SYMBOL	NAME	DIAM.	HEIGHT	SPREAD
1	OAK	0.35"	18'	15'
7	OAK	0.6"	12'	19'
8	OAK	0.8"	12'	7'
11	MONARO TONGUE	1.5"	28'	31'
15	GUMBLE LIMBO	1.4"	40'	23'
16	OAK	0.15"	10'	9'

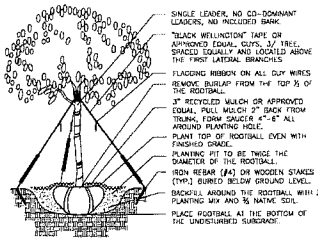


TREE PROTECTIVE BARRIER N.T.S.

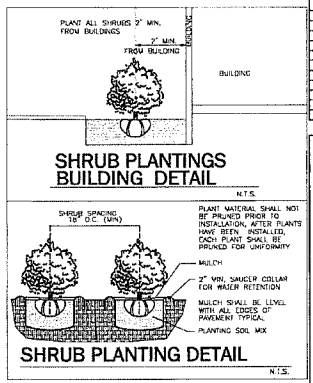


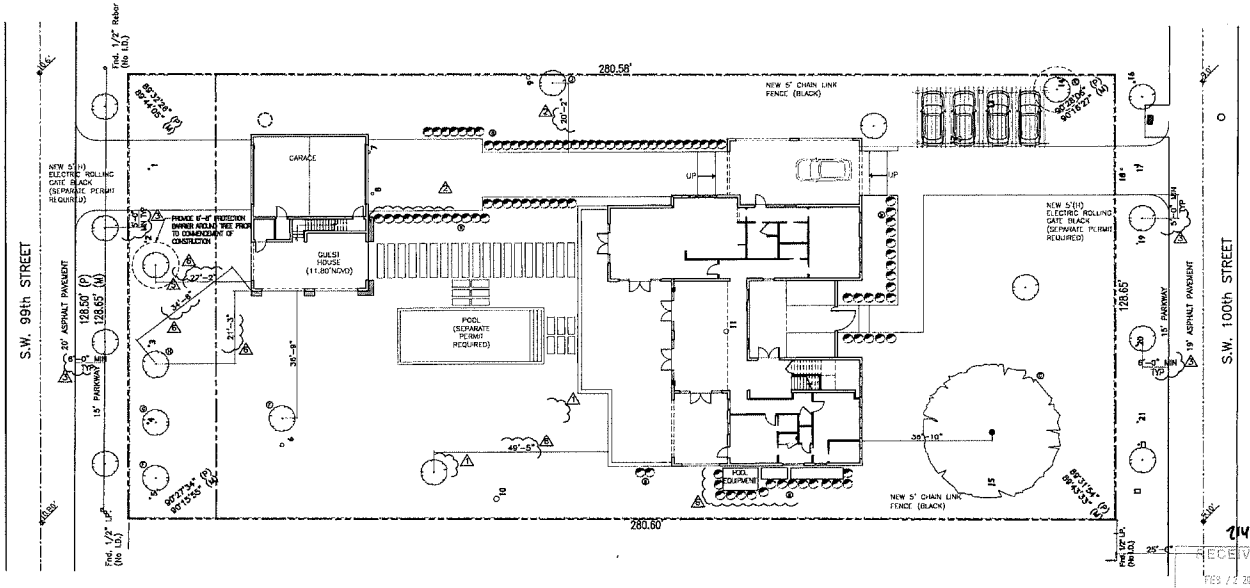
NOTE: ALL WATER SHALL BE RETAIN WITHIN PROPERTY

WATER RETENTION DIAG. N.T.S.



TREE PLANTING DETAIL N.T.S.





LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

REVISIONS:

REV.	REV. ISSUE
1	08/30/14
2	09/11/14
3	RFC 09/29/14
4	01/29/15

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA ARCHITECTS & PLANNERS
AA 26001619
BURGOS LANZA & ASSOCIATES
2700 SW 35th AVENUE
MIAMI, FLORIDA 33133
(786) 564-9035

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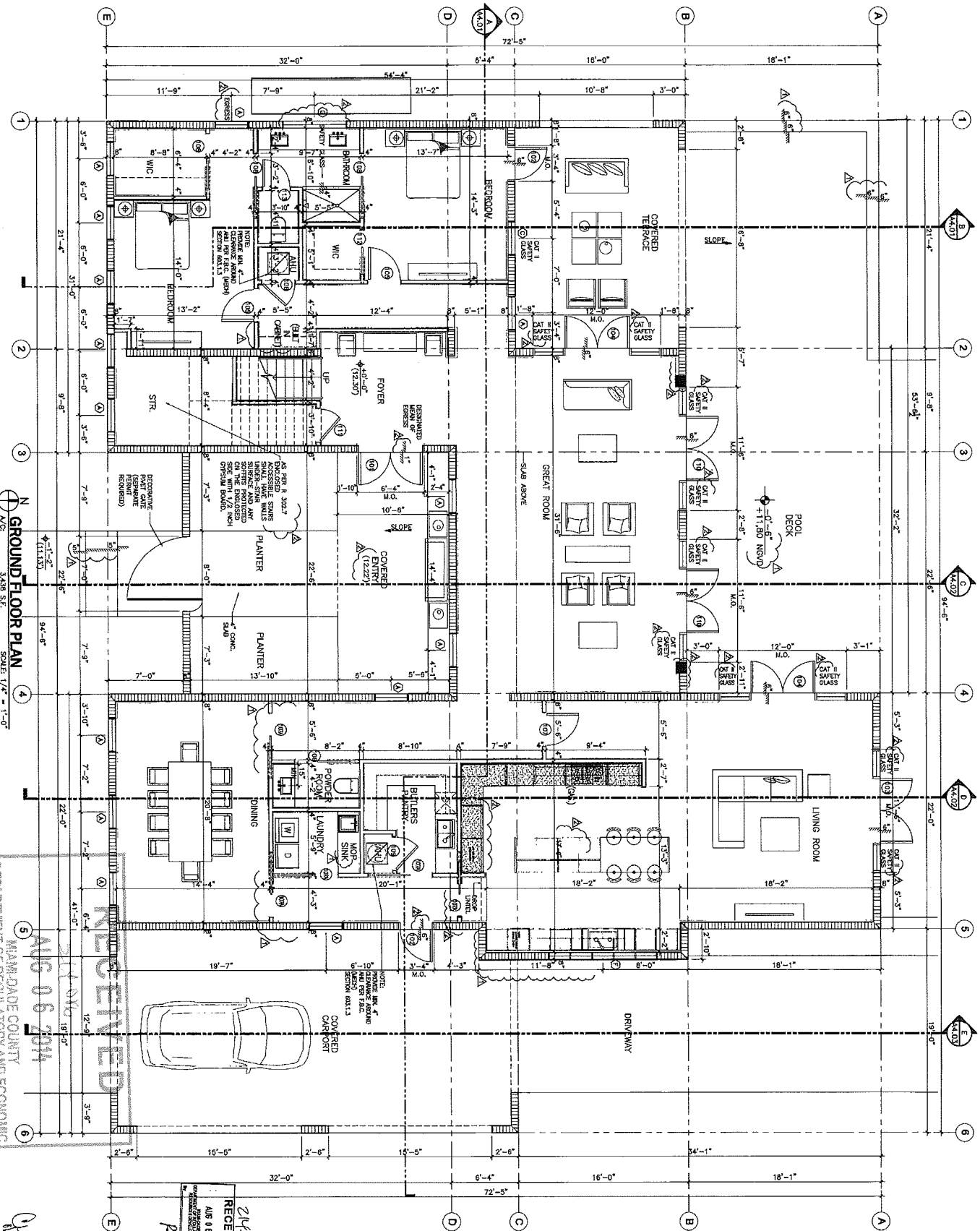

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DRAWN	CR
PROJECT No.	14-35
SCALE	AS-SHOWN

A2.01

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
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PROPOSED RESIDENCE

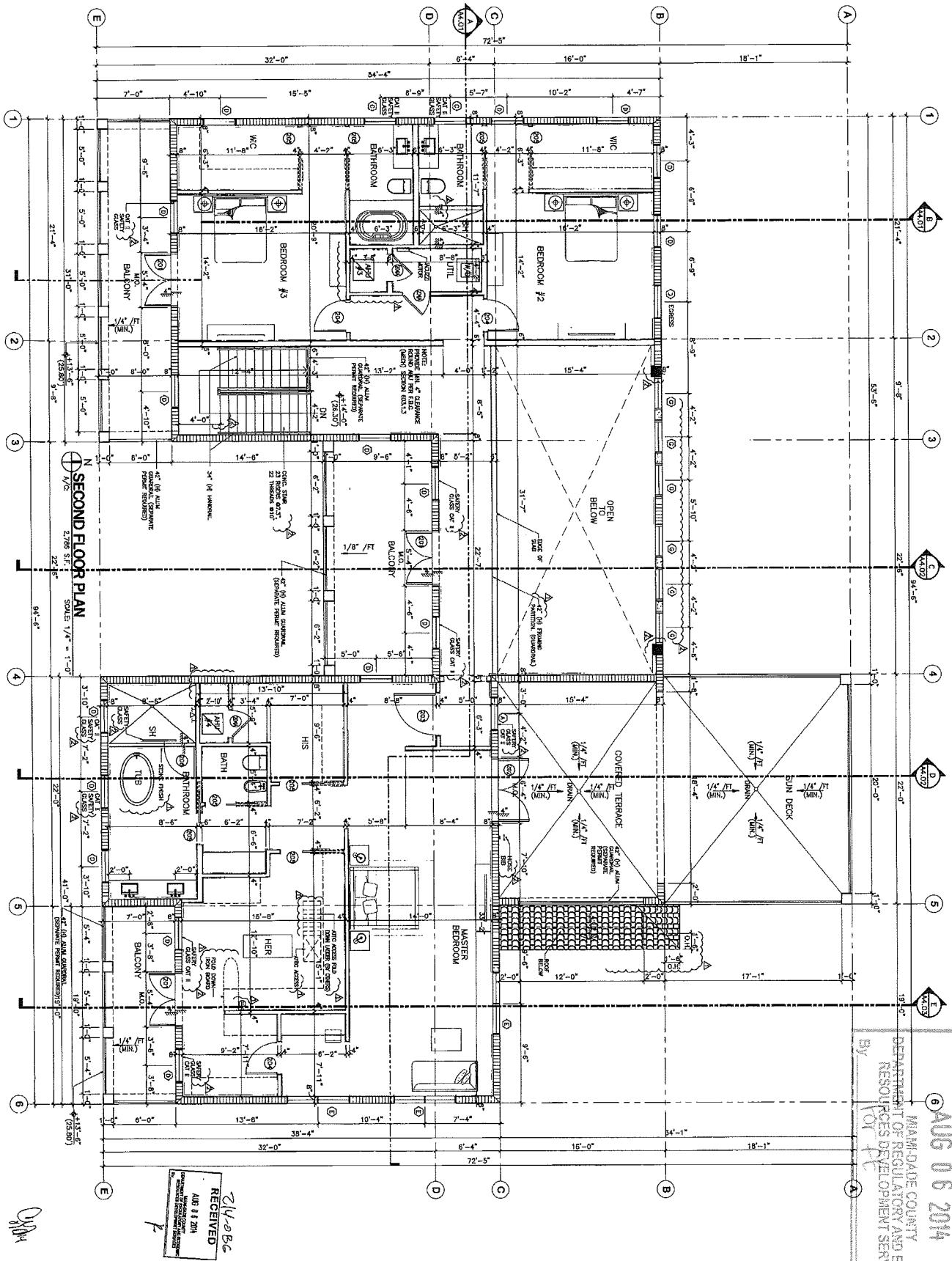
FOR:
RICARDO & LILLIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

REVISIONS:

REV.	REV. ISSUE
A	06/30/14
B	07/11/14

17



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PROPOSED RESIDENCE

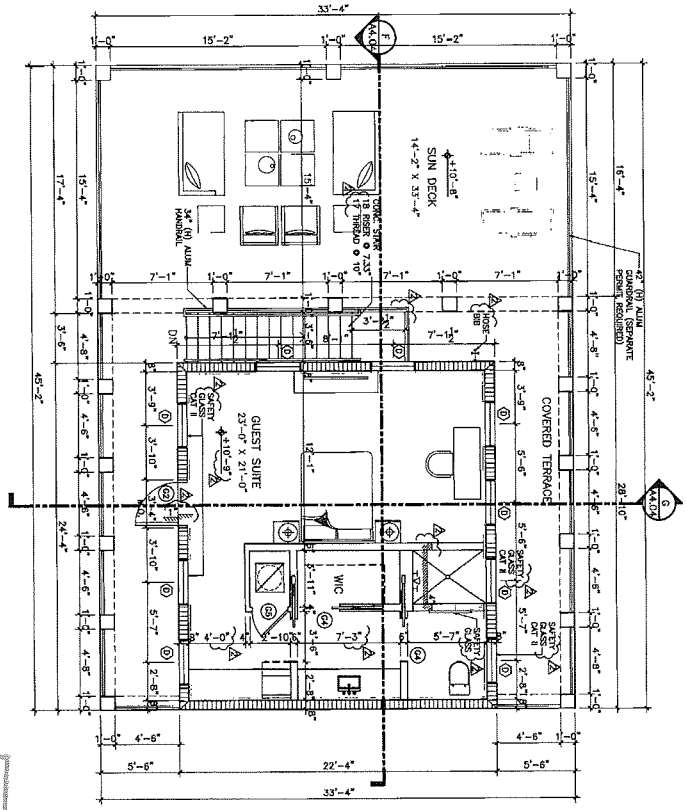
FOR:
RICARDO & LILLIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

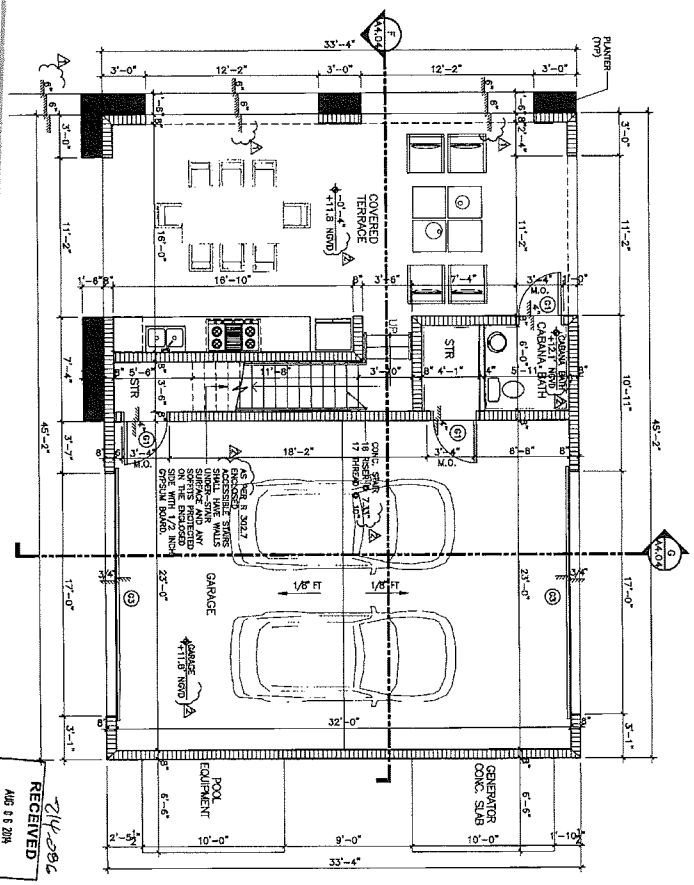
REVISIONS:

REV.	REV. ISSUE
A	06/20/14
B	07/11/14

18



GUEST HOUSE - SECOND FLOOR
A/C AREA: 483 S.F.
SCALE: 1/4" = 1'-0"



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

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PROJECT No. 14-351
SCALE AS-SHOWN

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PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

REVISIONS:

REV.	REV. ISSUE
A	08/30/14
A	07/11/14

19

20

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

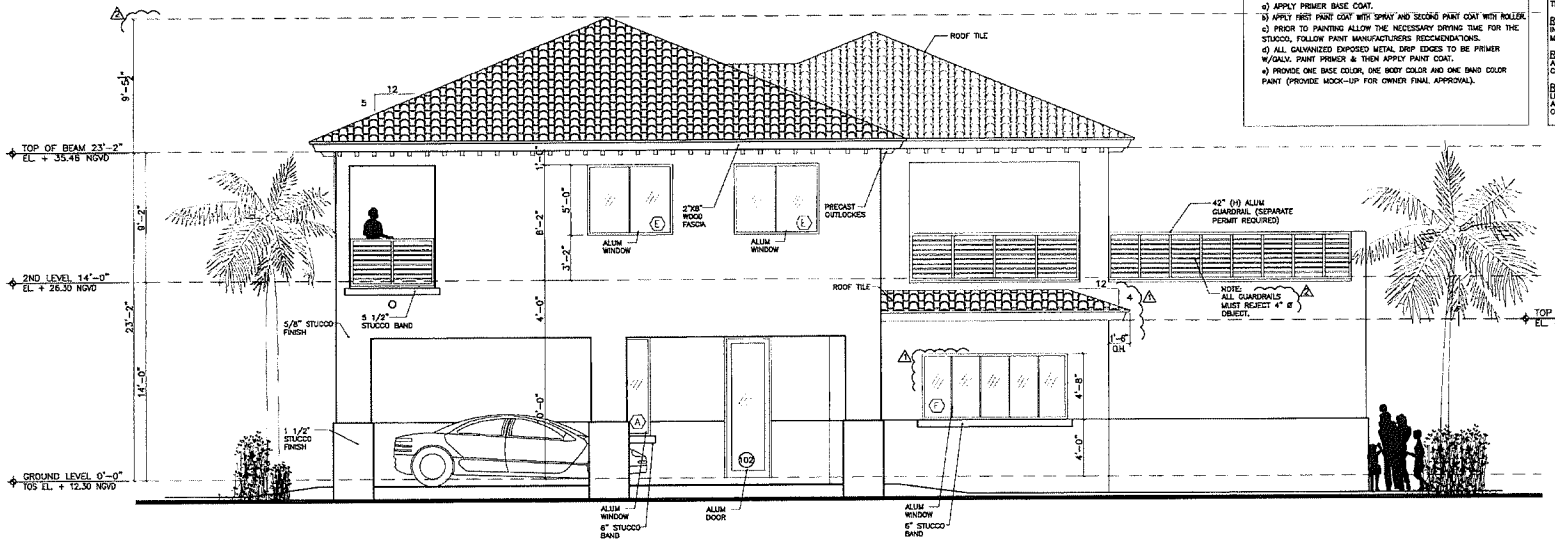
SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

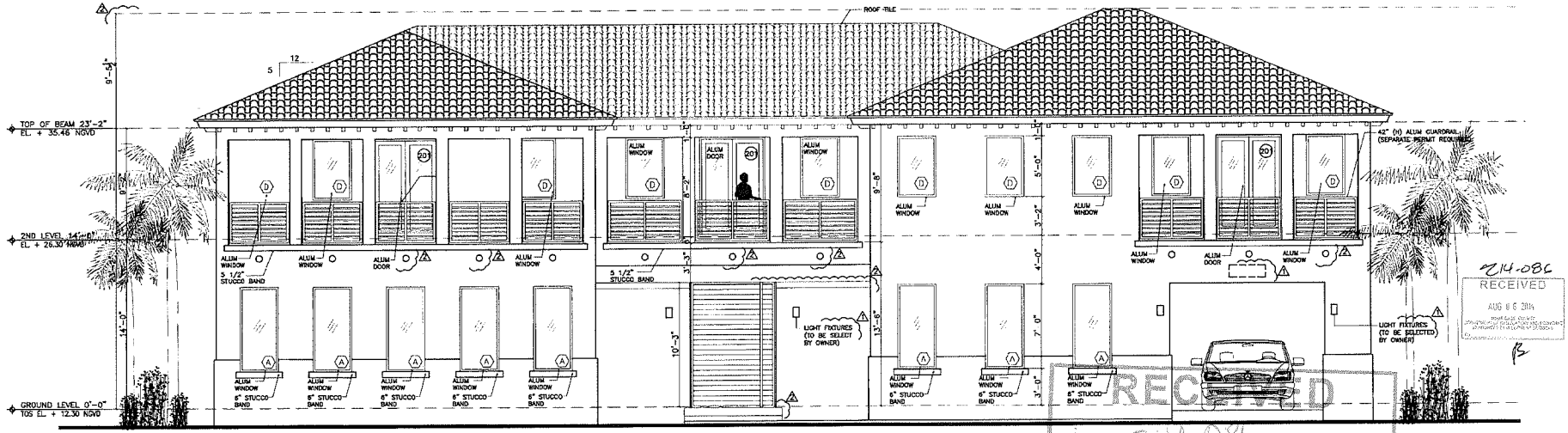
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.



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



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

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
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(706) 654-9035
PABLO BURGOS ARCHITECT AR 0065915
CARLOS LANZA ARCHITECT AR 0016625

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PROJECT No.	14-351
SCALE	AS-SHOWN

A3.01

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
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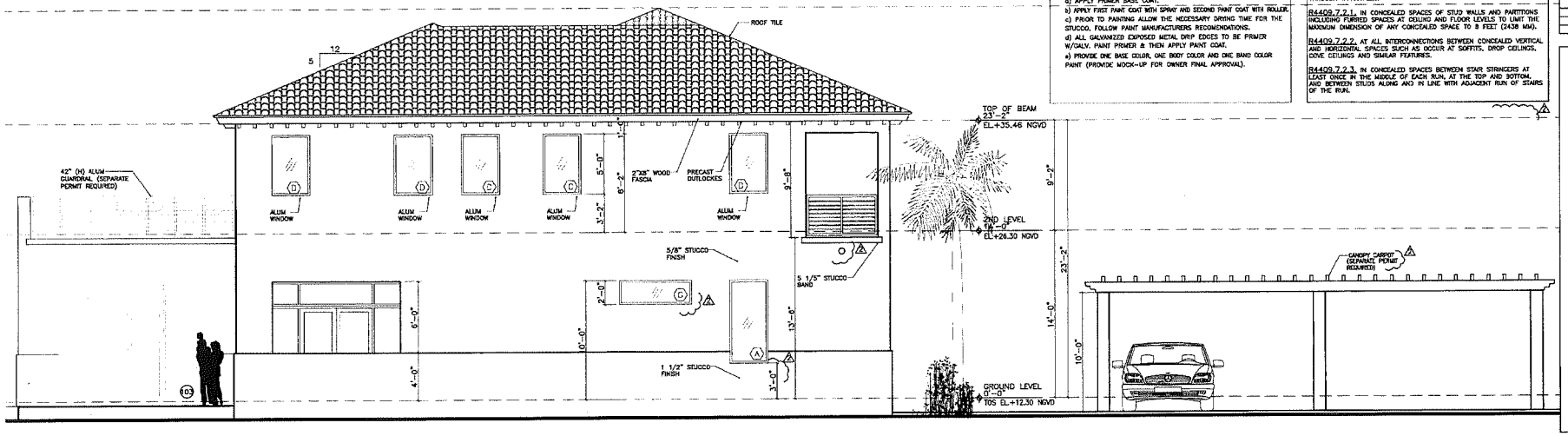
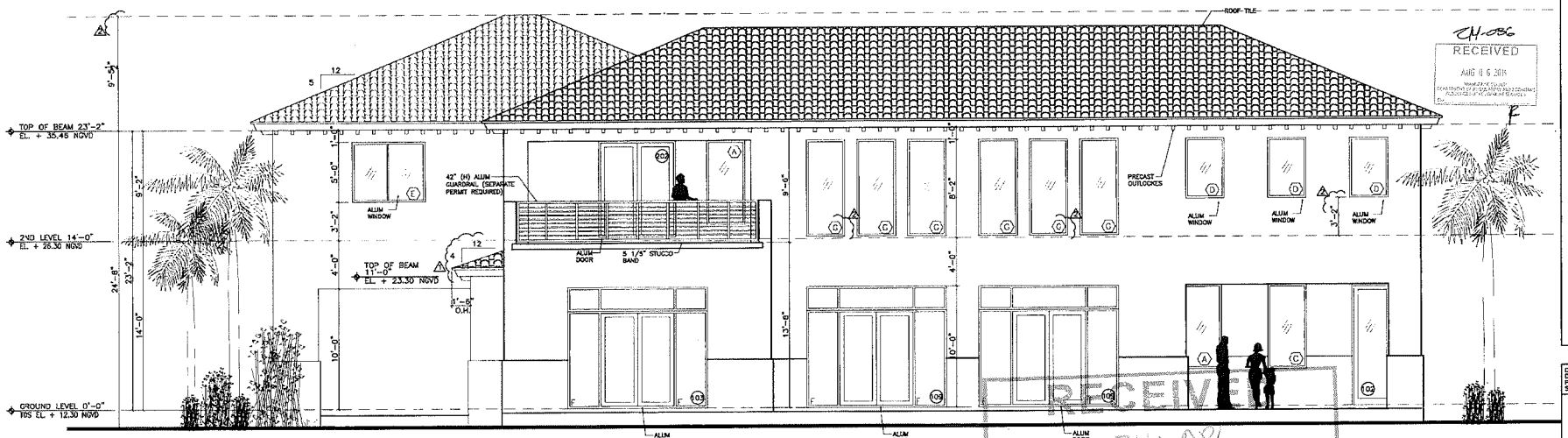


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

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By

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REVISIONS:	
REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE

FOR:
RICARDO & LILIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 0001019

BURGOS LANZA & ASSOCIATES
9730 SW 83RD AVENUE
MIAMI, FLORIDA 33156
PHONE: 305-412-8855

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DATE: 02/06/14
DRAWN: GM
PROJECT No.: 14-351
SCALE: AS-SHOWN

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22

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
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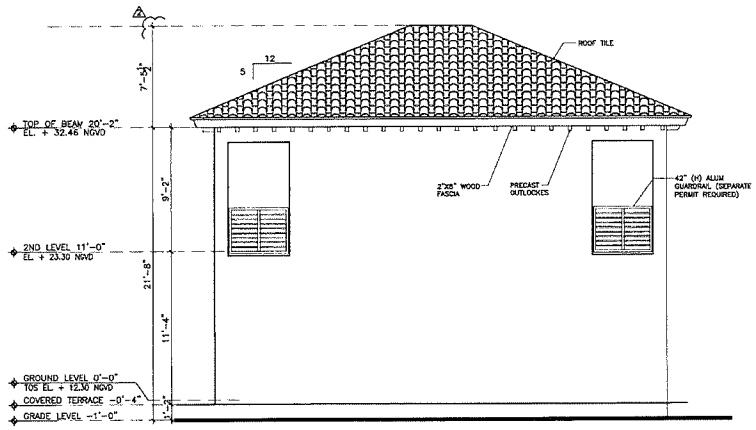
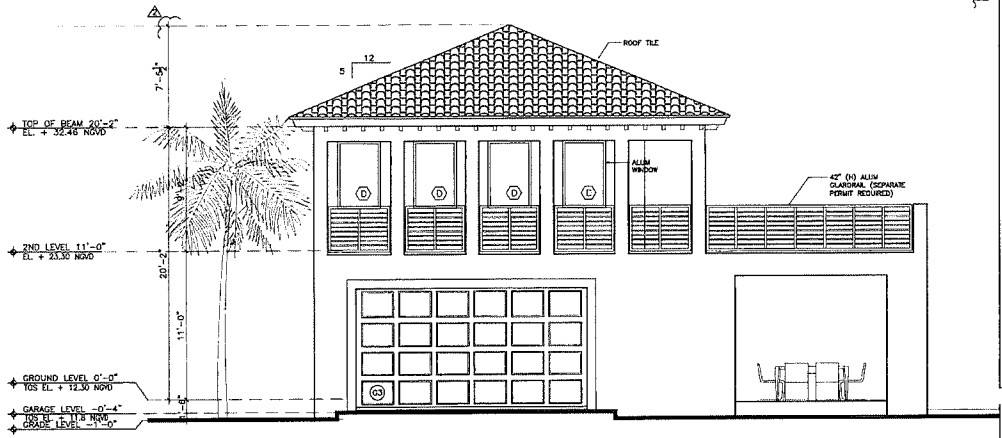
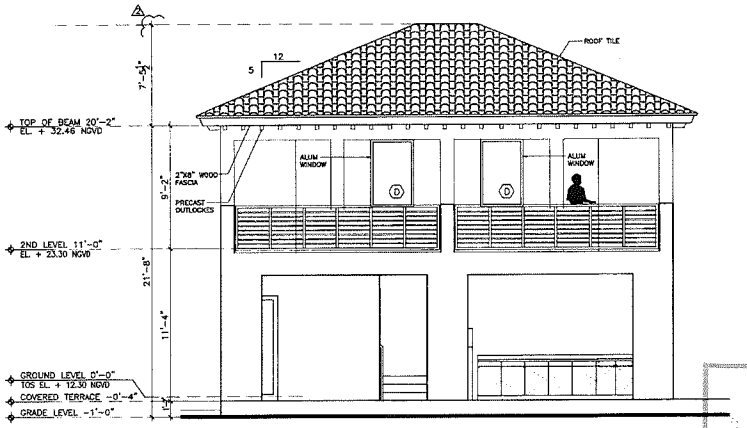
REVISIONS:	
REV.	REV. ISSUE
1	07/11/14



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



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



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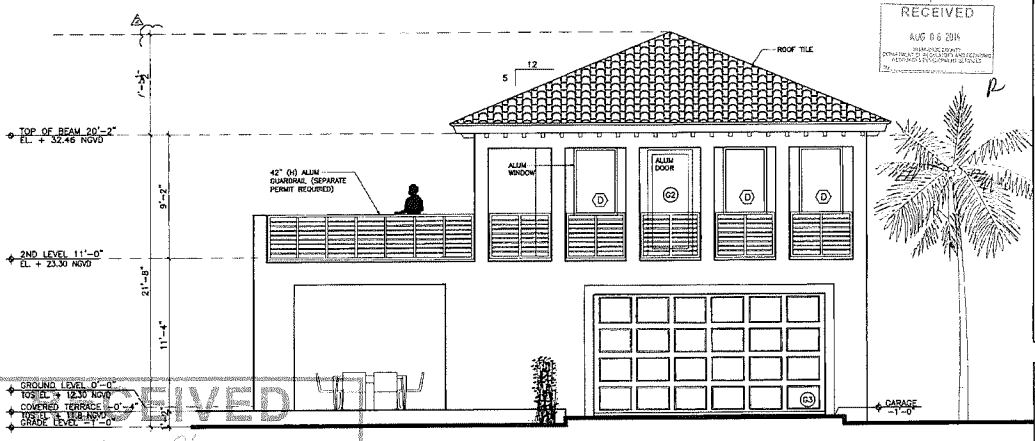

1 ELEVATION — SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED RESIDENCE

FOR:
RICARDO & LILLIAN DEL CUETO

LOCATED AT:
9490 SW 90th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001610
2100 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-4955

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DATE	02/06/14
DRAWN	CRC
PROJECT No.	1-351
SCALE	AS-SHOWN

A3.03
GUEST HOUSE

LANDSCAPE LEGEND

ZONING DISTRICT: EU-1 NET LOT AREA: 36,097 ACRES 0.83 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 36,097 S.F. X 50 % = 18,048 S.F.	18,048 (MIN)	18,048
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON THIS SITE PLAN: No. PARKING SPACES 2 X 10 S.F. PER PARKING SPACE =	20	20
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B =	18,068 (MIN)	18,068
LAWN AREA CALCULATIONS		
A. 18,068 TOTAL S.F. OF LANDSCAPE OPEN SPACE REQUIRED BY TOWN OF CUTLER BAY LAND DEVELOPMENT REGULATIONS.		
B. MAXIMUM LAWN AREA (50%) PERMITTED = 50 % X 18,068 S.F. =	10,840 (MAX)	10,840
TREES		
A. No. TREES REQUIRED PER NET LOT ACRES. LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS 0 TREES X NET LOT ACRES =	7	7
B. X PALMS ALLOWED: No. TREES PROVIDED / 2 X 30% = X PALMS REQUIRED TO COUNT AS STREET TREES OR 1:1 BASIS X 30%	N/A	N/A
C. X NATIVE REQUIRED: No. TREES PROVIDED X 30%=	7	8
D. street TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.): 257 LINEAR FEET ALONG STREET/35= LINEAR FEET ALONG STREET / 25 =	N/A	N/A
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	70	70
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	21	21
IRRIGATION PLAN: BY HOSE BIB	(YES)	(NO)

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

NEW TREES SCHEDULE

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	
SYMBOL	NEW	EXIST.	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	EXISTING AT MATURITY*	EXISTING AT MATURITY*	QUANTITY
(A)	YES		MAHOGANY	*	YES		2.5"	16'-18"		6'	1
(B)	YES		GOLDEN DROP		YES			6'-12"		2'	80
(C)		YES		OAK	YES		6"		25'	16'-0"	
(D)		YES		OAK	YES		1'-6"		25'	34'	
(E)		YES		OAK	YES		1'-2"		30'	25'	
(F)		YES		OAK	YES		4"		13'	5'	
(G)		YES		OAK	YES		6"		20	14'	
(H)		YES		OAK	YES		8"		25'	18'	
(I)		YES		OAK	YES		6"		20'	17'	
(J)		YES		OAK	YES		1'-2"		40'	36'	
(K)		YES	GUAIBLE LIMBO		YES		5"		20'	10'	

NOTE: STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15' FROM STREET LIGHT POLES
* MAHOGANY OR EQUAL

LANDSCAPING:

Sec. 3-94 Must Comply with County Standards Chapter 18A

Sec. 3-95 3. Nothing shall be planted, installed or placed within the right-of way without the consent of the Town. Provide approval of trees in right of way from Public Works Department.

Sec. 3-95 8. No person may remove or modify any landscaping from or within a right of way without the consent of the Town.

Sec. 3-95 10. Property owners shall maintain all landscaped areas in a healthy growing condition. Property owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs that may constitute a menace to the public.

1. Landscape legend refers to Chapter 33. Please make correction and refer to the Towns Land Development Regulations

Sec. 3-97 (A) Landscaping and irrigation systems shall be completed in accordance with the approved landscape plans and installed prior to issuance of a Certificate of Occupancy for the site.

Sec. 3-97 (D) A Certificate of Occupancy shall not be issued until installation of landscape materials and irrigation systems consistent with approved plans is completed and a final inspection is performed by the Town.

Sec. 3-133 (A) All trees shall be at least 16 to 18 feet in height and 2.5 inches in DBH at the time of installation. Make correction on sheet A 1.01.

Sec. 3-133 (A) All shrubs shall be atleast 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 8 to 12 inches in height and 2 foot wide spread for a horizontal growth habit shrub.

Sec. 3-72. (H) Additional Landscape Requirement- Shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs. Provide written extent of compliance with each principle on landscape plans.

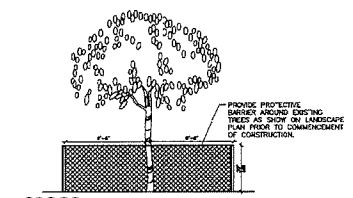
FENCE/WALL:

Walls and fences shall be erected with the finished side facing outwards.

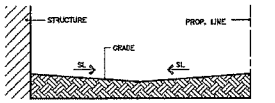
A separate building permit is required for fence installation & tree removal.

TREES TO BE REMOVED

SYMBOL	NAME	DIAM.	HEIGHT	SPREAD
(1)	OAK	0.33"	18'	15'
(7)	OAK	0.8"	12'	19'
(8)	OAK	0.8"	12'	7'
(11)	BRAZILIAN PEPPER	1.5"	28'	31'
(12)	GUMBO LIMBO	1.4"	40'	23'
(13)	OAK	0.15"	10'	9'

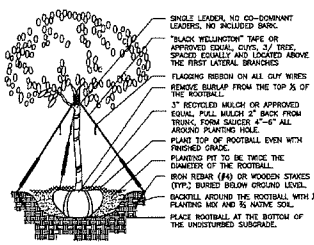


TREE PROTECTIVE BARRIER N.T.S.

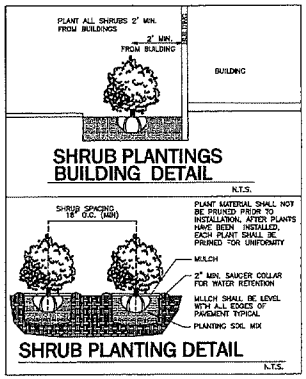


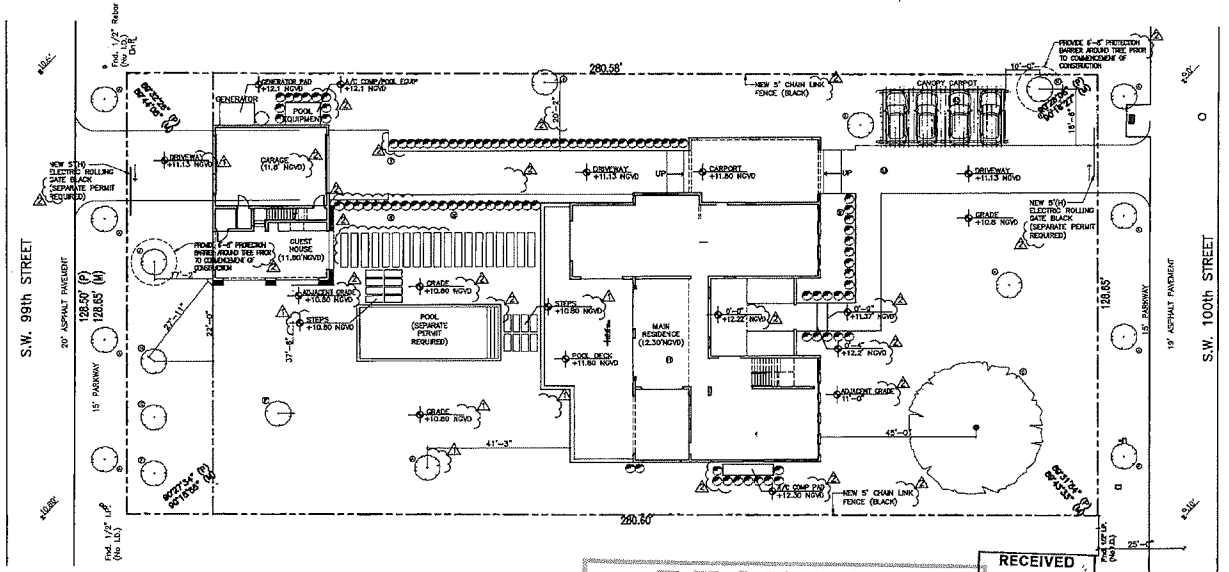
NOTE: ALL WATER SHALL BE RETAIN WITHIN PROPERTY

WATER RETENTION DIAG. N.T.S.



TREE PLANTING DETAIL N.T.S.





LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By (for) JP

RECEIVED
AUG 0 6 2014
214-086

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA ARCHITECTS & PLANNERS
BURGOS LANZA & ASSOCIATES
8720 SW 33rd AVENUE
MIAMI, FLORIDA 33155
PHONE: (305) 665-5995
FAX: (305) 665-5996
AA 26001619

THE CONCEPTS AND DESIGNS INCORPORATED IN THESE PLANS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF BURGOS LANZA ARCHITECTS & PLANNERS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BURGOS LANZA ARCHITECTS & PLANNERS. © THE COPYRIGHT TO THESE PLANS IS HEREBY RESERVED BY BURGOS LANZA ARCHITECTS & PLANNERS.

DATE: 02/06/14
DRAWN: CSR
PROJECT No. 14-331
SCALE: AS-SHOWN

A1.02

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000086

N
W E
S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

24

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000086

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

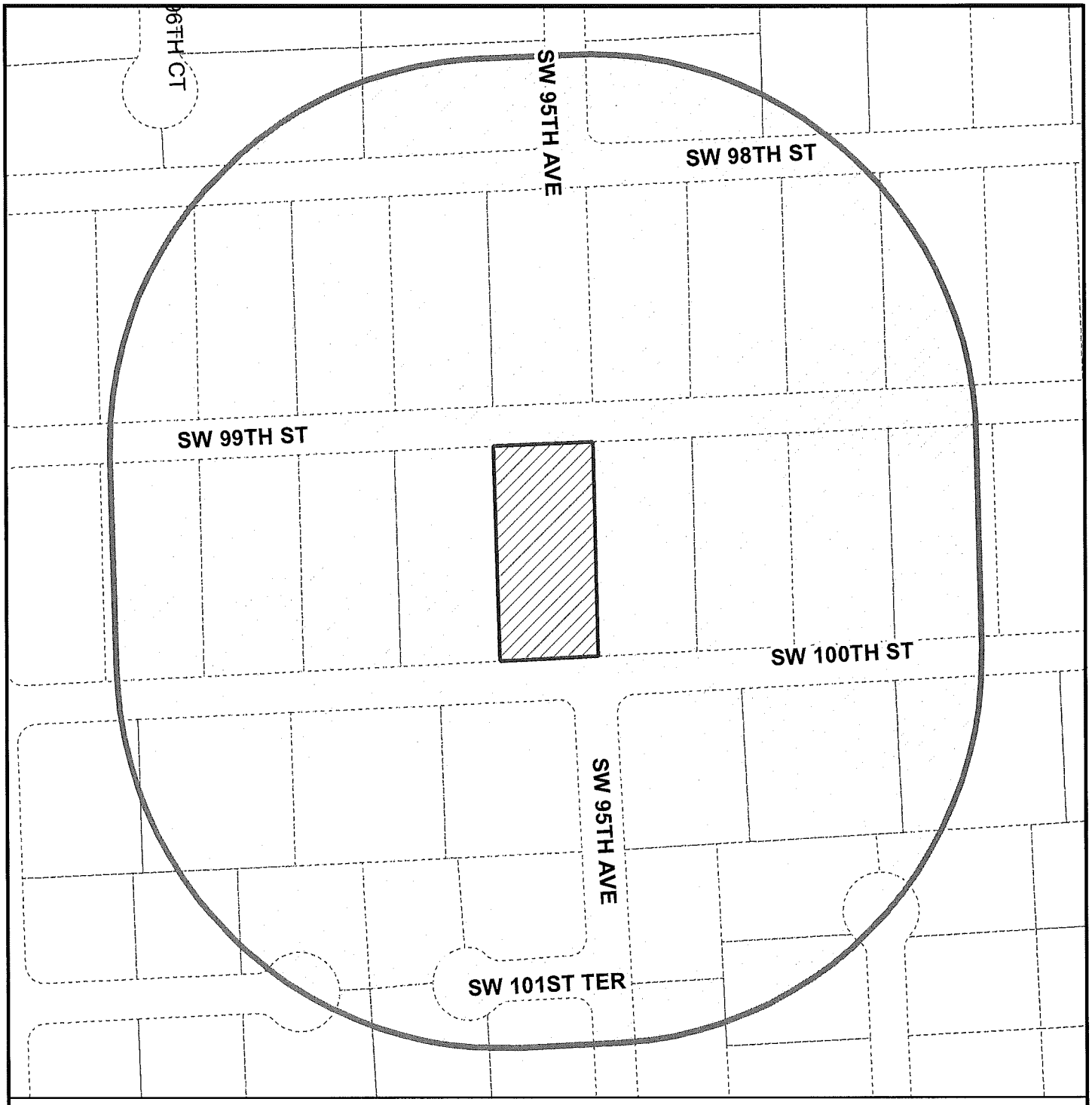
N W E S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000086

RADIUS: 500

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

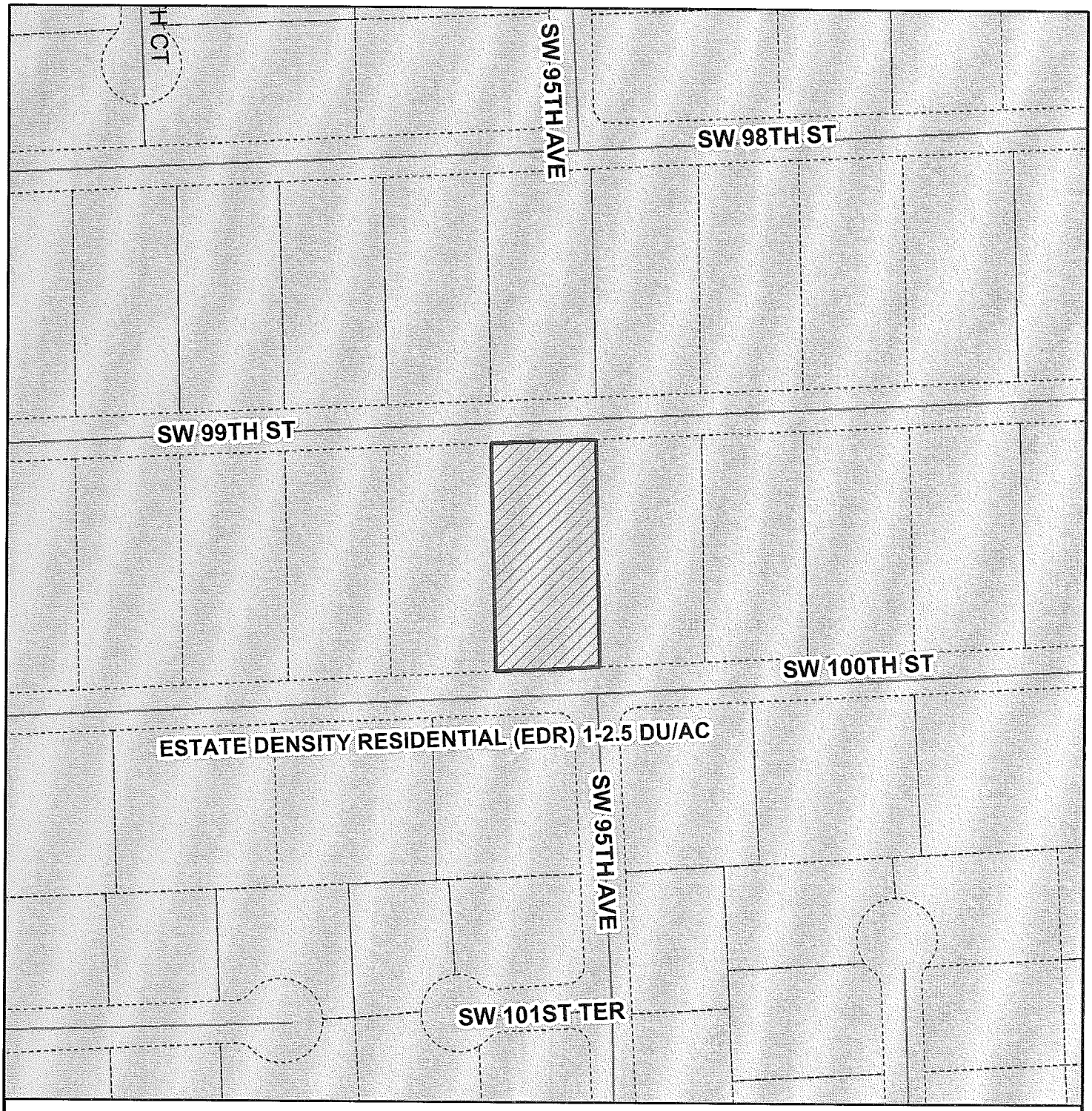
- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

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

PH: Z14-104 (15-03-CZ12-1) **March 3, 2015**
Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Galloway Medical Park Association II
Summary of Requests	The applicant is seeking to permit a detached sign in the RU-5A district which is not allowed.
Location	7400 SW 87 Avenue, Miami-Dade County, Florida.
Property Size	3.06-acres
Existing Zoning	RU-5A, Semi-Professional Office District
Existing Land Use	Medical Office
2020-2030 CDMP Land Use Designation	Office/Residential – east approximately 295' Low Density Residential – west approximately 170' *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a), Use Variance Standard *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice**

REQUESTS:

USE VARIANCE to permit a detached sign in the RU-5A zone (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Alta/ACSM Land Title Survey" as prepared by Fortin, Leaby Skiles, Inc., dated stamped received 12/5/14 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan depicts an existing 2-story medical office building with a proposed "V" shaped, 4' high monument sign along the front (east) property line abutting SW 87 Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-5A; medical office building	Office/Residential Low Density Residential (2.5 to 6 dua)
North	BU-2; commercial	Business & Office
South	RU-5A; office building	Office/Residential Low Density Residential (2.5 to 6 dua)
East	EU-M; single-family residences	Office/Residential
West	EU-M; single-family residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing medical office building located on the southwest corner of SW 74 Street and SW 87 Avenue (Galloway Road). The surrounding area is characterized by office, commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to provide pedestrian and vehicular traffic along the abutting section line roadway, SW 87 Avenue, with a means to locate the office. However detached signage in this RU-5A district could have a negative visual impact on the surrounding office and residential uses.

CDMP ANALYSIS:

The subject property is designated as **Office/Residential (east approximately 295') and Low Density Residential (west approximately 170')** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Uses allowed in the Office/Residential land use category *include both professional and clerical offices, hotels, motels, and residential uses. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses.* Residential densities allowed in the Low Density Residential category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. Additionally, the Land Use Element interpretative text for Residential Communities indicates that office uses under certain conditions are permitted in residential land use categories. Further, staff notes that pursuant to Resolution No. Z-173-82, the subject property was approved for a zone change to RU-5A, Semi-Professional Office District, and to allow the existing office uses. Recently, pursuant to Resolution No. 12-5-12, the subject property was approved for an expansion of the existing office buildings. Approval of the request sought in this application will allow the applicant to permit a detached sign for the existing office uses. Staff is of the opinion that because the use will not change, the existing office uses, the subject property remains **consistent** with the uses allowed in the Office/Residential and Low Density Residential designations on the CDMP LUP map and the Land Use Element interpretative text for Residential Communities.

ZONING ANALYSIS:

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a), to permit a detached sign in the RU-5A, Semi-Professional Office District. The RU-5A district only permits flat wall or cantilever signs that run parallel to the wall. Staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* **To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question**.

Based on the information provided, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. Pictures submitted by the applicant depict the proposed detached signage, which is similar in scale and aesthetics to signage for other similar office uses along SW 87 Avenue, south of 72 Street. The applicant further indicated in its letter of intent, and staff has confirmed, that some of the aforementioned office uses to the south and east of the subject property along SW 87 Avenue that are also zoned for office uses, contain detached signage that received zoning approval.

Typically, residential RU-1 properties in certain areas of the county, with lots that average 7,500 sq. ft., have gone to public hearing and requested a use-variance or have been rezoned for RU-5A uses. Staff feels that detached signage on these smaller residential parcels would be incompatible with the area, which could also result in a concentration of signage in relatively small areas. In staff's opinion, this could have a negative visual impact on surrounding residential uses that would remain in these areas. The subject property however is a 3.06-acre parcel, developed with an existing medical office complex, which according to the Miami-Dade Property Appraiser's records was built in 1989. Notwithstanding, the use variance standards under which this application is being reviewed requires the applicant to demonstrate that without the requested detached signage, they are deprived of all reasonable use or benefit from the property.

Further as previously noted, the surrounding area is primarily made up of office, commercial and residential uses. The applicant indicated in its letter of intent that the subject property was approved for an entrance feature, which is depicted in pictures of the subject property submitted with the application. Staff opines that the aforementioned entrance feature is adequate and provides ample visual notification to passersby along SW 87 Avenue of the existing medical office uses within the site. Therefore, staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of the request for a detached sign within the RU-5A district under the Use Variance Standards, Section 33-311(A)(4)(a).**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the existing office building with a single ingress/egress point along SW 87 Avenue (Galloway Road).

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: N/A

ES:MW:NN:EJ:CH

Eric Silva, AICP, Senior Division Chief
Development Services Division
Miami-Dade County

Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Galloway Medical Park Association II
Z14-104

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	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

Office/Residential (Pg. I-43)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Office/Residential**. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.*
Low Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	*The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

1. GALLOWAY MEDICAL PARK ASSOC. II
(Applicant)

15-3-CZ12-1 (14-104)
Area 12/District 07
Hearing Date: 03/03/15

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
1971	Kenneth D. Roseh	- Zone change from AU to EU-M.	BCC	Approved with Condition(s)
1982	Kenneth D. Rosen	- Zone change from EU-M to RU-5A. - Non-Use variance.	BCC	Approved with Condition(s)
2012	Galloway Medical Park Assoc. II	- Modification of a previous Resolution. - Multiple Non-Use Variances.	C12	Approved In Part

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

Memorandum

MIAMI-DADE COUNTY

Date: October 14, 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 #Z2014000104
Galloway Medical Park Assoc. II
7400 SW 87th Avenue
Non-Use Variance to permit a detached sign (not permitted)
(RU-5A) (3.07 Acres)
33-54-40

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: October 14, 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: Z2014000104
Name: Galloway Medical Park Assoc. II
Location: 7400 SW 87 Avenue
Section 33 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 objection.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 128, Page 92.

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

Memorandum

MIAMI-DADE COUNTY

Date: October 9, 2014

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

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

Subject: Galloway Medical Park Association II (#14_104)

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

Galloway Medical Park Association II requests a non-use variance of sign regulations in association with an existing office building. The office building on the property meets the County Code definition of a commercial establishment. 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.

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

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: October 15, 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: Z2014000104: GALLOWAY MEDICAL PARK ASSOC.II

Application Name: GALLOWAY MEDICAL PARK ASSOC.II

Project Location: The site is located at 7400 SW 87 AVE, Miami-Dade County.

Proposed Development: The request is for a sign.

Impact and demand: This application does not generate any additional 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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Thursday, December 11, 2014 11:21 AM
To: Endara, Federico (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Advertisement for Zoning Hearing Z2014000104

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- Application is only for a monument sign, site is existing. Previously dispositioned as N/A.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

11

DATE: 07-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

GALLOWAY MEDICAL PARK ASSOC.II	7400 SW 87 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000104

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201402000110 was opened for sign on private property January 7, 2014, warning issued June 12, 2014. Violation corrected and closed August 15, 2014. BNC: No bss cases open/closed.

Galloway Medical Park Assoc

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: GALLOWAY MEDICAL PARK ASSOC. II

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME

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214-104
SEP 22 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Galloway Medical Park Associates II, Ltd.

NAME AND ADDRESS	Percentage of Ownership
GP - Galloway Medical Park Corp.	2.0%
LP - S&K Beteiligungs Ltd.	48.02%
LP - Florida Venture Capital Group, LLC	48.02%
LP - Allconcept, Inc.	1.96%

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: Lisia Cantaya
(Applicant)

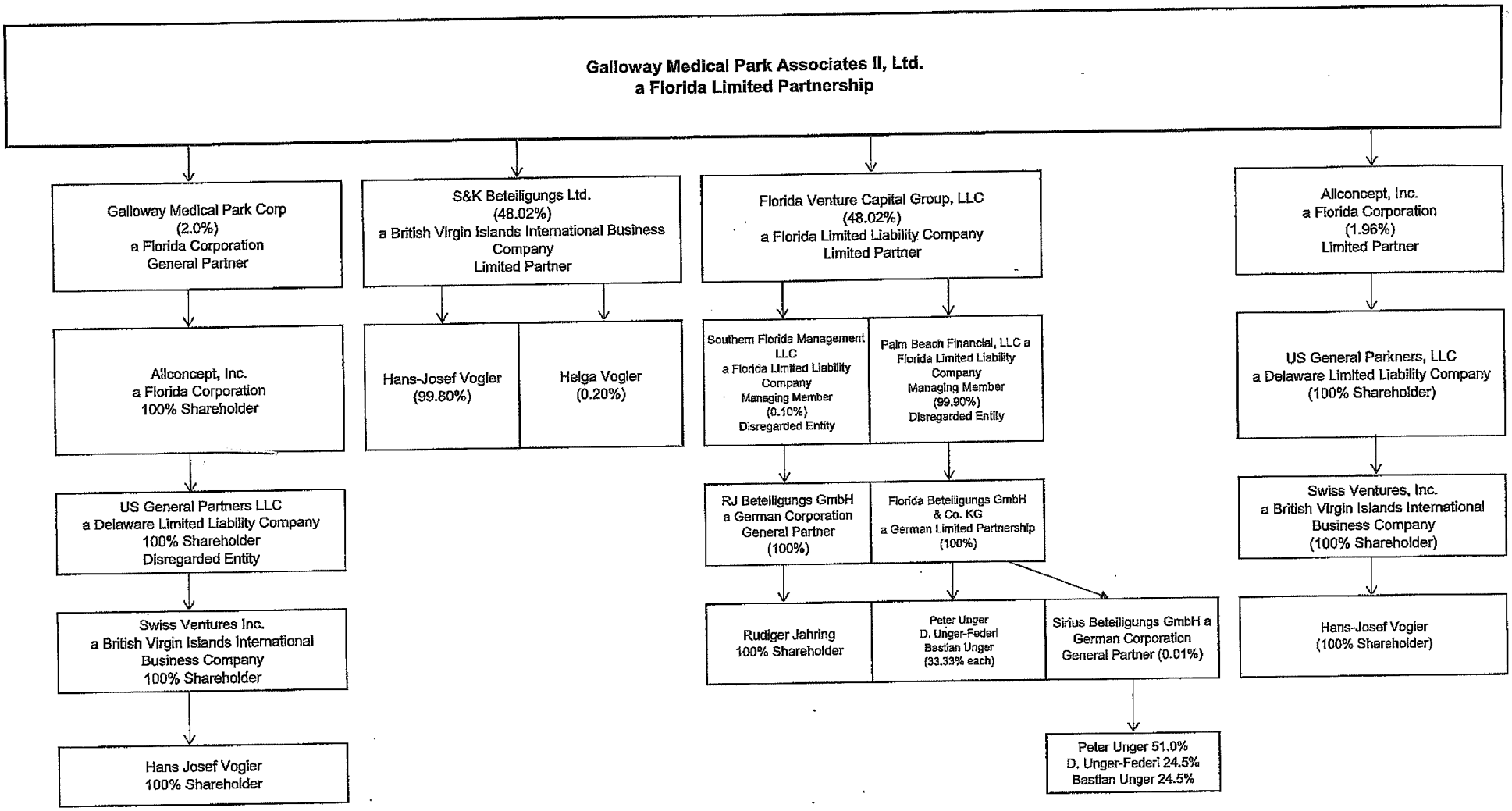
Sworn to and subscribed before me this 24 day of July, 2014. Affiant is personally know to me or has produced _____ as identification.

Carla Usseglio Lyden
(Notary Public)

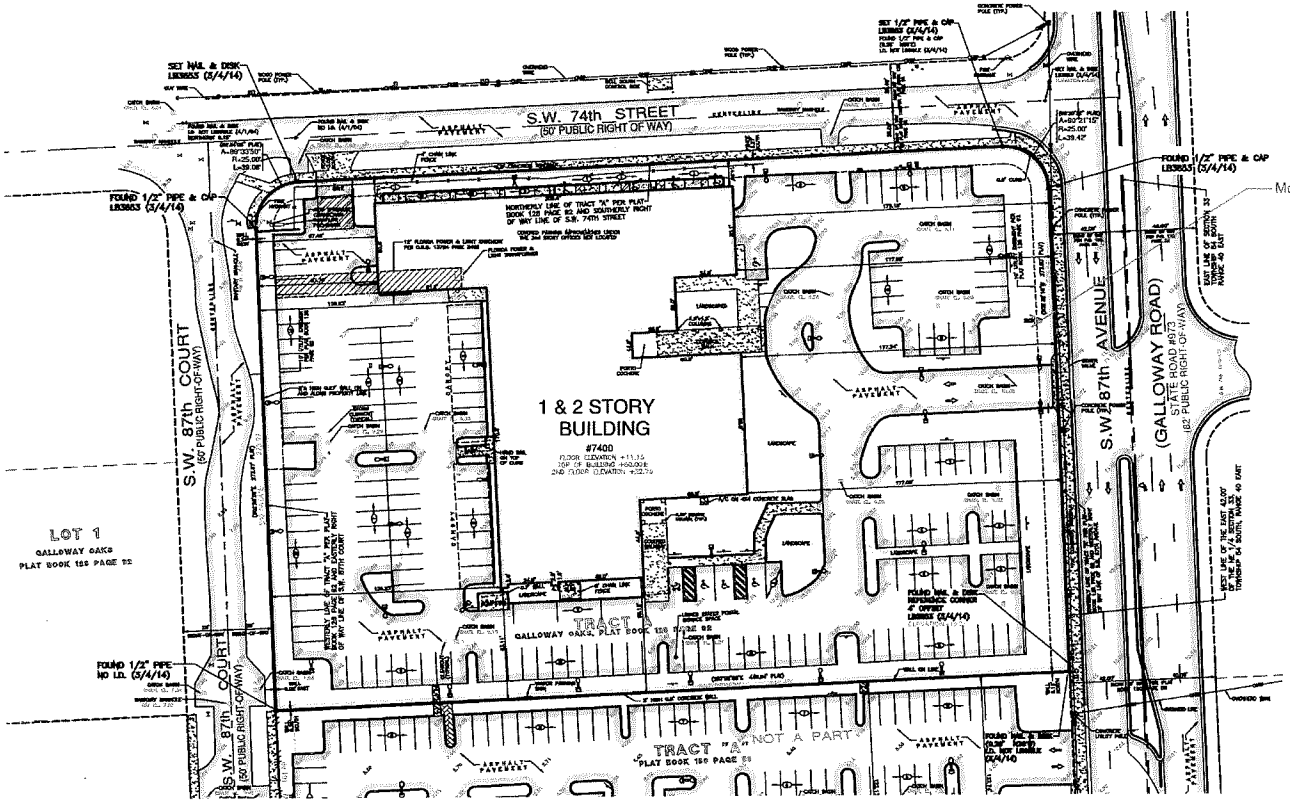
My commission expires: May 16, 2015

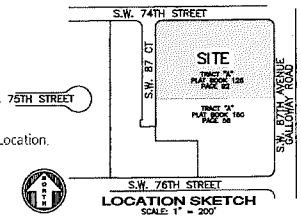
CARLA USSEGLIO LYDEN
Notary Public - State of Florida
My Comm. Expires May 16, 2015
Commission # EE 843764
Bonded Through National Notary Assn.
Seal

*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.


Galloway Medical Park Associates II, Ltd.
a Florida Limited Partnership
Galloway Medical Park Corp
(2.0%)
a Florida Corporation
General Partner
Allconcept, Inc.
a Florida Corporation
100% Shareholder
US General Partners LLC
a Delaware Limited Liability Company
100% Shareholder
Disregarded Entity
Swiss Ventures Inc.
a British Virgin Islands International
Business Company
100% Shareholder
Hans Josef Vogler
100% Shareholder
S&K Beteiligungs Ltd.
(48.02%)
a British Virgin Islands International Business
Company
Limited Partner
Hans-Josef Vogler
(99.80%)
Helga Vogler
(0.20%)
Florida Venture Capital Group, LLC
(48.02%)
a Florida Limited Liability Company
Limited Partner
Southern Florida Management
LLC
a Florida Limited Liability
Company
Managing Member
(0.10%)
Disregarded Entity
Palm Beach Financial, LLC a
Florida Limited Liability
Company
Managing Member
(99.90%)
Disregarded Entity
RJ Beteiligungs GmbH
a German Corporation
General Partner
(100%)
Florida Beteiligungs GmbH
& Co. KG
a German Limited Partnership
(100%)
Rudiger Jahring
100% Shareholder
Peter Unger
D. Unger-Federl
Bastian Unger
(33.33% each)
Sirius Beteiligungs GmbH a
German Corporation
General Partner (0.01%)
Peter Unger 51.0%
D. Unger-Federl 24.5%
Bastian Unger 24.5%
Allconcept, Inc.
a Florida Corporation
(1.96%)
Limited Partner
US General Parkners, LLC
a Delaware Limited Liability Company
(100% Shareholder)
Swiss Ventures, Inc.
a British Virgin Islands International
Business Company
(100% Shareholder)
Hans-Josef Vogler
(100% Shareholder)

5





LOCATION SKETCH
SCALE: 1" = 200'

LEGAL DESCRIPTION:

Tract "A", of GALLOWAY OAKS, according to the plat thereof, as recorded at Plat Book 155, at Page 22, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 33, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Chicago Title Insurance Company Office Commitment No. 30040228 with an effective date of March 15, 2004. All easements and or right of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey."

  Right-of-way Deed as shown in Official Record Book 188, Page 103, lies in Part (See plat) within existing right-of-way)
- Bearings hereon are referred to an assumed value of S 02°13'48" E for the West right of way line of S.W. 87th Avenue (Galloway Road), and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. J-97, Elevation +9.06, located on March 4, 2014 at the intersection of S.W. 72nd Street and S.W. 87th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AH (El. 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0454L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 133,712 square feet, or 3.070 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 24, 2003, and last updated on March 4, 2014, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

214-104
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DEC 15 2014

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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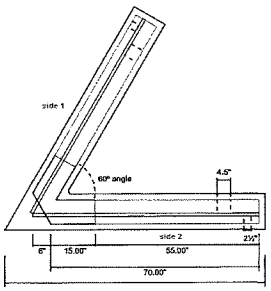
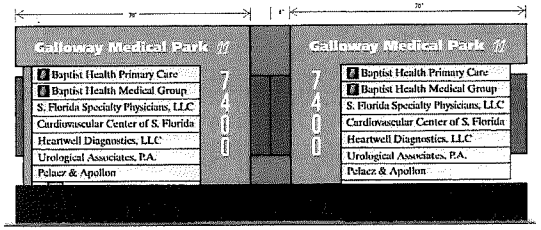
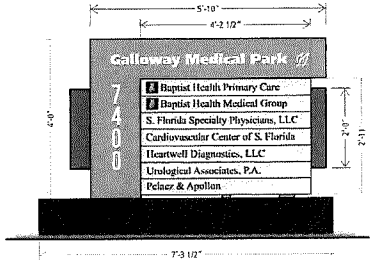


3 Top View: New Multi-Tenant Monument Sign
Scale: NTS



2 Top View: Retro Fit New Multi-Tenant Panel
Scale: NTS



1 Sign Detail: Retro Fit New Multi-Tenant Panel
Scale: ½" = 1'-0"

No.	Date	Description	By
10	140131	UPDATE SURVEY (5/4/14) TC	BLS/GEM
9	040720	ADDED CERTIFICATION TO	GEM
8	040813	UPDATE SURVEY (8/11/04)	GEM
7	040113	ADDED SPA TITLE COMMITMENT (4/14/04)	GEM
6	030146	UPDATE SURVEY (12/22/03)	SLH GEM
			DWF

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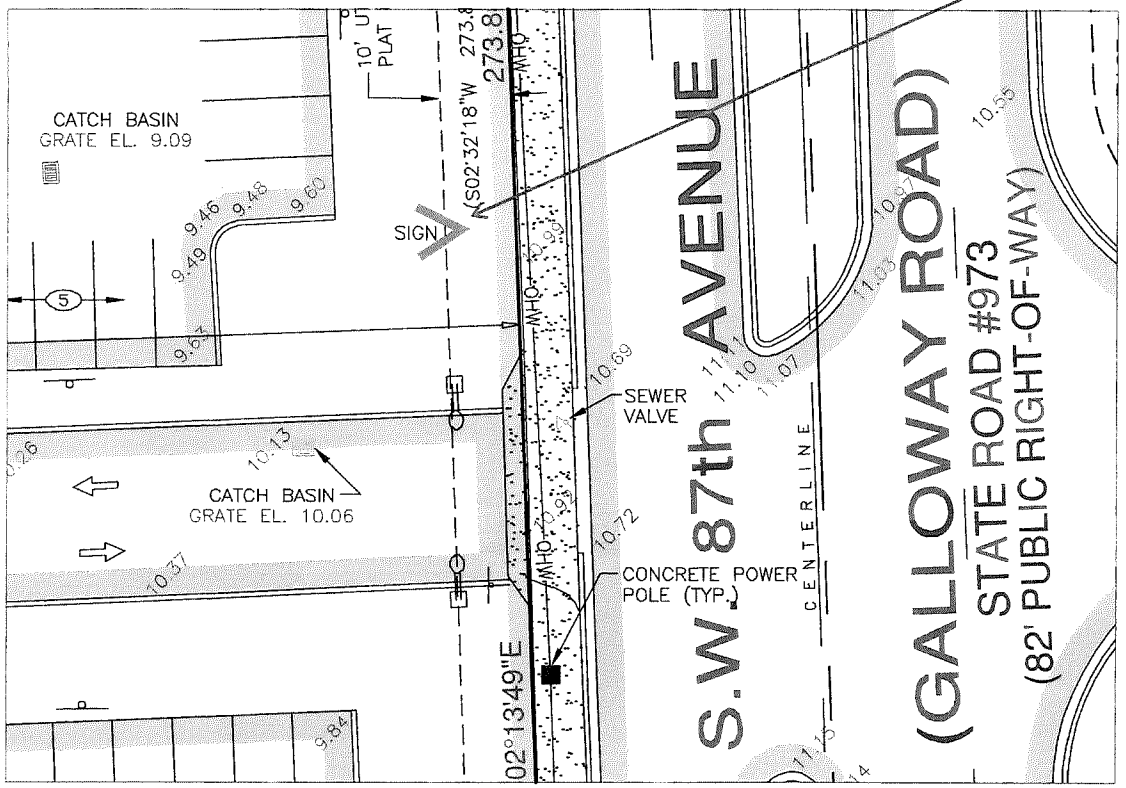
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB3653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@fortinleavy.com

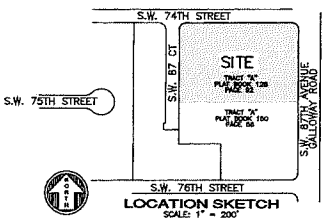
ALTA/ACSM LAND TITLE SURVEY

7400 GALLOWAY MEDICAL CENTER

MIAMI-DADE COUNTY, FLORIDA

Date:	2/11/99
Scale:	1"=30'
Drawn By:	MAP
Cad. No.	990162
Plotted:	3/05/14 9:03a
Ref. Dwg.	20982-163
Field Book	508/67-70 PEL
Job. No.	990162
Dwg. No.	
Sheet	1 of 1





LEGAL DESCRIPTION:

Tract "A", of GALLERY OAKS, according to the plat thereof, as recorded at Plat Book 128, at Page 93, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 33, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Chicago Title Insurance Company Office Commitment No. 2004033229 with an effective date of March 15, 2004. All easements and or right of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey."

  Right-of-way Deed as shown in Official Record Book 155, Page 103, Not a Part (lies within existing right-of-way)
- Bearings hereon are referred to an assumed value of S 02°13'49" E for the West right of way line of S.W. 87th Avenue (Galloway Road), and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. J-437, Elevation =8.06, located on March 4, 2014 at the intersection of S.W. 72nd Street and S.W. 87th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AH (El. 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0454J, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 133,713 square feet, or 3.070 acres, more or less.
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- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

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"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

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DEC 15 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
By

14
104

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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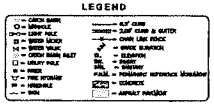
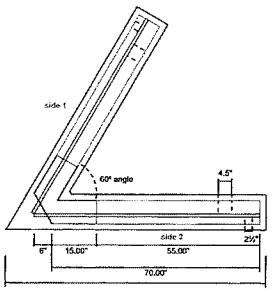
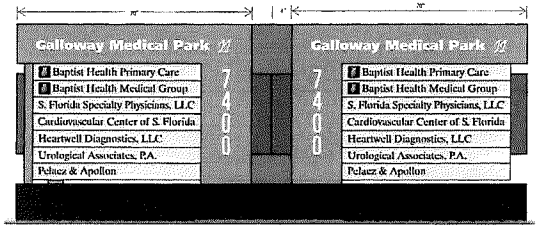
LEGEND

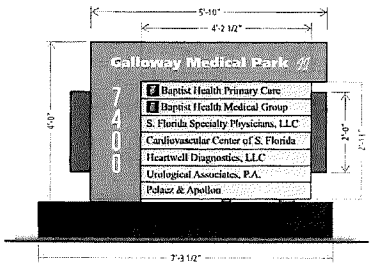




3 Top View: New Multi-Tenant Monument Sign
Scale: NTS



2 Top View: Retro Fit New Multi-Tenant Panel
Scale: NTS



1 Sign Detail: Retro Fit New Multi-Tenant Panel
Scale: 3/4" = 1'-0"

No.	Revision Description	Date
10	140131	UPDATE SURVEY (1/14/14) TC	BLS/GM
9	040730	AERIAL CERTIFICATION TO:	GM
8	040615	AERIAL PER TITLE COMMITMENT (4/14/04)	
7	040513	UPDATE SURVEY (4/9/04)	SH	GM	DWF
6	032146	UPDATE SURVEY (12/22/03)	
5	030124	UPDATE SURVEY (1/22/03)	

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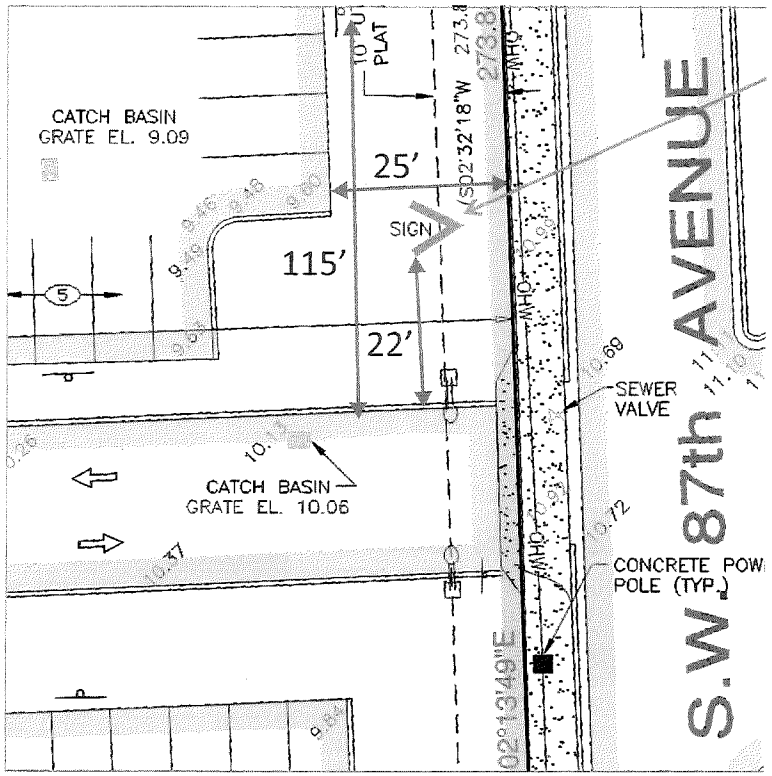
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000183
180 NorthEast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@fleasurvey.com

ALTA/ACSM LAND TITLE SURVEY

7400 GALLOWAY MEDICAL CENTER

MIAMI-DADE COUNTY, FLORIDA

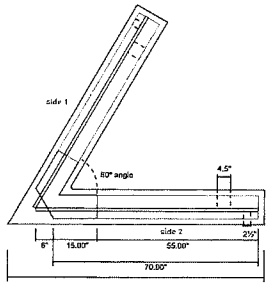
Date	2/11/99
Scale	1"=30'
Drawn By	MAP
Ord. No.	980162
Plotted	3/26/14 9:03a
Ref. Dwg.	20950-163
Field Book	508/67-70 RL1
Job No.	980162
Dwg. No.	
Sheet	1 of 1



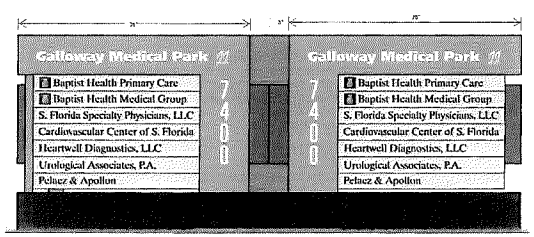
Monument Location

Site Measurements
Edge of sign to edge of curb = 22'-0"
Edge of sign to Right of Way = 7'-0"

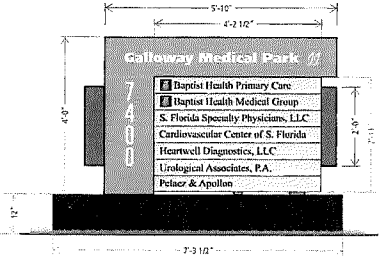
Grassy area = 115' long x 25' deep



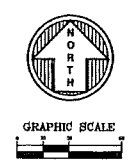
3 Top View: New Multi-Tenant Monument Sign
Scale: NTS



2 Top View: Retro Fit New Multi-Tenant Panel
Scale: NTS



1 Sign Detail: Retro Fit New Multi-Tenant Panel
Scale: ¾" = 1'-0"



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LEGEND

	CATCH BASIN		0.5" CURB
	MANHOLE		3.0" CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		WATER
	UTILITY POLE		SANITARY
	MIXER		PAVE. = PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		CONCRETE
	MANHOLE		ASPHALT PAVEMENT
	SIGN		

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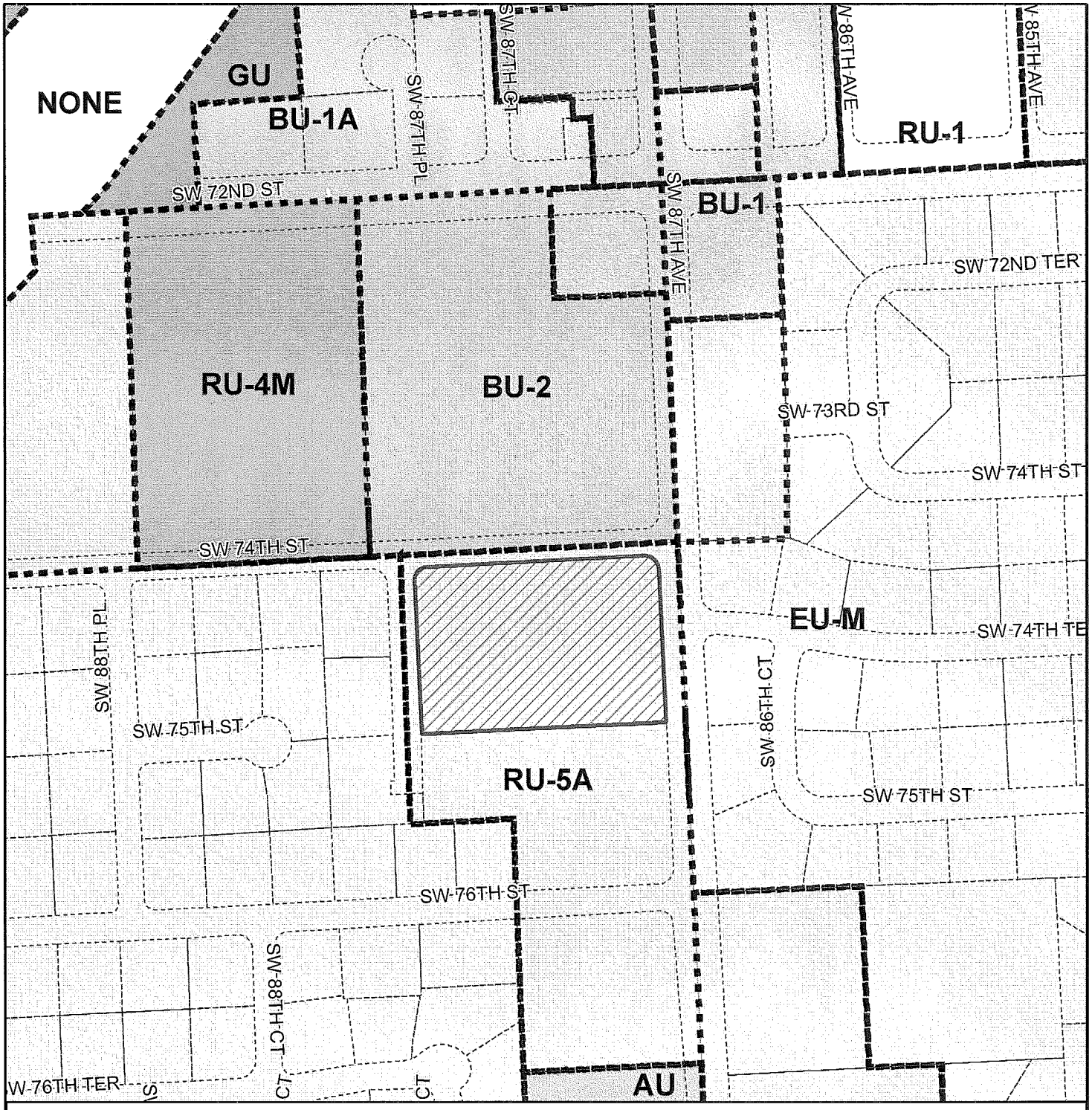
No.	Date	Revision Description	
10	140121	UPDATE SURVEY (3/4/14) TO	BLS/GEM
9	040730	AMEND CERTIFICATION TO:	GEM
8	040613	AMEND PER TITLE COMMITMENT (4/14/04)	
7	040613	UPDATE SURVEY (4/1/04)	SJH GEM
6	032148	UPDATE SURVEY (12/22/03)	DWF

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00000653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-651-4493 / Fax 305-651-7152 / Email fls@fleaveyy.com

ALTA/ACSM LAND TITLE SURVEY
7400 GALLOWAY MEDICAL CENTER
MIAMI-DADE COUNTY, FLORIDA

Date	2/11/99
Scale	1"=30'
Drawn By.	MAP
Cad. No.	990162
Plotted:	3/20/14 9:09a
Ref. Dwg.	20080-153
Field Book.	506/67-70 RLL
Job. No.	990162
Dwg. No.	
Sheet	1 of 1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000104

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC.II
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

- Subject Property Case
- Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY
	19	

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000104

Legend

Subject Property

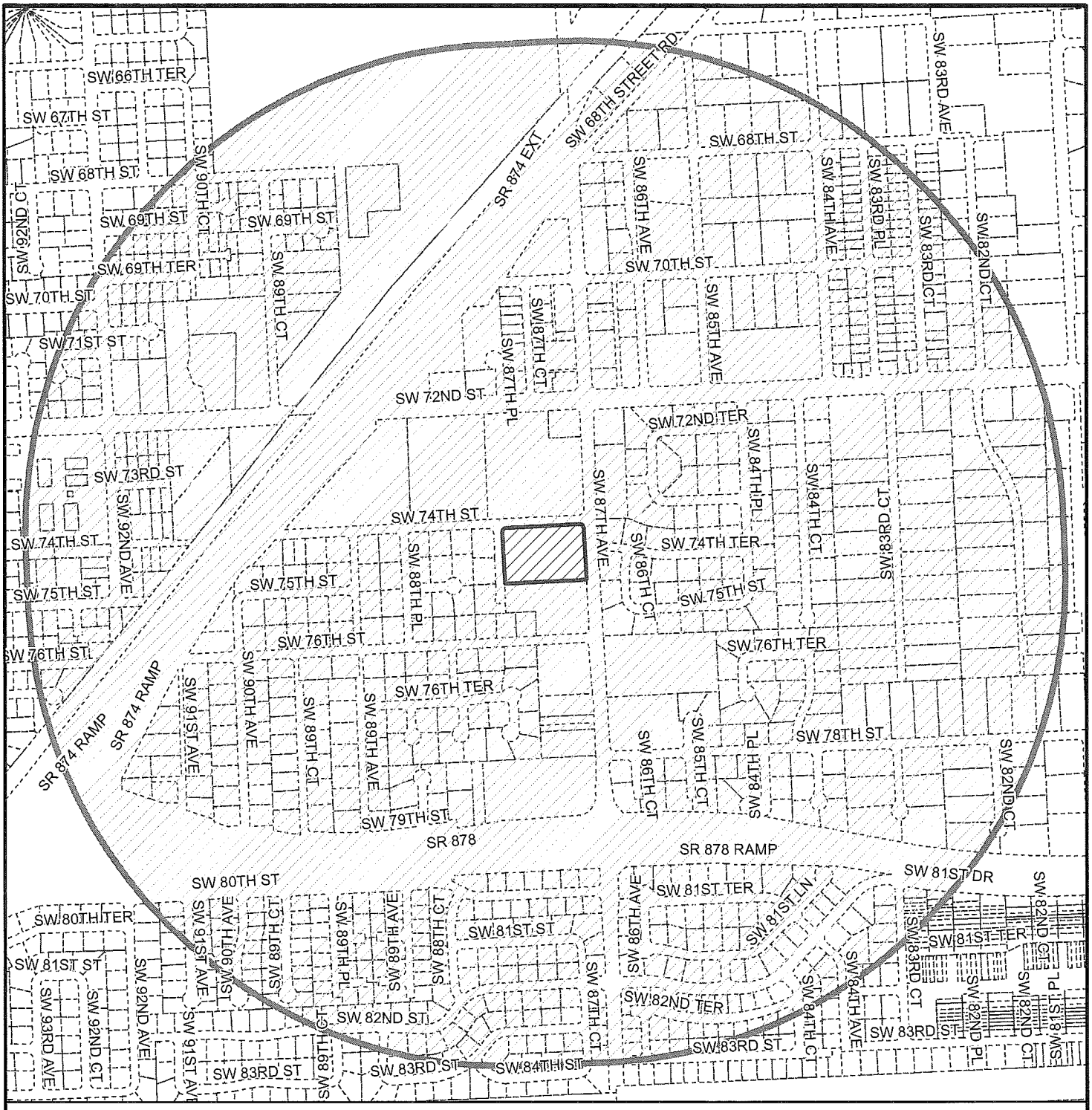
N
W E
S

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC.II
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY
	20	



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000104

RADIUS: 2640

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC.II
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

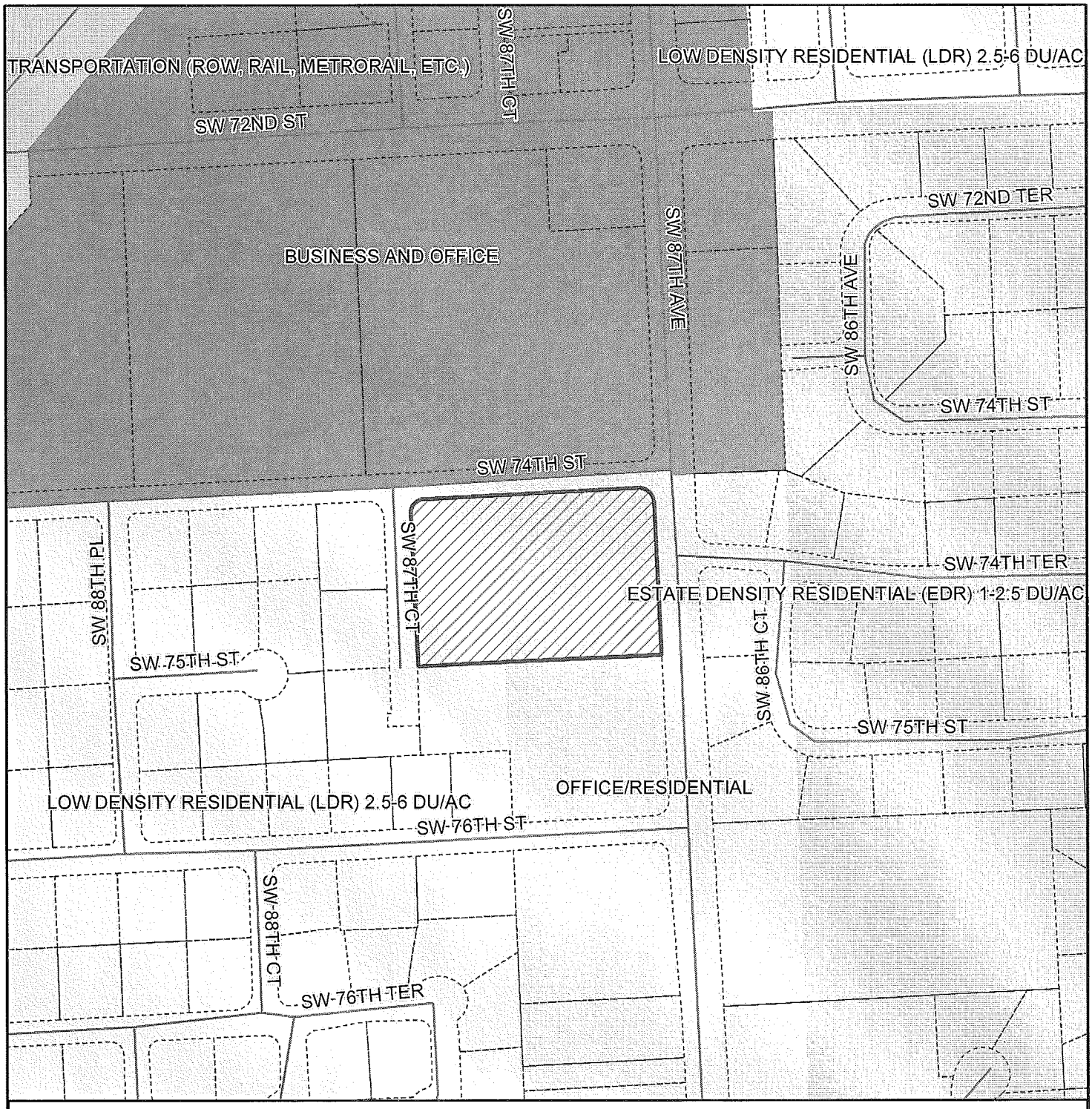
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000104

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC.II
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY

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

PH: Z14-105 (15-03-CZ12-2) **March 3, 2015**
Item No. 2

Recommendation Summary	
Commission District	7
Applicant	Galloway Medical Park Association, LTD
Summary of Requests	The applicant is seeking to permit a detached sign in the RU-5A district which is not allowed.
Location	7500 SW 87 Avenue, Miami-Dade County, Florida.
Property Size	2.6-acres
Existing Zoning	RU-5A, Semi-Professional Office District
Existing Land Use	Medical Office
2020-2030 CDMP Land Use Designation	Office/Residential – east approximately 288' Low Density Residential – west approximately 160' *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a) Use Variance Standard *(see attached Zoning Recommendation Addendum)*
Recommendation	**Denial without prejudice**

REQUESTS:

USE VARIANCE to permit a detached sign in the RU-5A zone (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Boundary and Topographic Survey" as prepared by Fortin, Leaby Skiles, Inc., dated stamped received 12/5/14 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan depicts an existing 2-story medical office building with a proposed "V" shaped, 4' high monument sign along the front (east) property line abutting SW 87 Avenue.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing medical office building located on the northwest corner of SW 76 Street and SW 87 Avenue (Galloway Road). The surrounding area is characterized by office, commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to provide pedestrian and vehicular traffic along the abutting section line roadway, SW 87 Avenue, with a means to locate the office. However detached signage in this RU-5A district could have a negative visual impact on the surrounding office and residential uses.

CDMP ANALYSIS:

The subject property is designated as **Office/Residential (east approximately 288') and Low Density Residential (west approximately 160')** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Uses allowed in the Office/Residential land use category *include both professional and clerical offices, hotels, motels, and residential uses. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses.* Residential densities allowed in the Low Density Residential category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. Additionally, the Land Use Element interpretative text for Residential Communities indicates that office uses under certain conditions are permitted in residential land use categories. Further, staff notes that pursuant to Resolution No. Z-119-84, the subject property was approved for a zone change to RU-5A, Semi-Professional Office District, and to allow the existing office uses. Approval of the request sought in this application will allow the applicant to permit a detached sign for the existing office uses. Staff is of the opinion that because the use will not change, the existing office uses, the subject property remains **consistent** with the uses allowed in the Office/Residential and Low Density Residential designations on the CDMP LUP map and the Land Use Element interpretative text for Residential Communities.

ZONING ANALYSIS:

The current application seeks approval of a use variance, under Section 33-311(A)(4)(a), to permit a detached sign in the RU-5A, Semi-Professional Office District. The RU-5A district does not permit detached signs and only permits flat wall or cantilever signs that run parallel to the wall. Staff opines that the request is not consistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a), provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in* ***unnecessary hardship****, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations.* **To prove an unnecessary hardship, the applicant must demonstrate that under applicable zoning regulations, the applicant is deprived of all reasonable use or benefit from the property in question**.

Based on the information provided by the applicant, staff opines that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. Staff notes that the existing office building which contains signage on the wall fronting SW 87 Avenue is setback 25' from the abutting roadway. Pictures submitted by the applicant depict the existing wall signs as viewed from SW 87 Avenue.

Typically, residential RU-1 properties in certain areas of the county, with lots that average 7,500 sq. ft., have gone to public hearing and requested a use-variance or have been rezoned for RU-5A uses. Staff feels that detached signage on these smaller residential parcels would be incompatible with the area, which could also result in a concentration of signage in relatively small areas. In staff's opinion, this could have a negative visual impact on surrounding residential uses that would remain in these areas. The subject property is a 2.6 acre parcel, developed with an existing medical office complex, which according to the Miami-Dade Property Appraiser's records was built in 1998. The use variance standards under which this application is being reviewed, requires the applicant to demonstrate that without the requested detached signage, they are deprived of all reasonable use or benefit from the property.

Further as previously noted, the surrounding area is primarily made up of office, commercial and residential uses. Staff opines that the aforementioned wall sign which, as previously noted, is located in close proximity to SW 87 Avenue, is adequate, and provides ample visual notification to pedestrian and vehicular traffic along SW 87 Avenue of the existing medical office uses within the site. Therefore, staff is of the opinion that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulations, and that the applicant has not demonstrated a loss of all reasonable use of the property under the existing zoning. **As such, staff recommends denial without prejudice of the request for a detached sign within the RU-5A district under the Use Variance Standards, Section 33-311(A)(4)(a).**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the existing office building with a single ingress/egress point along SW 87 Avenue (Galloway Road).

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: N/A

ES:MW:NN:JV:CH

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

ZONING RECOMMENDATION ADDENDUM

Galloway Medical Park Association, LTD.
Z14-105

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	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

Office/Residential (Pg. I-43)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Office/Residential**. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.*
Low Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	*The Board shall hear and grant applications for **use variances** from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in **unnecessary hardship**, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*

2. GALLOWAY MEDICAL PARK ASSOC. LTD **15-3-CZ12-2 (14-105)**
(Applicant) **Area 12/District 07**
Hearing Date: 03/03/15

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
1984	William Seidle	- Zone change from AU to RU-5A and EU-M.	BCC	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: October 15, 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 #Z2014000105
Galloway Medical Park Assoc., Ltd.
7500 SW 87th Avenue, Miami, FL
Non-Use Variance to permit a detached sign (not permitted)
(RU-5A) (2.6 Acres)
33-54-40

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: October 14, 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: Z2014000105
Name: Galloway Medical Park Assoc. Ltd
Location: 7500 SW 87 Avenue
Section 33 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 objection.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 150, Page 56.

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

Memorandum

Date: October 13, 2014

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

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

Subject: Galloway Medical Park Associates, Ltd (#14_105)

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

Galloway Medical Park Associates, Ltd requests a non-use variance of sign regulations in association with an existing office building. The office building on the property meets the County Code definition of a commercial establishment. 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.

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

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: October 15, 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: Z2014000105: GALLOWAY MEDICAL PARK ASSOC.II

Application Name: GALLOWAY MEDICAL PARK ASSOC.II

Project Location: The site is located at 7500 SW 87 AVE, Miami-Dade County.

Proposed Development: The request is for a sign.

Impact and demand: This application does not generate any additional 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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Thursday, December 11, 2014 11:18 AM
To: Endara, Federico (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Advertisement for Zoning Hearing Z2014000105.

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- Application is only for a monument sign, site is existing. Previously dispositioned as N/A.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
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10

DATE: 21-JAN-15

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

GALLOWAY MEDICAL PARK ASSOC. LTD	7500 SW 87 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000105

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases BNC: No open cases

Galloway Medical Park

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: GALLOWAY MEDICAL PARK ASSOC. LTD

NAME AND ADDRESS	Percentage of Stock

RECEIVED
2.14.105
SEP 22 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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 _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Galloway Medical Park Associates, Ltd.

NAME AND ADDRESS	Percentage of Ownership
GP - Galloway Medical Park Corp.	2.0%
LP - S&K Beteiligungs, Ltd.	49%
LP - Florida Venture Captial Group, LLC	49%

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: Lidia Loaiza
(Applicant)

Sworn to and subscribed before me this 24 day of July, 2014. Affiant is personally known to me or has produced _____ as identification.

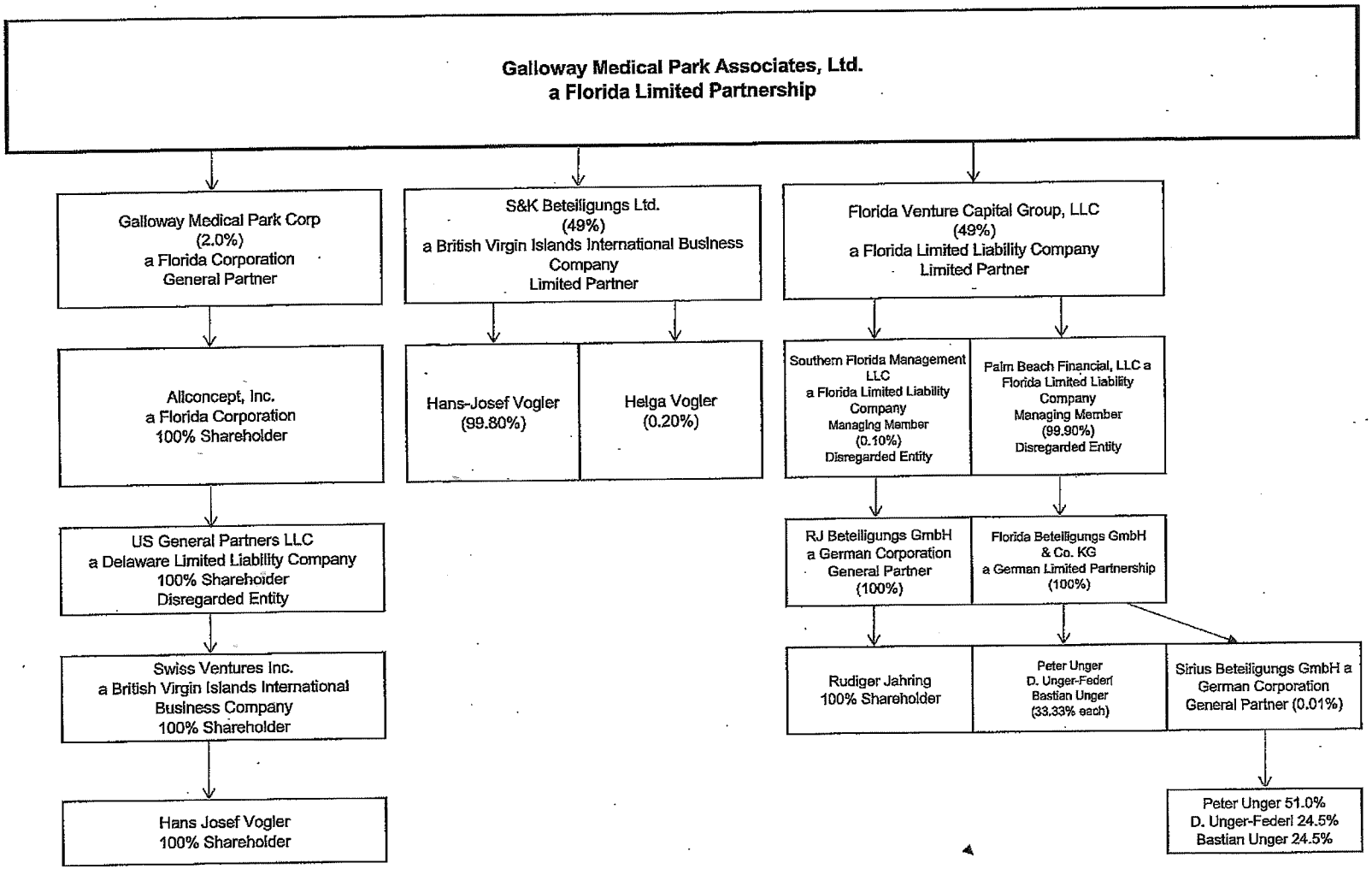
Carla Lyden
(Notary Public)

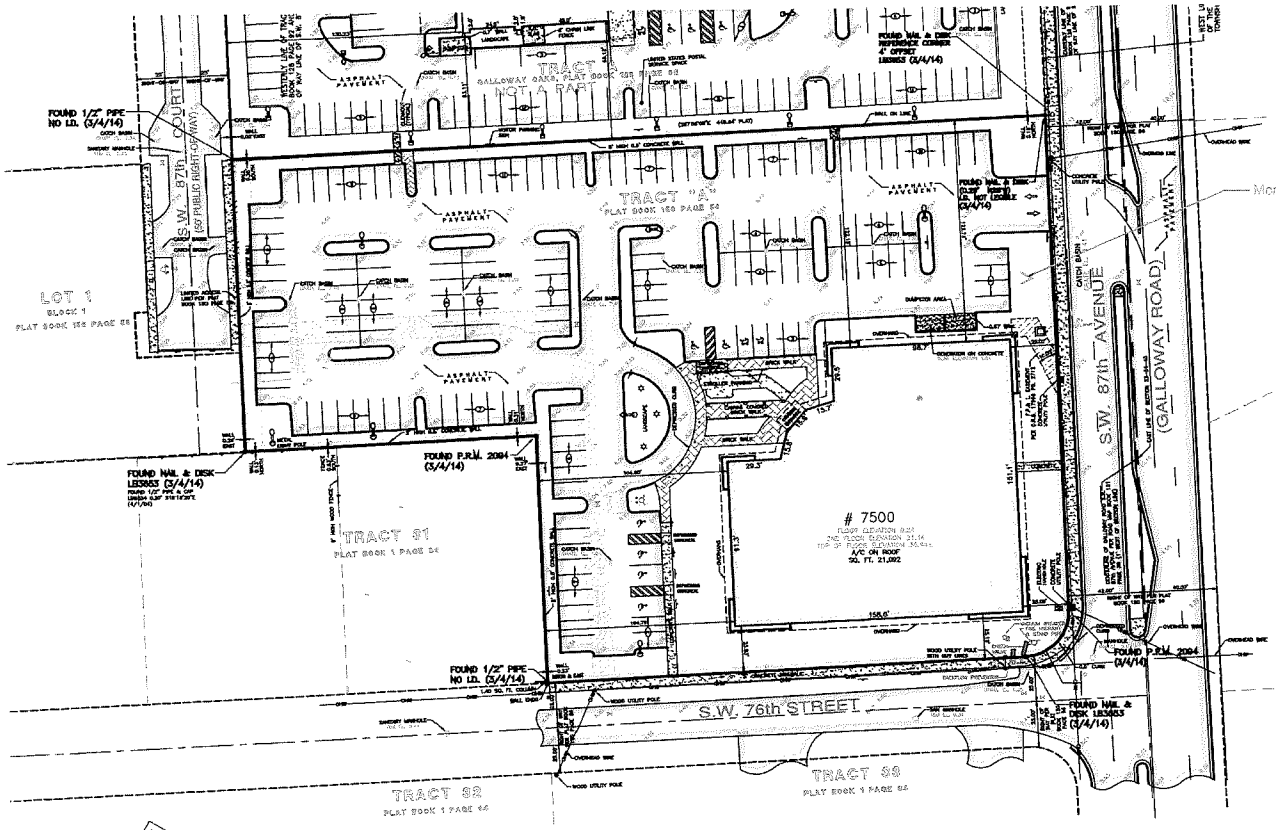
My commission expires: May 16, 2015

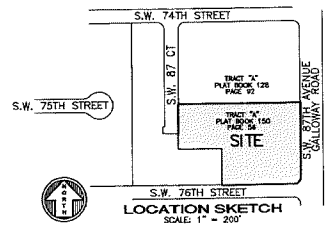
CARLA USSEGLIO LYDEN
Notary Public - State of Florida
My Comm. Expires May 16, 2015
Commission # EE 84376
Bonded Through National Notary Assn.

*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.

FEE SCHEDULE


Galloway Medical Park Associates, Ltd.
a Florida Limited Partnership
Galloway Medical Park Corp
(2.0%)
a Florida Corporation
General Partner
Allconcept, Inc.
a Florida Corporation
100% Shareholder
US General Partners LLC
a Delaware Limited Liability Company
100% Shareholder
Disregarded Entity
Swiss Ventures Inc.
a British Virgin Islands International
Business Company
100% Shareholder
Hans Josef Vogler
100% Shareholder
S&K Beteiligungs Ltd.
(49%)
a British Virgin Islands International Business
Company
Limited Partner
Hans-Josef Vogler
(99.80%)
Helga Vogler
(0.20%)
Florida Venture Capital Group, LLC
(49%)
a Florida Limited Liability Company
Limited Partner
Southern Florida Management
LLC
a Florida Limited Liability
Company
Managing Member
(0.10%)
Disregarded Entity
Palm Beach Financial, LLC a
Florida Limited Liability
Company
Managing Member
(99.90%)
Disregarded Entity
RJ Beteiligungs GmbH
a German Corporation
General Partner
(100%)
Florida Beteiligungs GmbH
& Co. KG
a German Limited Partnership
(100%)
Rudiger Jahring
100% Shareholder
Peter Unger
D. Unger-Federl
Bastian Unger
(33.33% each)
Sirius Beteiligungs GmbH a
German Corporation
General Partner (0.01%)
Peter Unger 51.0%
D. Unger-Federl 24.5%
Bastian Unger 24.5%





LOCATION SKETCH
SCALE: 1" = 200'

Tract "A", GALLOWAY MEDICAL CENTER, according to the plat thereof as recorded in Plat Book 150 at Page 56 of the Public Records of Miami-Dade County, Florida.

- This site lies in Section 33, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Chicago Title Insurance Company Office Commitment No. 30040332R with an effective date of March 15, 2004. All easements and or right of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey."

  Right-of-way Deed as shown in Official Record Book 166, Page 103. Not a Part (lies within existing right-of-way)
- Bearings hereon are referred to an assumed value of S 02°13'49" E for the West right of way line of S.W. 87th Avenue (Galloway Road), and evidenced by found nail & disk and found P.R.M.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. J-437, Elevation +8.08, located on August 9, 2013 at the intersection of S.W. 72nd Street and S.W. 87th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0434L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 112,016 square feet, or 2.572 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 24, 2003, and last updated on March 4, 2014, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

By: _____
Daniel C. Fortin, For the Firm
Surveyor and Mapper, LS2853
State of Florida

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DEC / 5 2014

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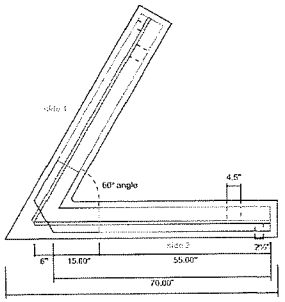
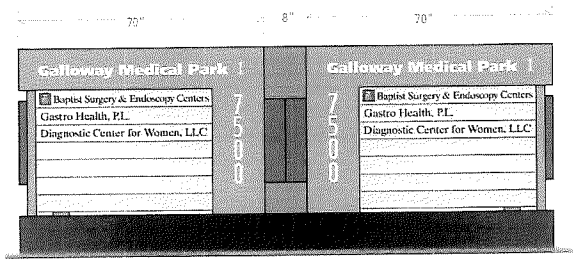
LEGEND

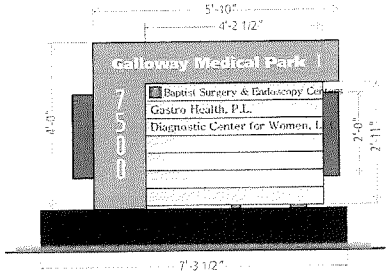
CB = CATCH BASIN	C&G = CURB & GUTTER
MH = MANHOLE	CLF = CHAIN LINK FENCE
LP = LIGHT POLE	OE = OVERHEAD ELECTRIC
WV = WATER VALVE	EL. = ELEVATION
CBRD = CATCH BASIN RIM/T	INV. = INVERT
UP = UTILITY POLE	SAN. = SANITARY
FH = HYDRANT	P.R.M. = PERMANENT REFERENCE MONUMENT
FDC = FIRE HYDRANT	CONC. = CONCRETE
WM = WATER METER	ASPH. = ASPHALT PAVEMENT



3 Top View: New Multi-Tenant Monument Sign
Scale: NTS



2 Top View: Retro Fit New Multi-Tenant Panel
Scale: NTS



1 Sign Detail: Retro Fit New Multi-Tenant Panel
Scale: 1/2" = 1'-0"

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

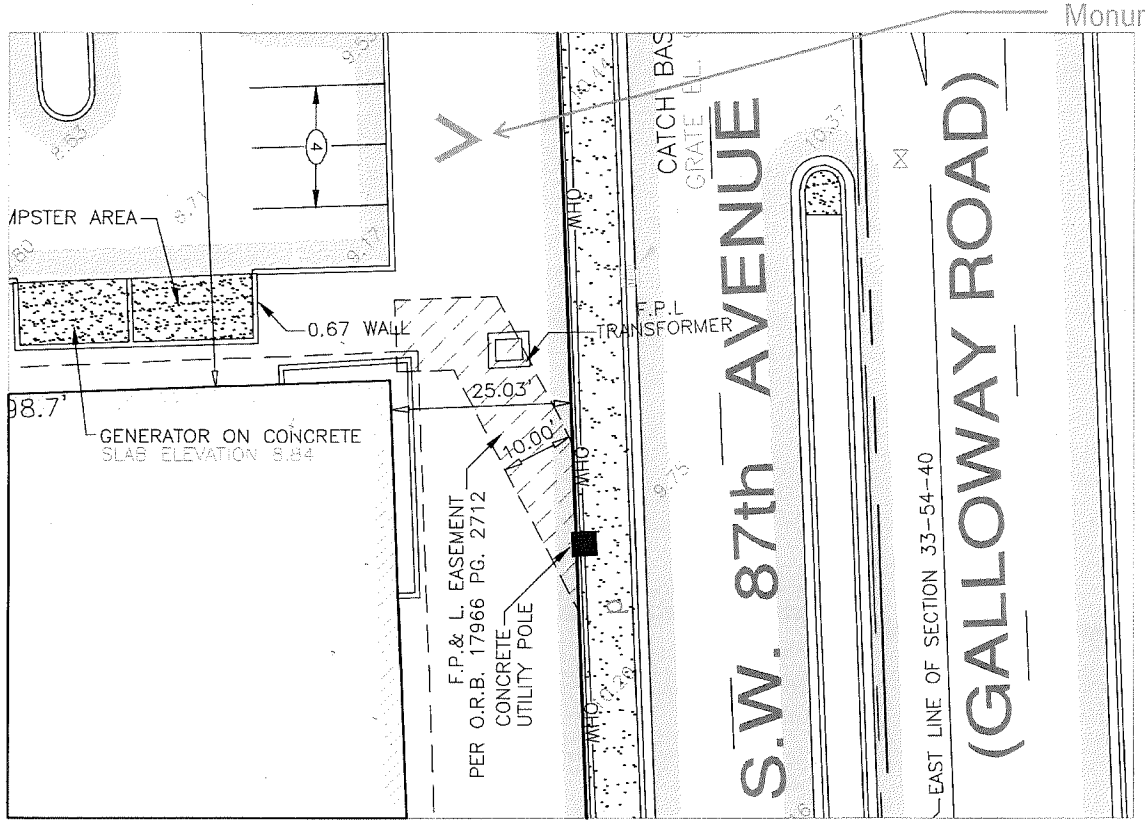
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is not to be Reproduced or Copied in Whole or in Part Without the Express Written Permission of Same.

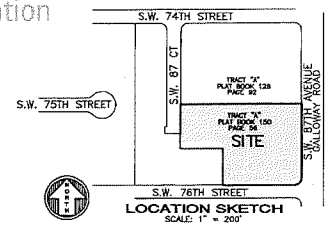
No.	Date	Revision Description	By
9	140114	UPDATE SURVEY (1/4/14) TC	BLS
8	130305	UPDATE SURVEY (8/9/13) TC	GDU
7	040729	AUTHO CERTIFICATION TO:	GDU
6	040613	AUDIO PER TITLE COMMITMENT (5/14/04)	
5	040512	UPDATE SURVEY & T.C. (5/11/04) SJH	GDU
No.	O.R.		

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email flg@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

Date	
Scale	
Drawn By.	
Cad. No.	
Plotted:	
Ref. Dwg.	
Field Book.	
Job. No.	
Dwg. No.	
Sheet	of





Tract "A", GALLOWAY MEDICAL CENTER, according to the plat thereof as recorded in Plat Book 150 at Page 56 of the Public Records of Miami-Dade County, Florida.

- This site lies in Section 33, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Chicago Title Insurance Company Office Commitment No. 3004153229 with an effective date of March 15, 2004. All easements and or right of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey."

  Right-of-way Deed as shown in Official Record Book 166, Page 103, Not a Part (lies within existing right-of-way)
- Bearings hereon are referred to an assumed value of S 02°13'46" E for the West right of way line of S.W. 87th Avenue (Galloway Road), and evidenced by found nail & disk and found P.R.M.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. J-437, Elevation =9.06, located on August 9, 2013 at the intersection of S.W. 72nd Street and S.W. 87th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AH (El. 10) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0454L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 112,018 square feet, or 2.572 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 24, 2003, and last updated on March 4, 2014, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

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DEC / 5 2014

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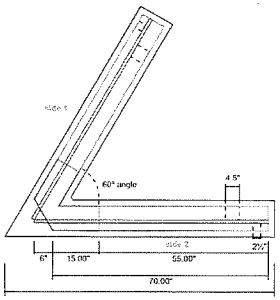
www.callsunshine.com

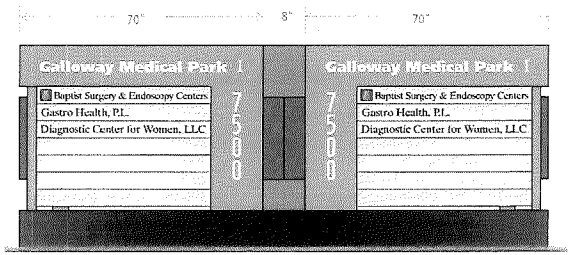
LEGEND

CB = CATCH BASIN	= 24" CURB
WM = WINDMILL	= 2.00' CURB & GUTTER
LP = LIGHT POLE	= CHAIN LINK FENCE
WV = WATER VALVE	= WROT ELEVATION
CBR = CATCH BASIN RECT	EL. = ELEVATION
UP = UTILITY POLE	INV. = INVERT
R = RISER	SWL = SEWERAY
FH = FIRE HYDRANT	P.R.M. = PERMANENT REFERENCE MONUMENT
M = MANHOLE	= CONCRETE
S = SIGN	= ASPHALT PAVEMENT

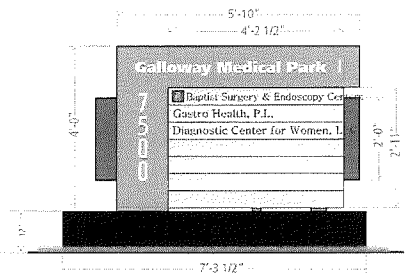
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



3 Top View: New Multi-Tenant Monument Sign
Scale: NTS



2 Top View: Retro Fit New Multi-Tenant Panel
Scale: NTS



1 Sign Detail: Retro Fit New Multi-Tenant Panel
Scale: 3/4" = 1'-0"

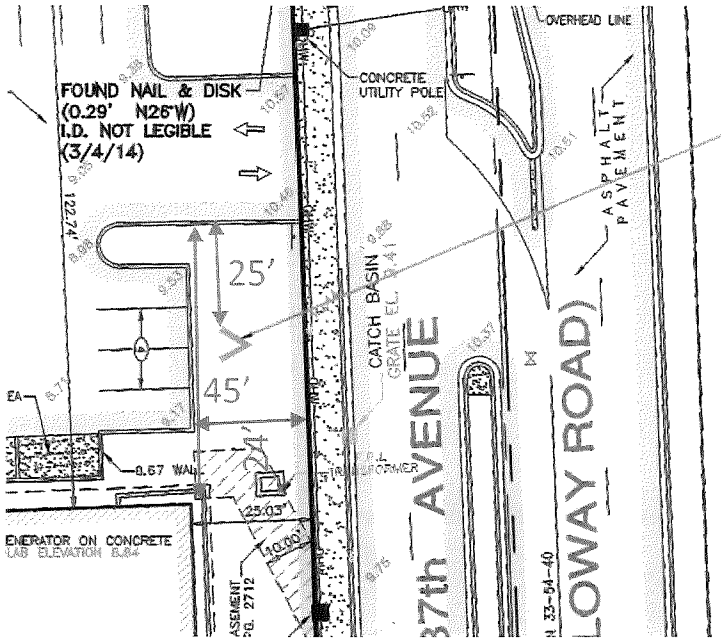
No.	Date	Revisions Description	By
9	140124	UPDATE SURVEY (3/4/14) TC	BLS
8	130925	UPDATE SURVEY (8/9/13) TC	GKJ
7	040729	AMEND DESCRIPTION TC	GKJ
6	040412	AMEND PER TITLE COMMITMENT (4/14/04)	GKJ
5	040412	UPDATE SURVEY & T.C. (4/7/04) SJH	GKJ

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service prepared in Connection with the Project and is not to be used in Part or Whole for any other Project without the Permission of Same.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000851
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@fortinleavy.com

BOUNDARY & TOPOGRAPHIC SURVEY

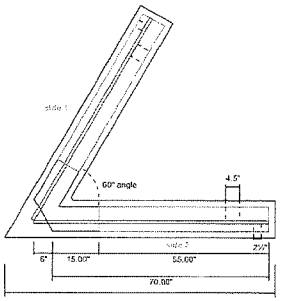
Date	
Scale	
Drawn By	
Cad. No.	
Plotted:	
Ref. Dwg.	
Field Book	
Job. No.	
Dwg. No.	
Sheet	of



Monument Location

Site Measurements:
Edge of sign to edge of curb = 25'
Front of sign to Right of way = 14'

Grassy area = 24" deep x 45" long



3 Top View: New Multi-Tenant Monument Sign
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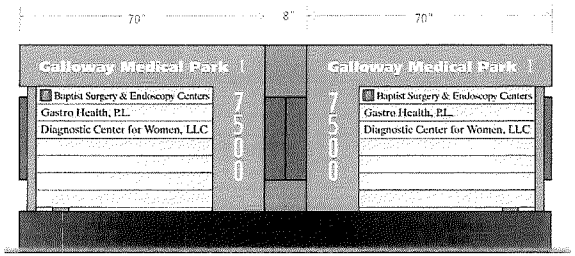
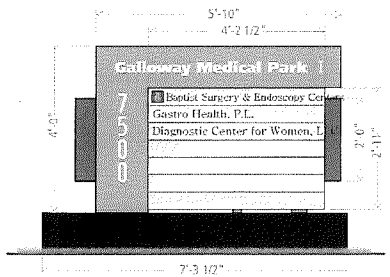


2 Top View: Retro Fit New Multi-Tenant Panel
Scale: NTS



1 Sign Detail Retro Fit New Multi-Tenant Panel
Scale: 3/4" = 1'-0"

1/14/15
RECEIVED
DEC / 5 2014

LEGEND

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00001603
110 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7133 / Email: fls@bellsouth.net

BOUNDARY & TOPOGRAPHIC SURVEY

No.	Revision Description	By
9	UPDATE SURVEY (3/4/14) TC	BAS
8	UPDATE SURVEY (5/8/13) TC	GDU
7	ADD CERTIFICATION TO:	GDU
6	ADD'L POR TITLE COMMITMENT (4/14/04)	
5	UPDATE SURVEY & T.C. (4/7/04) SJH	GDU
4	O.R.	

Date
Scale
Drawn By
Cad. No.
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Ref. Dwg.
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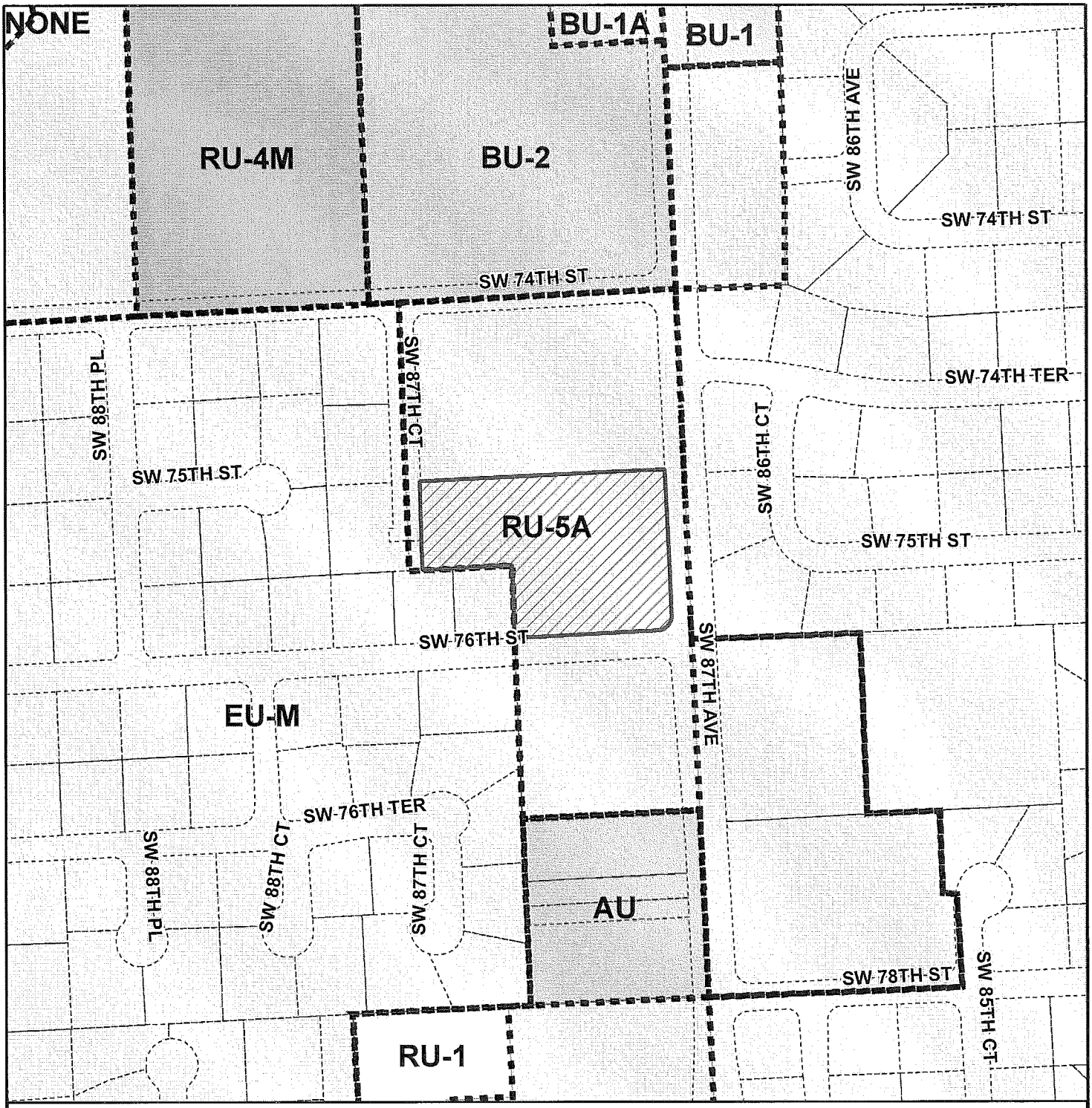


MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000105

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC. LTD
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

Zoning

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000105

Legend

Subject Property

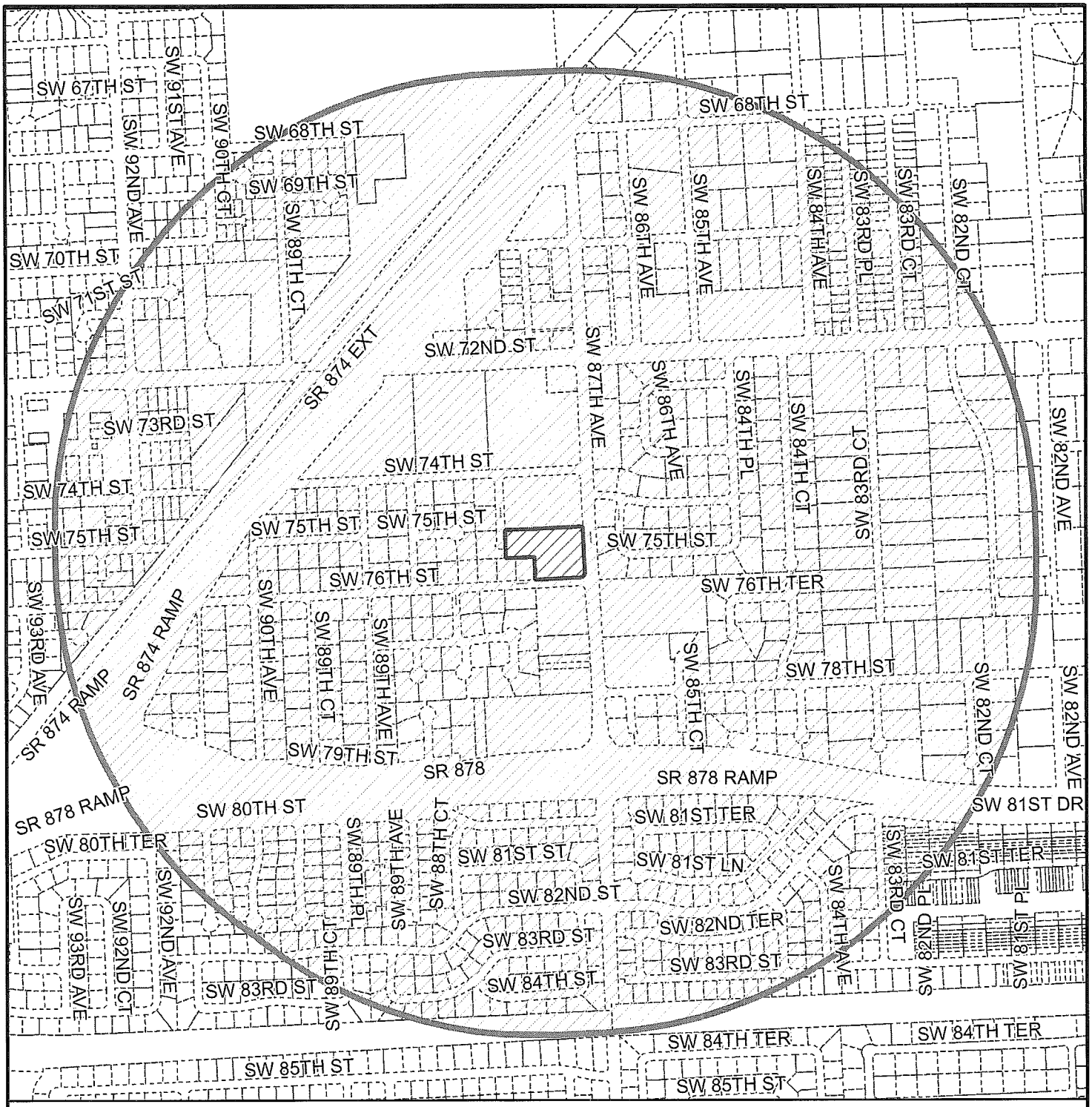
N
W E
S

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC. LTD
Zoning Board: C12
Commission District: 7
Drafter ID:GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000105

RADIUS: 2640

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC. LTD
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000105

Section: 33 Township: 54 Range: 40
Applicant: GALLOWAY MEDICAL PARK ASSOC. LTD
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, December 8, 2014

REVISION	DATE	BY

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

PH: Z14-107 (15-3-CZ12-3) **March 3, 2015**
Item No. 3

Recommendation Summary	
Commission District	7
Applicant	San Vicente Concepts, LLC.
Summary of Requests	The applicant is seeking to permit a proposed single-family residence with more lot coverage than is permitted and to waive the right-of-way dedication for a section line roadway.
Location	Lying on the southwest corner of SW 74 Street and SW 47 Avenue, Miami-Dade County, Florida
Property Size	0.79 Acre
Existing Zoning	EU-1 (Estates 1 Family 1 Acre Gross)
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions**

REQUESTS:

1. NON-USE VARIANCE to permit a proposed single family residence with a lot coverage of 16.45% (15% permitted).

2. NON-USE VARIANCE requiring a section line rights-of-way to be 80' in width; to vary same to permit a 25' of dedication (40' required) rear west half of SW 47 Avenue.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Erwin Road Residence" as prepared by Jose Luis Gonzalez Perotti, dated stamped received 9/16/14, "Landscape Plan" prepared by John Albert Weller dated stamped received 10/28/14 for a total of 14 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The proposed two-story single-family residence will sit on a corner lot in an established single-family residential area and will have two egress/ingress access points along SW 47 Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; vacant	Estate Density Residential, (1 to 2.5 dua)
North	RU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
South	RU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
East	City of Coral Gables; vacant	Low Density Residential, (2.5 to 6 dua)

West	EU-1; vacant	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.79 acre site, located on the southwest corner of SW 74 Street and SW 47 Avenue, Miami-Dade County, Florida. The subject property is surrounded by single-family residences and vacant parcels of land.

SUMMARY OF IMPACT:

The approval of this application could allow the applicant to build a new residence on the lot. However, approval of the application could result in additional impacts on schools and other public services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* Therefore, the approval of the application could allow the applicant to develop the 0.79 acre parcel with 1 residential unit, which is within the maximum density allowed under the density threshold of the CDMP Estate Density Residential designation on the LUP map. As such staff opines that approval of this application would be **consistent** with the Estate Density Residential designation on the CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit a lot coverage of 16.45% (15% permitted), is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of the request would be **compatible** with the surrounding area. Staff notes that there were no similar approvals found in the immediate area. However, staff opines that the increased lot coverage of 1.45% is minimal and not likely to have any visual impact on the surrounding area. Staff further opines that approval of the request to permit a proposed single-family residence that will result in a 1.45% increase in the lot coverage beyond the 15% maximum permitted for a two-story residence will not result in an obvious departure from the aesthetic character of the immediate vicinity. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards.**

When the applicant's request to waive the zoning regulations requiring all section line rights of way to be 80' in width; to permit 25' of dedication (40' required) for the west half of SW 47 Avenue (request #2) is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of this request would be **compatible** with the surrounding area. Staff found a similar approval to waive the zoning regulations for a section line right-of-way. A property located at 7710 SW 47 Avenue was approved pursuant to Resolution #CZAB12-19-11 to waive the zoning regulations requiring all section line rights-of-way to be 80' wide. Staff opines that the approval of the proposed 15' reduction of the required 40' dedication of the west half of SW 47 Avenue, a section line roadway, will not have a negative impact on the surrounding area. Staff notes that the Platting and Traffic Review Section of RER does not object

2

to this request and states in their memorandum that this segment of roadway acts as a local road where similar variances have been granted. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc, except as herein modified to show the removal of the sliding glass door between the sitting room and the family room.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Erwin Road Residence" as prepared by Jose Luis Gonzalez Perotti, dated stamped received 9/16/14, "Landscape Plan" prepared by John Albert Weller dated stamped received 10/28/14 for a total of 14 sheets.

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

ES:MW:NN:CH:JV

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

NDN

ZONING RECOMMENDATION ADDENDUM

San Vicente Concepts, LLC.
Z14-107

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

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

Estate Density (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*
Transportation Circulation Subelement – Policy TC-2B (Page II-14)	*The County shall require the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development.*
Transportation Circulation Subelement – Policy TC-2C (Page II-14)	*Except for those section, half-section and quarter-section line rights-of-way within the portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, advance rights-of-way shall be reserved or acquired, where necessary, for future transportation improvements identified in the Traffic Circulation and Mass Transit Subelements.*
Transportation Circulation Subelement – Policy TC-2D (Page II-14)	*The section line, half section-line, and quarter section-line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development. The County shall not approve vacation of zoned rights-of-way unless it is determined that the right-of-way is not required for present or future public use, or unless the zoned right-of-way is within that portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, and the CDMP Guidelines for Urban Form will be reflected.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

3. SAN VINCENTE CONCEPTS, LLC **15-3-CZ12-3 (14-107)**
(Applicant) **Area 12/District 07**
Hearing Date: 03/03/15

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
None				

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

Memorandum

MIAMI-DADE COUNTY

Date: November 24, 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 #Z2014000107-1st Revision
San Vincente Concepts, LLC
Southwest Corner of SW 74th Street and SW 47th Road, Miami, Florida
Non-Use Variance to permit a single family residence with Lot Coverage of 16.45% (15% permitted); Non-Use Variance to permit a right-of-way width of 25' (40' required)
(EU-1) (0.79 Acres)
31-54-41

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

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 development complies with the minimum lot size requirements per Section 24-43.1(a) of the Code 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. Based on the available information, the proposed development does comply with the abovementioned lot size requirements.

Stormwater Management
Stormwater should be retained on site utilizing 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
Tree Removal/Relocation Permit #5808 was issued for this site for the removal of two non specimen live oak trees (#9 and #19) as depicted on the permitted site plans. Tree #22, tropical almond, was exempt from permitting. In addition, all other trees within the property will be preserved as per this permit. Tree Removal/Relocation Permit #5808 was issued on November 12, 2014 and is scheduled to expire on November 12, 2016.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. Please be advised that an amendment to this permit is required prior to the removal and/or relocation of additional trees on the property that are subject to the Tree Preservation and Protection provisions of the Code.

Please contact the Tree Permitting Program at (305) 372-6574 for information regarding tree permits.

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

MIAMI-DADE COUNTY

Date: October 14, 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: Z2014000107
Name: San Vicente Concepts, LLC
Location: Southwest Corner of SW 74 Street & SW 47 Road
Section 31 Township 54 South Range 41 East

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

This Department has no objections to the request to permit 25 feet of right-of-way for the west half of SW 47th Avenue where 40 feet is required. This segment of roadway acts as a local road where similar variances have been granted on properties nearby.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 22 thru 26, Block 2, Plat Book 19, Page 45.

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

Memorandum

Date: October 13, 2014

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

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

Subject: San Vicente Concepts, LLC (#14_107)

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, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***San Vicente Concepts, LLC*** is requesting a non-use variance of right-of-way requirements and either an approval of a site plan or, in the alternative, a non-use variance to allow a lot coverage of 16.45% where 15% is permitted. The vacant property is zoned for Estates, Single Family use (EU-1).

Size: The subject property is 0.79 acres.

Location: The subject property is located at the southeast corner of SW 74th Street and SW 47th Road, 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 18, 2014, 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, development on the property will allow for a use that meets the County Code definition of residential unit. As such, according to the Code, each 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 on the Department's website at http://www.miamidade.gov/publicworks/recycling.asp.

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

MIAMI-DADE COUNTY

Date: October 15, 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: Z2014000107: SAN VINCENTE CONCEPTS, LLC

Application Name: SAN VINCENTE CONCEPTS, LLC

Project Location: The site is located at the SWC OF SW 74 ST & SW 47 RD, Miami-Dade County.

Proposed Development: The request is for a non-use variance of lot coverage and r/w dedication for a single family residential lot.

Impact and demand: This application does not generate any additional 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: 30-SEP-14

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

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

Subject: Z2014000107

Fire Prevention Unit:

No objection to the site plan with a September 16, 2014 Zoning Department received date.

Service Impact/Demand

Development for the above Z2014000107
located at *SWC OF SW 74 ST & SW 47 RD, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1762 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 7:18 minutes

Existing services

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

Station 14 -South Miami - 5860 SW 70 Street
Rescue, ALS Engine, Battalion 8

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Service impact calculated based on site plan.

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

DATE: 23-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

SAN VINCENTE CONCEPTS, LLC	*SWC OF SW 74 ST & SW 47 RD, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000107

HEARING NUMBER

HISTORY:

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

San Vincente Concepts LLC

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: San Vicente Concepts, LLC

NAME AND ADDRESS	Percentage of Stock
John L Hofmann	100
516 Caligula Ave, Coral Gables, FL 33146	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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RESOURCES DEVELOPMENT SERVICES
By

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21st day of August, 20 14. Affiant is (personally know to me) or has produced _____ as identification.

_____
(Notary Public)

ERIKA MENA
MY COMMISSION # FF 131755
EXPIRES: June 11, 2018
Bonded Thru Notary Public Underwriters
Seal

My commission expires: June 11, 2018

*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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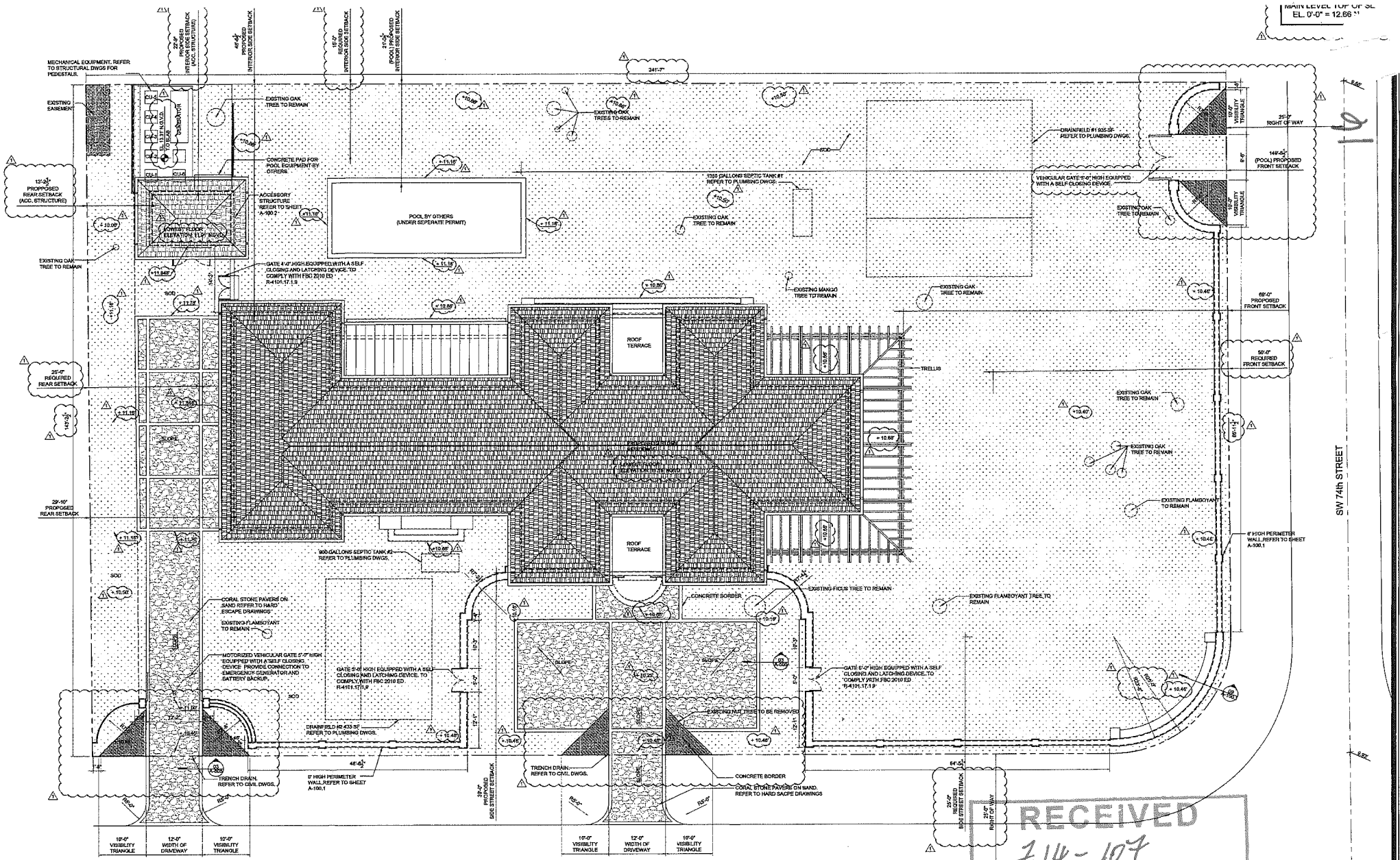

SITE PLAN GENERAL NOTES:

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LEGEND

XX.XX' DENOTES EXISTING ELEVATIONS

+ XX.XX' DENOTES PROPOSED ELEVATIONS

ENLARGED SITE PLAN

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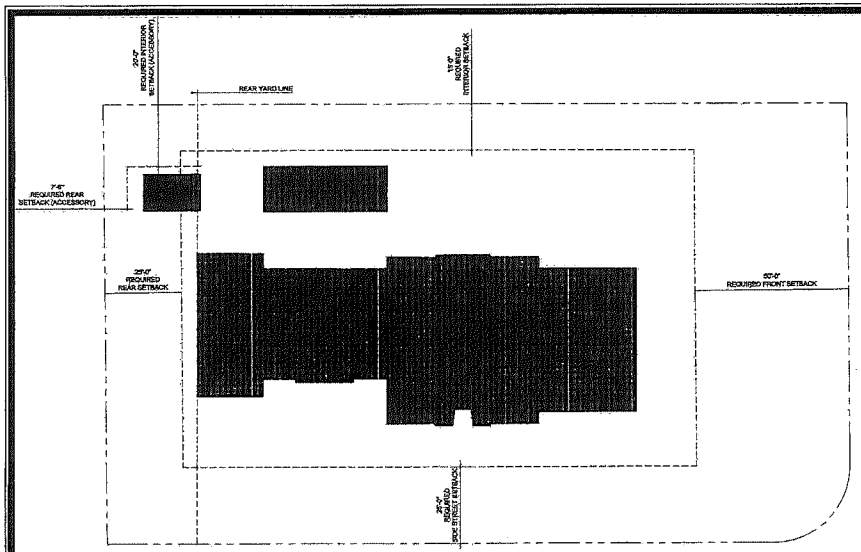
01 PROPOSED SITE PLAN - OVERALL

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



N 01 SITE PLAN DIAGRAM
SCALE: 1/16" =1'-0"

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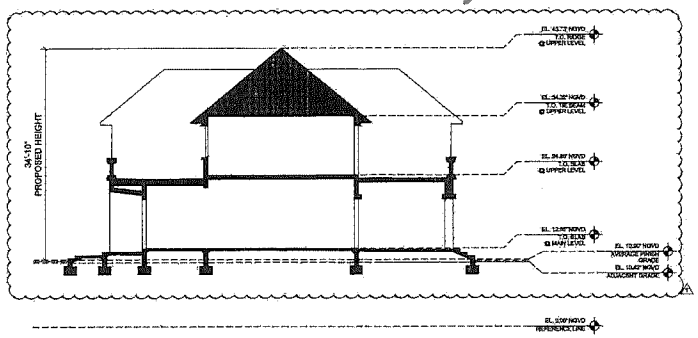
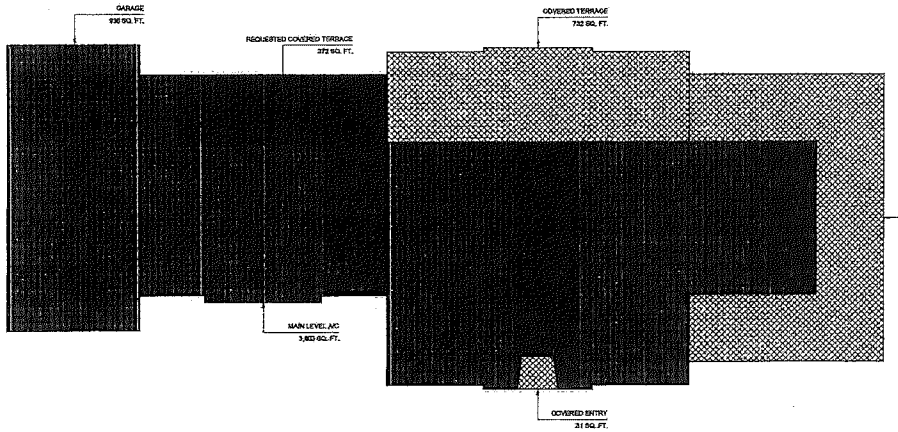
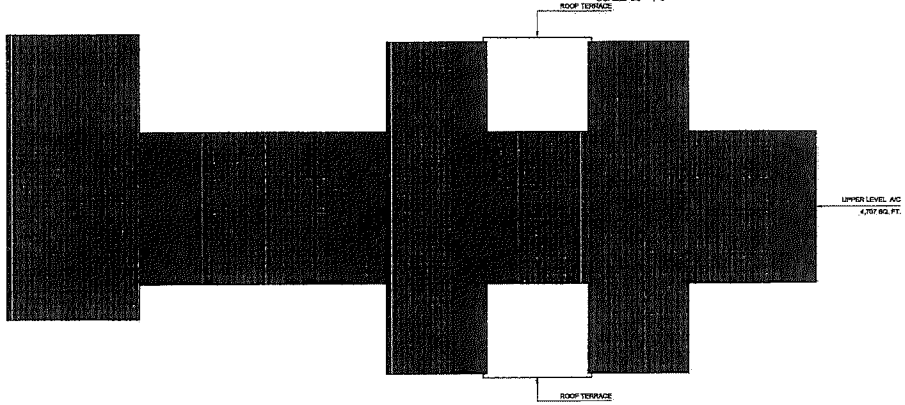


04 HEIGHT DIARGRAM
SCALE: 1/8" =1'-0"



02 GROUND LEVEL DIAGRAM
SCALE: 1/8" =1'-0"



03 UPPER LEVEL DIAGRAM
SCALE: 1/8" =1'-0"

LEGAL DESCRIPTION (S)

LOTS 22, 23, 24, 25, AND 26 IN BLOCK 2, "UNIVERSITY PLACE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18 AT PAGE 45; OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS(ES)

FOLIO: 30-4131-011-0205
7400 ERWIN ROAD
MIAMI, FLORIDA 33143

ZONING CLASSIFICATION

EU-1 - ESTATE - SINGLE FAMILY RESIDENTIAL DISTRICT

FLOOD CRITERIA

FLOOD ZONE: X

CROWN OF ROAD: 13.42'
FLOOD ELEVATION LINE: 11.09'

REQUIRED LOWEST FLOOR ELEVATION: 11.09'

PROPOSED LOWEST FLOOR ELEVATION: 11.16'

REQUIRED LOWEST ADJACENT GRADE: 10.42'

PROPOSED LOWEST ADJACENT GRADE: 10.46'

PROPOSED A/C COMPRESSOR & GENERATOR PEAD ELEVATION: 13.75'

LOT AREA

GROSS LOT AREA = 34,482 SQ. FT.

LOT COVERAGE

MAIN BUILDING:
MAX. ALLOWED: 15% OF LOT AREA: 34,482 SQ. FT. x .15 = 5,172 SQ. FT.
MAX. PROPOSED: 5,675 SQ. FT. (16.45 % OF LOT AREA)

NOTE: ADDITIONAL 1.45% LOT COVERAGE TO BE OBTAINED BY ADMINISTRATIVE ADJUSTMENT.

ACCESSORY BUILDING:
MAX. ALLOWED: 5% OF REAR YARD AREA: 4,352 SQ. FT. x .05 = 217 SQ. FT.
MAX. PROPOSED: 207 SQ. FT. (4.76 % OF REAR YARD AREA)

BUILDING HEIGHT

MAXIMUM: TWO STORIES OR 35'-0" (from average finished grade elevation)

PROPOSED: 34'-1.0"

BUILDING SETBACKS

PRINCIPAL BUILDING:	REQUIRED	PROPOSED
FRONT:	50'-0"	88'-0"
INT. SIDE:	15'-0"	45'-4"
SIDE STREET:	25'-0"	38'-4"
REAR:	25'-0"	259'-10"

ACCESSORY USE SETBACKS:	REQUIRED	PROPOSED
FRONT:	7'-6"	219'-4"
INT. SIDE:	15'-0"	22'-4"
SIDE STREET:	25'-0"	106'-1 3/4"
REAR:	7'-6"	13'-2 1/2"

SWIMMING POOL SETBACKS:	REQUIRED	PROPOSED
FRONT:	75'-0"	149'-8 1/2"
INT. SIDE:	20'-0"	219'-4 1/2"
SIDE STREET:	15'-0"	106'-1"
REAR:	7'-6"	62'-0"

SQUARE FOOTAGE

AREA TABULATION

	A/C	COV NON-A/C	TOTAL	LOT COVERAGE
MAIN FLOOR				
A/C SPACE	3,803 SQ. FT.			3803 SQ. FT.
GARAGE	936 SQ. FT.			936 SQ. FT.
COVERED TERRACE		1,105 SQ. FT.		1105 SQ. FT.
COVERED ENTRY		31 SQ. FT.		31 SQ. FT.
TRELLIS AREA		862 SQ. FT.		
UPPER FLOOR				
A/C SPACE	4,707 SQ. FT.			
TOTAL	9247 SQ. FT.	2099 SQ. FT.		5875 SQ. FT.
TOTAL COMBINED AREA (A/C & NON-A/C)			11345 SQ. FT.	

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ARCHITECTS
PORTUGONDO FEROTTI ARCHITECTS
Architecture, Planning, Interior Design
AA0001457
9737 SW 24th Street, Miami, Florida 33165 USA
Tel. 305.220.2660 Fax. 305.220.2668
http://www.portugondoferotti.com

OWNER
SAN VICENTE CONCEPTS, LLC
420 SOUTH DIXIE HIGHWAY, SUITE 4B
CORAL GABLES, FLORIDA 33146

ERWIN ROAD RESIDENCE
7400 ERWIN ROAD
MIAMI, FLORIDA 33143

PROJECT NUMBER:	2014-02
DATE:	09/30/14
DRAWN BY:	JLVE
CHECKED BY:	JLOF

REVISIONS:
1 10.27.14 PLANNING DEPT. REVISION

TITLE: PROJECT INFORMATION SHEET
SCALE: AS NOTED
SHEET: A-003
OF 17

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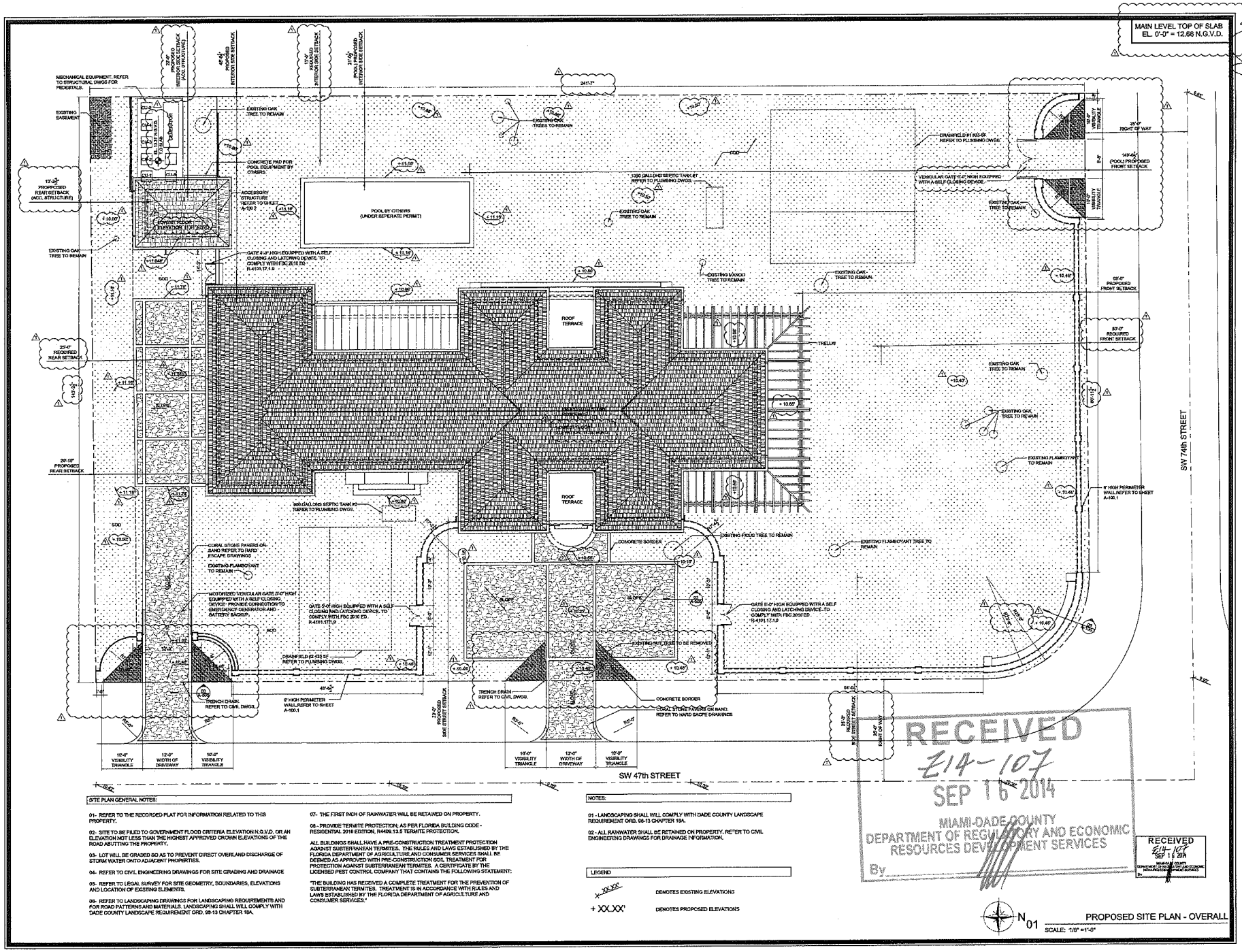

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LEGEND

+ XX.XX' DENOTES EXISTING ELEVATIONS

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SEP 15 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

N 01 PROPOSED SITE PLAN - OVERALL

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

ARCHITECT
PORTUONDO PERETTI, ARCHITECTS
Architecture, Planning, Interior Design
AA0001407
8717 SW 8th Street, Miami, Florida 33144 USA
Tel. (305) 262-9696 Fax. (305) 262-1616
http://www.portuondoperetti.com

ERWIN ROAD RESIDENCE
7400 ERWIN ROAD
MIAMI, FLORIDA 33143

FOR
SAN VICENTE CONCEPTS, LLC
45 BONTONDO HIGHWAY, SUITE 45
CORAL GABLES, FLORIDA 33146

PROJECT NUMBER:	201402
DATE:	08/30/14
DRAWN BY:	AJE
CHECKED BY:	AJP

REVISIONS:
1 RESUBMITTAL/DRAFT REVISION 09/15/14

TITLE SITE PLAN OVERALL
SCALE AS NOTED

SHEET A-100 OF 18

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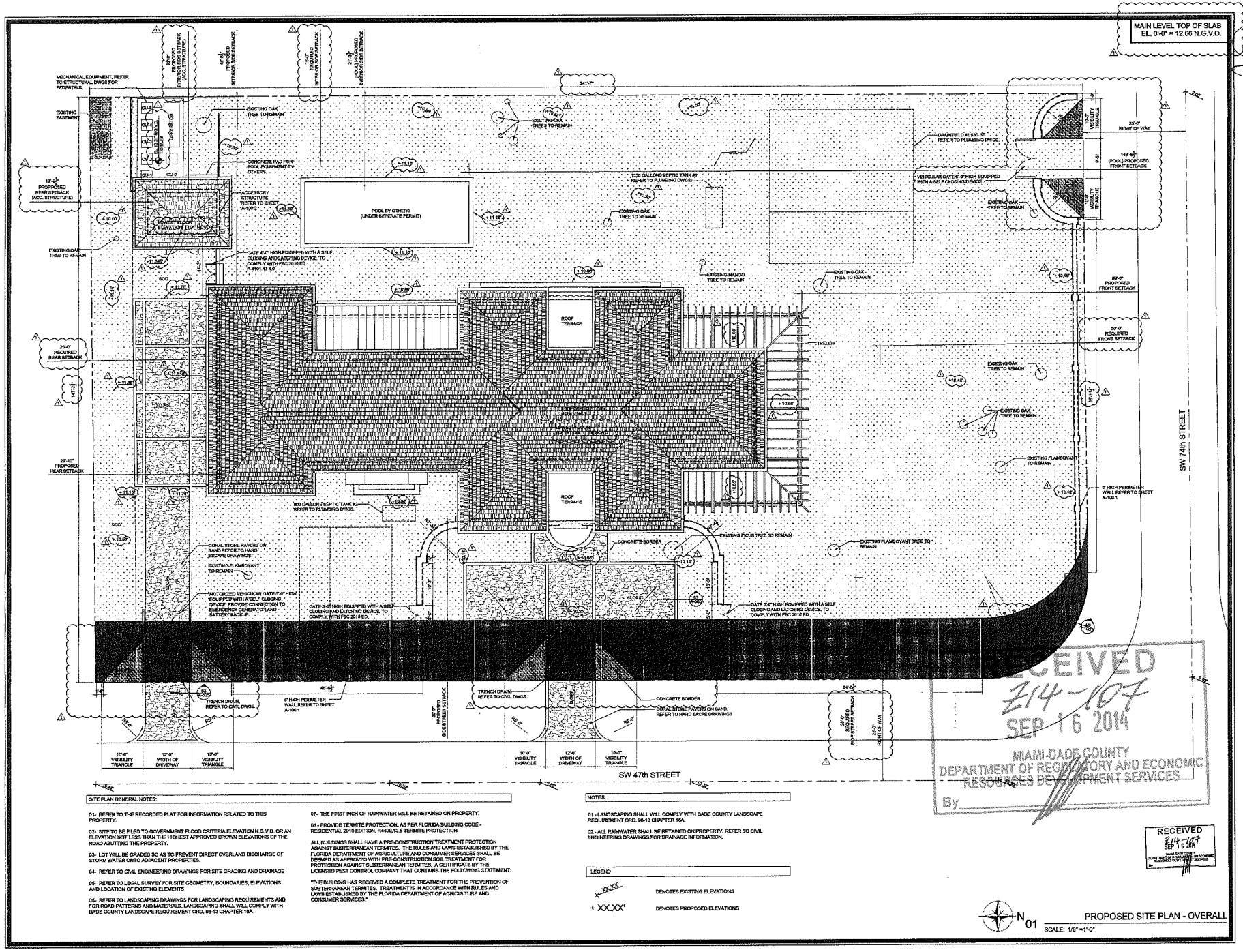

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"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTES:

01 - LANDSCAPING SHALL WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORD. 88-13 CHAPTER 18A.

02 - ALL RAINWATER SHALL BE RETAINED ON PROPERTY. REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE INFORMATION.

LEGEND

+ XX.XX' DENOTES EXISTING ELEVATIONS

+ XX.XX' DENOTES PROPOSED ELEVATIONS

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N 01 PROPOSED SITE PLAN - OVERALL
SCALE: 1/8" =1'-0"

REVISIONS	1 PLANNING DEPT REVISION 9/25/14
PROJECT NUMBER:	2014-02
DATE:	08/30/14
DRAWN BY:	JLM
CHECKED BY:	JLP

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning & Design
AA0001407
5717 SW 8th Street, Miami, Florida 33144, USA
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http://www.portuondo-perotti.com

ERWIN ROAD RESIDENCE
1400 ERWIN ROAD
MIAMI, FLORIDA 33143

OWNER
SAN VICENTE CONCEPTS, LLC
435 BOOTH DOE HIGHWAY, SUITE 43
CORAL GABLES, FLORIDA 33146

TITLE: SITE PLAN OVERALL
SCALE: AS NOTED
SHEET: A-100.1
OF

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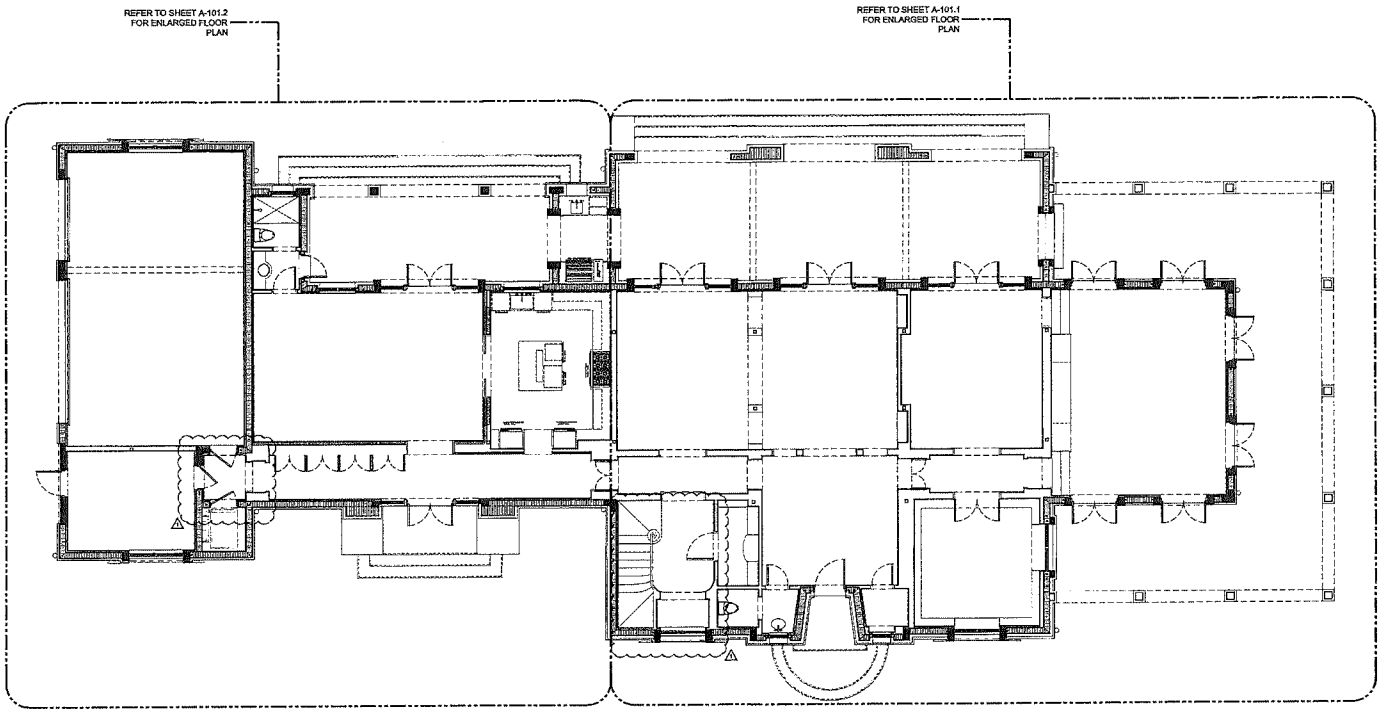
MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 12.66' N.G.V.D.



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01 MAIN LEVEL FLOOR PLAN - OVERALL
SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 2014-02
DATE: 06/30/14
DRAWN BY: AJR
CHECKED BY: JGP
REVISIONS: BUILDING DEPT REVISION 07.24.14
20

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning, Interior Design
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http://www.portuondoperotti.com

ERWIN ROAD
RESIDENCE
7400 ERWIN ROAD
MIAMI, FLORIDA 33143

OWNER
SAN VICENTE CONCEPTS, LLC
406 SOUTH DIXIE HIGHWAY, SUITE 4B
CORAL GABLES, FLORIDA 33146

TITLE: MAIN LEVEL FLOOR PLAN - OVERALL
SCALE: 1/4" = 1'-0"

SHEET: A-101.0
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RESIDENTIAL SWIMMING BARRIER REQUIREMENT

PER FBC 2010 - R4101.17.

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85DB A AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

01 MAIN LEVEL FLOOR PLAN - PARTIAL

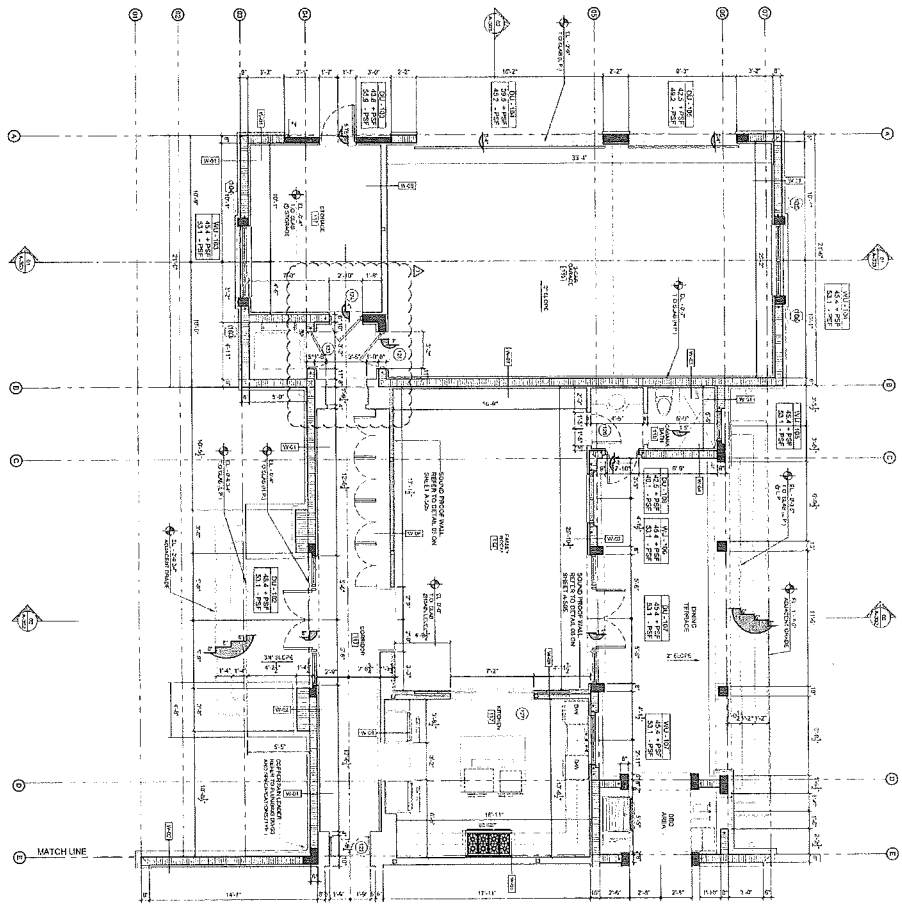
SCALE: 1/4" = 1'-0"

MAIN HOUSE

MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 12.66' N.G.V.D.

SHEET A-101.1 OF © COPYRIGHT 2009	TITLE MAIN LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"	OWNER SAN VICENTE CONCEPTS, LLC 420 SOUTH DIXIE HIGHWAY, SUITE 4B CORAL GABLES, FLORIDA 33146	ERWIN ROAD RESIDENCE 7400 ERWIN ROAD MIAMI, FLORIDA 33143	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture Planning Interior Design AAC001407 5717 S.W. 8th Street Miami Florida 33144 USA Tel (305) 269-9331 Fax (305) 269-9316 http://www.portuondoperotti.com	PROJECT NUMBER 201402 DATE 06/30/14 DRAWN BY JLUC CHECKED BY JLGP REVISIONS 1 BUILDING DEPT REVISION 07.24.14	9-15-14

21



01 MAIN LEVEL FLOOR PLAN - PARTIAL

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

GARAGE

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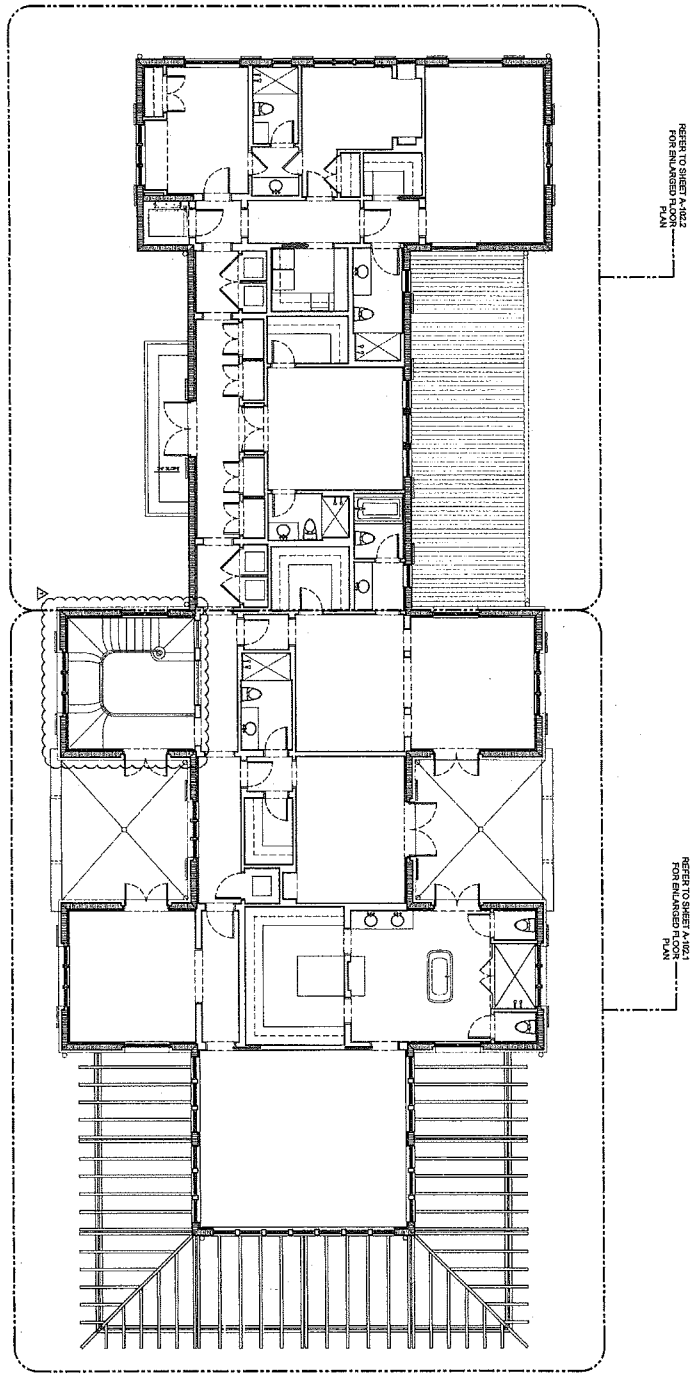
MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 12.66' N.G.V.D.

SHEET A-101.2 OF	TITLE MAIN LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"	OWNER SAN VICENTE CONCEPTS, LLC 400 SOUTH DIXIE HIGHWAY, SUITE 46 CORAL GABLES, FLORIDA 33143	ERWIN ROAD RESIDENCE 7400 ERWIN ROAD MIAMI, FLORIDA 33143	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture · Planning · Interior Design AAC001407 5717 SW 8th Street, Miami, Florida 33144, USA Tel.: (305) 260-9311 Fax: (305) 260-9318 http://www.portuondoperotti.com	PROJECT NUMBER 2014-02 DATE 09/03/14 DRAWN BY RJF CHECKED BY RGP REVISIONS 1 DRAWING DEPT REVISION 07.24.14

22



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N

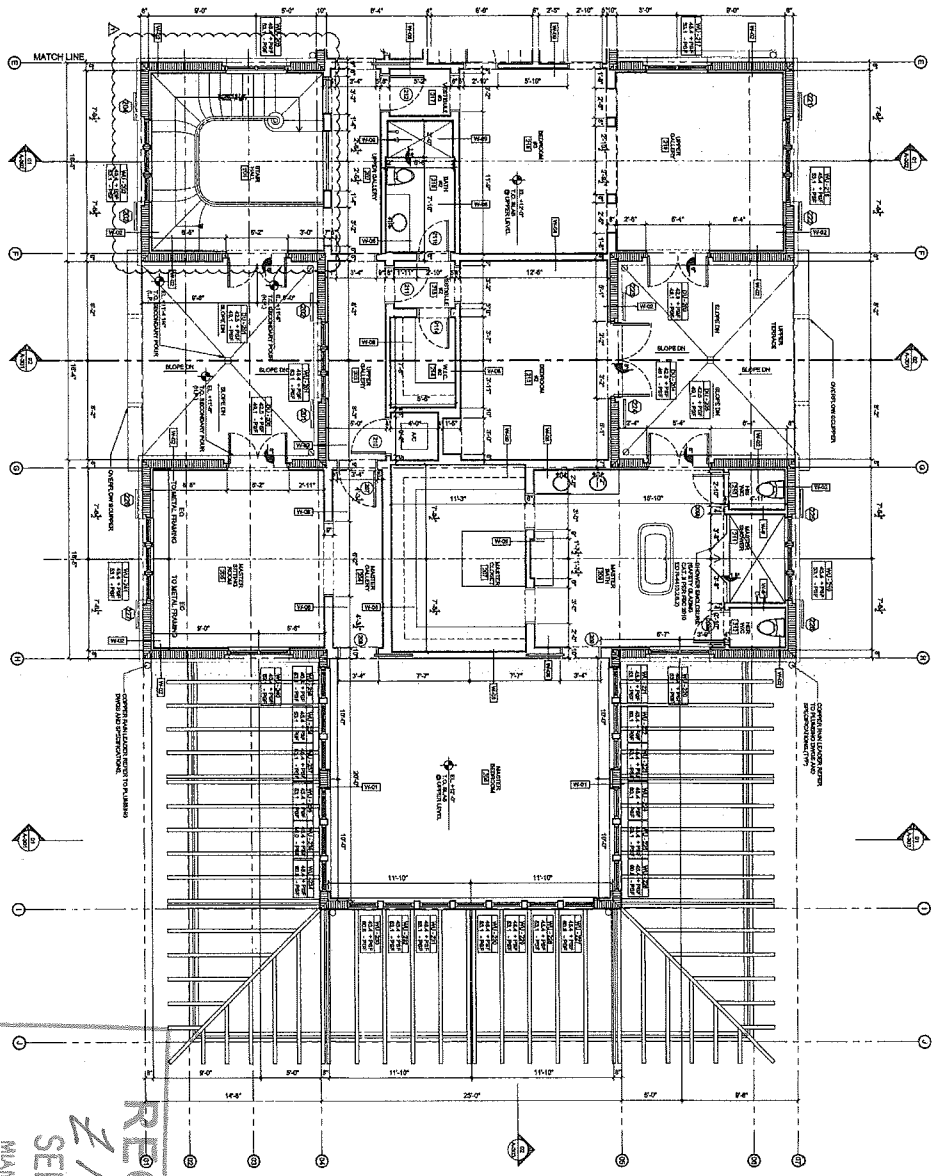
01 UPPER LEVEL FLOOR PLAN - OVERALL
SCALE: 3/16" = 1'-0"

MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 12.66' N.G.V.D.

SHEET: A-102.0 OF © COPYRIGHT 2000	TITLE: UPPER LEVEL FLOOR PLAN SCALE: 3/16" = 1'-0"	OWNER SAN VICENTE CONCEPTS, LLC 400 SOUTH DIXIE HIGHWAY, SUITE 40 CORAL GABLES, FLORIDA 33146	ERWIN ROAD RESIDENCE 7400 ERWIN ROAD MIAMI, FLORIDA 33143	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture . Planning . Interior Design AAC001407 6717 S.W. 8th Street . Miami . Florida . 33144 . USA Tel: (305) 260 - 9331 . Fax: (305) 260 - 9018 http://www.portuondo-perotti.com	PROJECT NUMBER: 2014-02 DATE: 09/30/14 DRAWN BY: JLUZE CHECKED BY: JLGP	REVISIONS: 1 BUILDING DEPT REVISION 07.24.14

JOHN LUIS GONZALEZ PEROTTI
ARCHITECT

23



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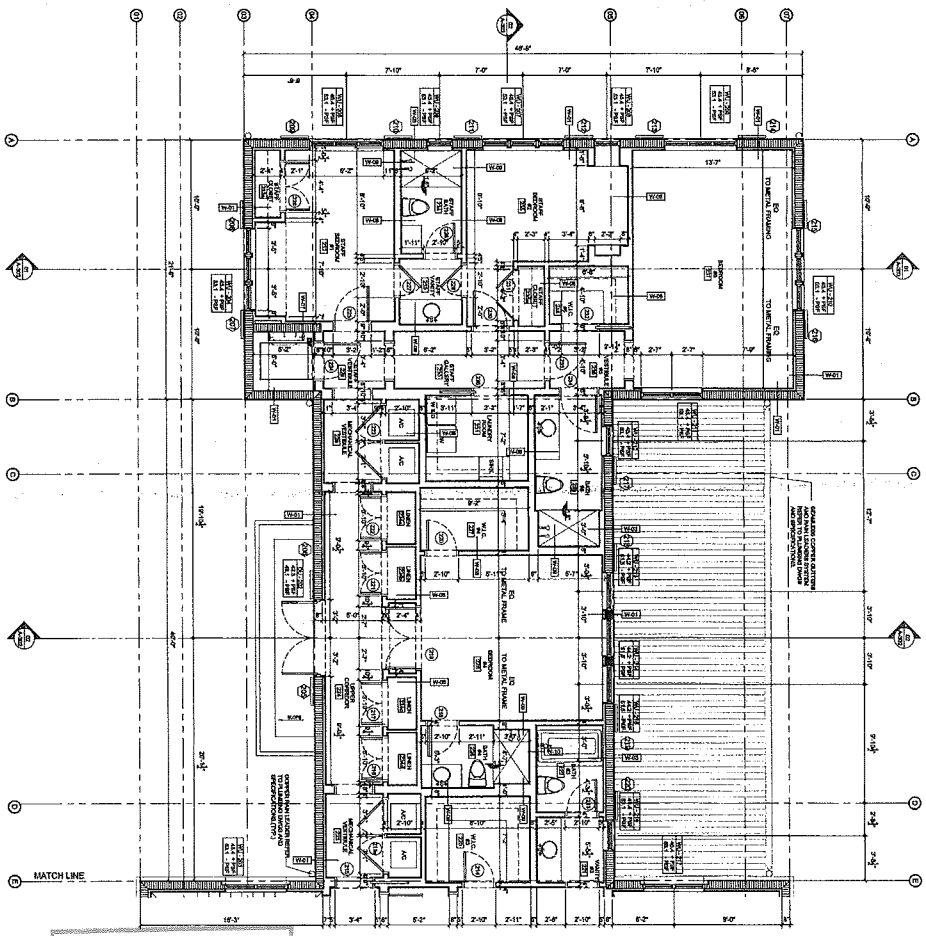
01 UPPER LEVEL FLOOR PLAN - PARTIAL
SCALE: 1/4" = 1'-0"

MAIN LEVEL TOP OF SLAB
EL. 0'-0" = 12.66' N.G.V.D.

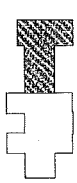
SHEET: A-102.1 OF © COPYRIGHT 2009	TITLE: UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"	OWNER SAN VICENTE CONCEPTS, LLC 420 SOUTH DIXIE HIGHWAY, SUITE 4B CORAL GABLES, FLORIDA 33146	ERWIN ROAD RESIDENCE 7400 ERWIN ROAD MIAMI, FLORIDA 33143	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture . Planning . Interior Design AAC001407 6717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 260 - 9331 . Fax: (305) 260 - 9318 http://www.portuondo-perotti.com	PROJECT NUMBER: 2014-02 DATE: 05/30/14 DRAWN BY: JLJ/E CHECKED BY: JLGP	REVISIONS: 1 BUILDING DEPT REVISION 07.24.14

24



01 UPPER LEVEL FLOOR PLAN - PARTIAL

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



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SEP 16 2014
MIAMI-DADE COUNTY
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MAIN LEVEL TOP OF SLAB
EL. 0'-0"=12.66' N.G.V.D.

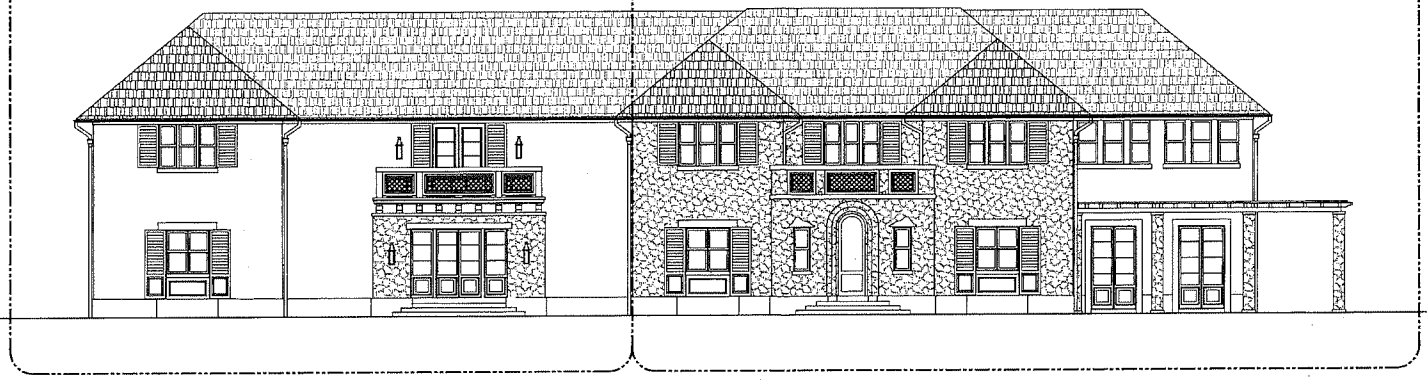
SHEET: A-102.2 OF © COPYRIGHT 2006	TITLE: UPPER LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"	OWNER SAN VICENTE CONCEPTS, LLC 420 SOUTH DIXIE HIGHWAY, SUITE 48 CORAL GABLES, FLORIDA 33146	ERWIN ROAD RESIDENCE 7400 ERWIN ROAD MIAMI, FLORIDA 33143	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS Architecture . Planning . Interior Design AAC001407 8717 S.W. 8th Street, Miami, Florida, 33144, USA Tel: (305) 260 - 8331 . Fax: (305) 260 - 8318 http://www.portuondo-perotti.com	PROJECT NUMBER: 2014-02 DATE: 06/09/14 DRAWN BY: JL/JE CHECKED BY: JLGP	REVISIONS △ BUILDING DEPT REVISION 07.24.14 JOSE LUIS GONZALEZ PEROTTI ARCHITECT 9-15-14

25

MAIN LEVEL TOP OF SLAB
EL. 0'-0" =12.66' N.G.V.D.

REFER TO SHEET A-202
FOR ENLARGED
ELEVATION

REFER TO SHEET A-202
FOR ENLARGED
ELEVATION



01 OVERALL SIDE STREET ELEVATION
SCALE: 3/16"=1'-0"

REFER TO SHEET A-203
FOR ENLARGED
ELEVATION

REFER TO SHEET A-203
FOR ENLARGED
ELEVATION

02 OVERALL INTERIOR SIDE ELEVATION
SCALE: 3/16"=1'-0"

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RESOURCES DEVELOPMENT SERVICES
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PROJECT
ERWIN ROAD
RESIDENCE
2400 ERWIN ROAD
MIAMI, FLORIDA 33143

OWNER
SAN VICENTE CONCEPTS, LLC
420 SOUTH DIXIE HIGHWAY, SUITE 4B
CORAL GABLES, FLORIDA 33146

ARCHITECTS
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AA0001407
8717 SW 8th Street | Miami, Florida 33144 | USA
Tel: 305.221.1505 | Fax: 305.221.1506
http://www.portuondoperfetti.com

PROJECT NUMBER: 2014.02
DATE: 09/30/14
DRAWN BY: JLDE
CHECKED BY: JLDP

REVISIONS
1 07.14.14 DRAFT REVISION

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

SHEET: A-201
OF

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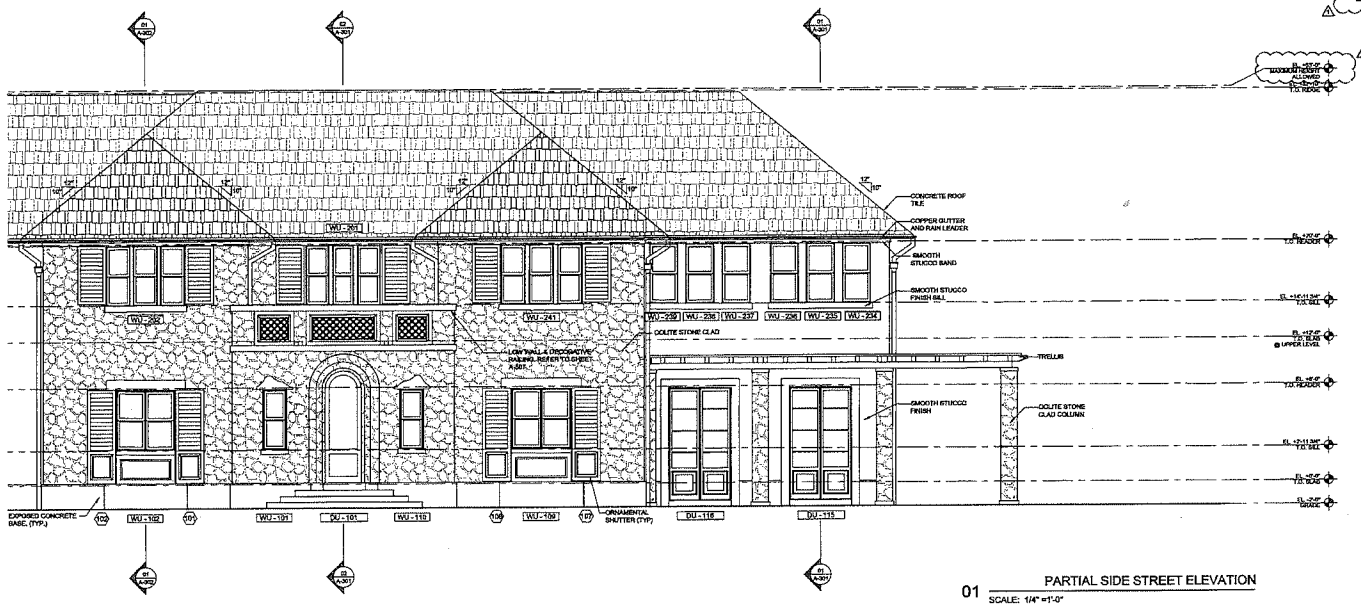
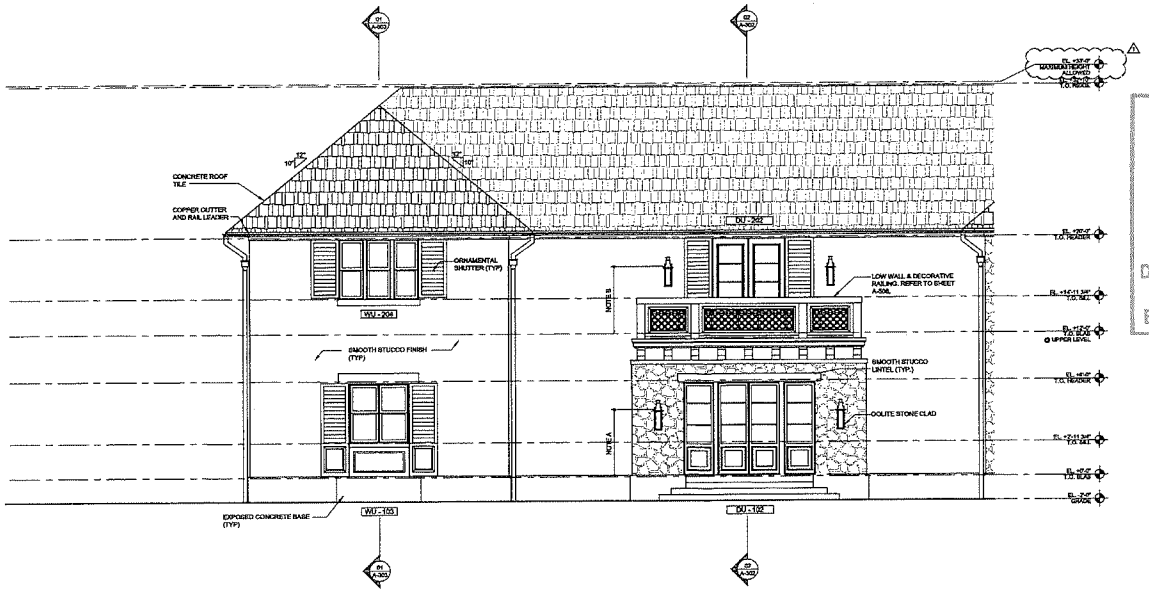
MAIN LEVEL TOP OF SLAB
EL. 0'-0" =12.66' N.G.V.D.



01 PARTIAL SIDE STREET ELEVATION
SCALE: 1/4" =1'-0"



02 PARTIAL SIDE STREET ELEVATION
SCALE: 1/4" =1'-0"

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SEP 16 2014
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Z14-107
SEP 15 2014

NOTE A: SCONCE J-BOX TO BE INSTALLED AT ELEV. +5'-6". FINAL HEIGHT TO BE VERIFIED WITH FIXTURE SELECTION. TYPICAL @ MAIN LEVEL

NOTE B: SCONCE J-BOX TO BE INSTALLED AT ELEV. +11'-6". FINAL HEIGHT TO BE VERIFIED WITH FIXTURE SELECTION. TYPICAL @ UPPER LEVEL

02 01

ARCHITECTS
PORTUONDO-PEROTTI ARCHITECTS
CARLOS PEROTTI, R.A. - Principal
AA0001407
8717 S.W. 8th Street, Miami, Florida 33144, USA
Tel: (305) 260-7202 - Fax: (305) 260-7818
www.portuondo-perotti.com - e-mail: info@portuondo-perotti.com

PROJECT NUMBER: 2014-02
DATE: 05/30/14
DRAWN BY: JLVE
CHECKED BY: JLVP

REVISIONS:
1 8/22/2014 ADDITIONAL SHEET REVISION

ERWIN ROAD RESIDENCE
7400 ERWIN ROAD
MIAMI, FLORIDA 33143

OWNER
SAN VICENTE CONCEPTS, LLC
425 SOUTH DIXIE HIGHWAY, SUITE 4B
CORAL GABLES, FLORIDA 33146

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

SHEET: A-202
OF

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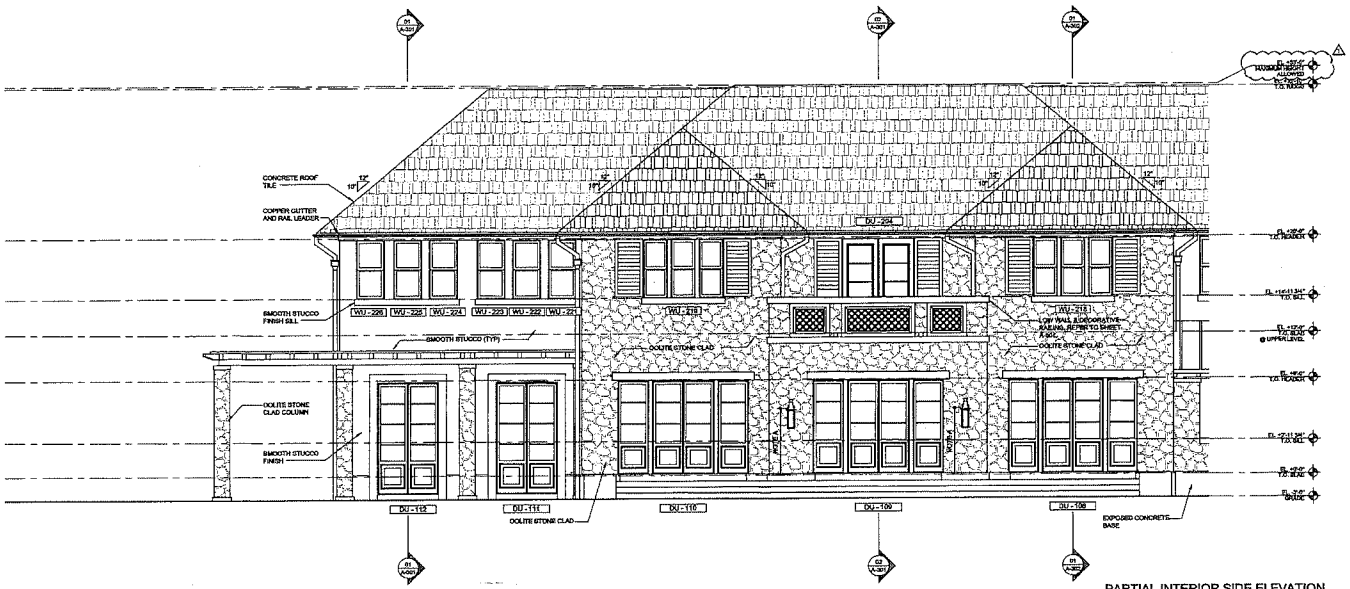
MAIN LEVEL TOP OF SLAB
EL. 0'-0" =12.66' N.G.V.D.



01 PARTIAL INTERIOR SIDE ELEVATION
SCALE: 1/4" =1'-0"

02 PARTIAL INTERIOR SIDE ELEVATION
SCALE: 1/4" =1'-0"

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NOTE A: SCONCE J-BOX TO BE INSTALLED AT ELEV. 40'-4". FINAL HEIGHT TO BE VERIFIED WITH FIXTURE SELECTION. TYPICAL @ MAIN LEVEL.

NOTE B: SCONCE J-BOX TO BE INSTALLED AT ELEV. 47'-4". FINAL HEIGHT TO BE VERIFIED WITH FIXTURE SELECTION. TYPICAL @ UPPER LEVEL.

02 01

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
Architecture, Planning + Interior Design
AA 26001411
8717 S.W. 8th Street, Miami, Florida, 33144, USA
Tel (305) 260-4331 - Fax (305) 260-4315
www.portuondoperotti.com

PROJECT NUMBER: 2014-02
DATE: 09/09/14
DRAWN BY: AJG
CHECKED BY: JLP
REVISIONS:
1 BUILDING DEPT REVISION 07.24.14

ERWIN ROAD RESIDENCE
7403 ERWIN ROAD
MIAMI, FLORIDA 33143

OWNER
SAN VICENTE CONCEPTS, LLC
450 SOUTHERN BOULEVARD, SUITE 1B
CORAL GABLES, FLORIDA 33146

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

SHEET: A-203
OF

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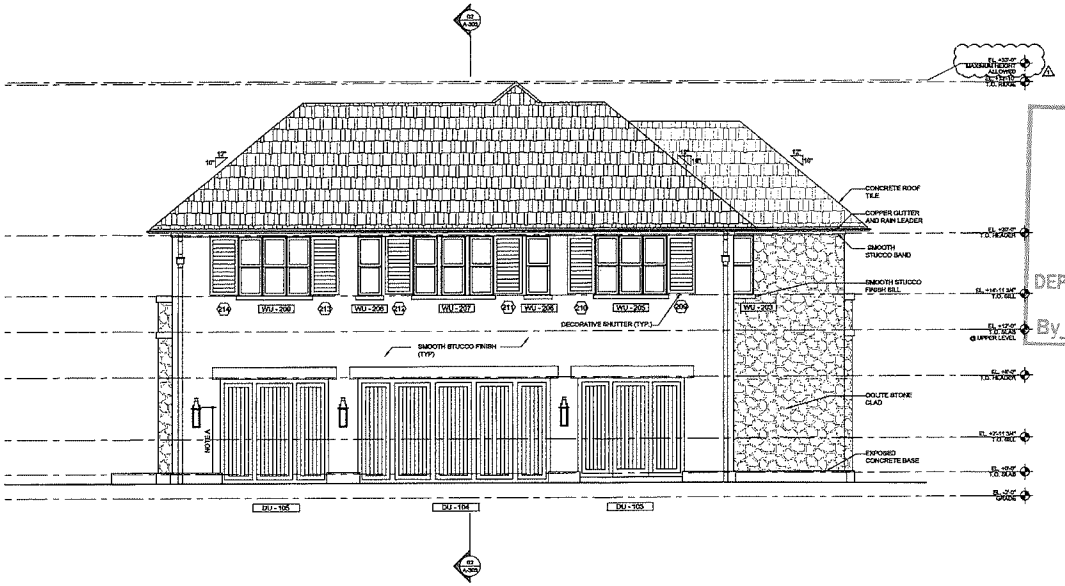
MAIN LEVEL TOP OF SLAB
EL. 0'-0" =12.66' N.G.V.D.

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



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

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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SEP 13 2014

NOTE A: SCONCE A/BOX TO BE INSTALLED AT ELEV. +7'-8". FINAL HEIGHT TO BE VERIFIED WITH FIXTURE SELECTION, TYPICAL @ MAIN LEVEL.

NOTE B: SCONCE A/BOX TO BE INSTALLED AT ELEV. +17'-8". FINAL HEIGHT TO BE VERIFIED WITH FIXTURE SELECTION, TYPICAL @ UPPER LEVEL.

02 01

ERWIN ROAD RESIDENCE
7100 ERWIN ROAD
SOUTH MIAMI, FLORIDA 33143

OWNER:
SAN VICENTE CONCEPTS, LLC
ADDRESS
420 SOUTH DIXIE HIGHWAY, SUITE 4B
CORAL GABLES, FLORIDA 33146

ARCHITECTS
PORTUONDO PEROTTI ARCHITECTS
ARCHITECTURE & PLANNING
AA26001407
6717 SW 80 Street, Miami, Florida 33143, USA
Tel: (305) 667-2531 / Fax: (305) 667-1819
www.portuondoperotti.com

PROJECT NUMBER: 2014-02
DATE: 09/05/14
DRAWN BY: JLJE
CHECKED BY: JLDP

REVISIONS
1 BUILDING DEPT REVISION 09/15/14

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

SHEET: A-204
OF

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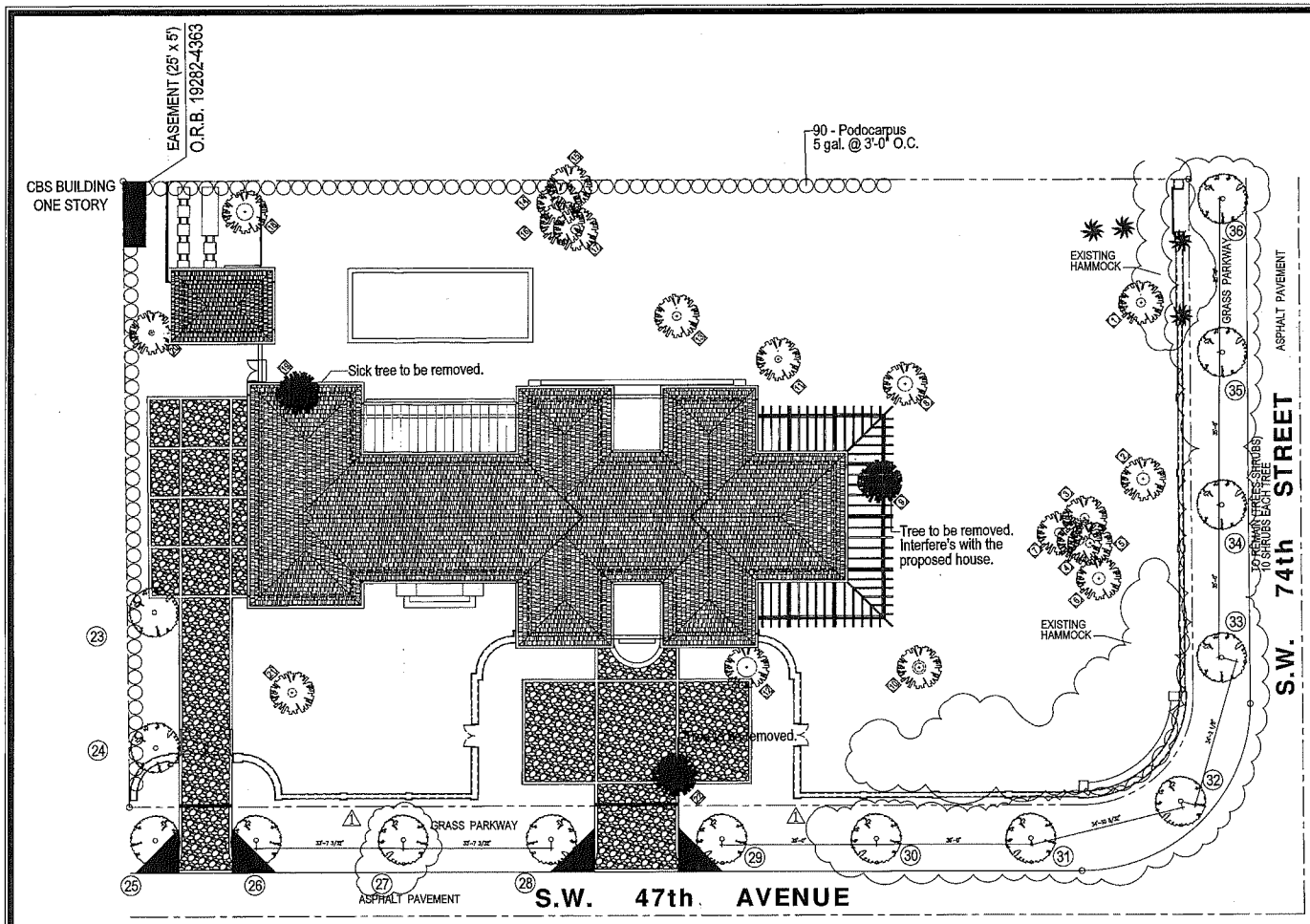


LOCATION MAP

SCALE: N.T.S.

LANDSCAPE PLAN

SCALE: 3/32" =1'-0"

TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION

1- During site development, protection requirements for trees designated for preservation under an approved tree removal permit shall include, but not be limited to, the following:

(a) Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree, cluster of trees, or preservation area unless a lesser distance is specified by the Department. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.

(b) Under story plants within protective barriers shall be protected.

(c) No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar of any other material harmful to trees or under story plants within the areas surrounded by protective barriers.

(d) Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.

(e) Natural grade shall be maintained within protective barriers, in the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

(f) Underground utility lines shall be placed outside the areas surrounded by protective barriers. If said placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.

(g) Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

2- Exceptions to the provisions of Section 24-49.5(1). Exceptions to the requirements of Section 24-49.5 (1) shall be approved only when the permittee receives specific written authorization from the Director or the Director's designee. The Director or the Director's designee shall not issue written approval unless the Director or the Director's designee determines that the affected tree(s) can be adequately protected without meeting the requirements of Section 24-49.5(1), or due to exceptional circumstances it is not practical or reasonable to meet the requirements of Section 24-49.5(1).

3- If the requirements of Section 24-49.5(1) through (g) are not adhered to by the permittee and the trees are effectively destroyed, then all such trees shall be replaced according to the standards of Section 24-49.4(2), in addition to being subject to the penalty provisions of Section 24-29, 24-30 and 24-31 of the Code of Miami-Dade County.

EXISTING TREES TABLE

No.	COMMON NAME	DIAMETER	HEIGHT	SPREAD	REMAIN	REMOVE	RELOCATE
1	OAK	2.0	30	35	X		
2	OAK	2.8	55	40	X		
3	OAK	2.0	45	36	X		
4	OAK	2.1	42	40	X		
5	OAK	2.0	45	38	X		
6	FLAMBOYANT	2.8	40	50	X		
7	OAK	2.0	50	40	X		
8	OAK	3.4	52	40	X		
9	OAK	1.1	45	35		X	
10	FLAMBOYANT	3.0	50	44	X		
11	MANGO	1.5	28	30	X		
12	FICUS	4.5	45	56	X		
13	OAK	2.0	50	42	X		
14	OAK	3.0	35	55	X		
15	OAK	1.3	28	35	X		
16	OAK	1.1	25	20	X		
17	OAK	2.1	28	32	X		
18	OAK	3.8	35	55	X		
19	OAK	2.1	28	36		X	
20	OAK	1.2	30	32	X		
21	FLAMBOYANT	2.0	35	38		X	
22	NUT TREE	1.3	45	38		X	

NEW TREES

No.	COMMON NAME	DIAMETER	HEIGHT	SPREAD
23	OAK	8"	12'	12'
24	OAK	8"	12'	12'
25	OAK	8"	12'	12'
26	OAK	8"	12'	12'
27	OAK	8"	12'	12'
28	OAK	8"	12'	12'
29	OAK	8"	12'	12'
30	OAK	8"	12'	12'
31	OAK	8"	12'	12'
32	OAK	8"	12'	12'
33	OAK	8"	12'	12'
34	OAK	8"	12'	12'
35	OAK	8"	12'	12'
36	OAK	8"	12'	12'

NOTES:
1 - REFER TO SCHEDULE FOR EXISTING TREES TO REMAIN AND REMOVED.
2 - SHRUBS - SHALL BE PODOCARPUS MA GROPHY LLUS
90 - 3 - 4' HEIGHT - (5 GAL.) PLANTED @ 3'-0" O.C.
(13 TREES x10' TREE = 130 SHRUBS)
3 - 5 NEW OAKS ON SOUTH PROPERTY LINE TO BE 10-12' HEIGHT
4 - ALL NEW TREES TO BE NATIVE TREES

RECEIVED
Z 14-107
OCT 28 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
Z 14-107
OCT 28 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
BUSINESS OF DEVELOPMENT SERVICES

REVISIONS	BY
1 9/12/14 PLAN PLANNING CHNG	

LANDSCAPE PLAN

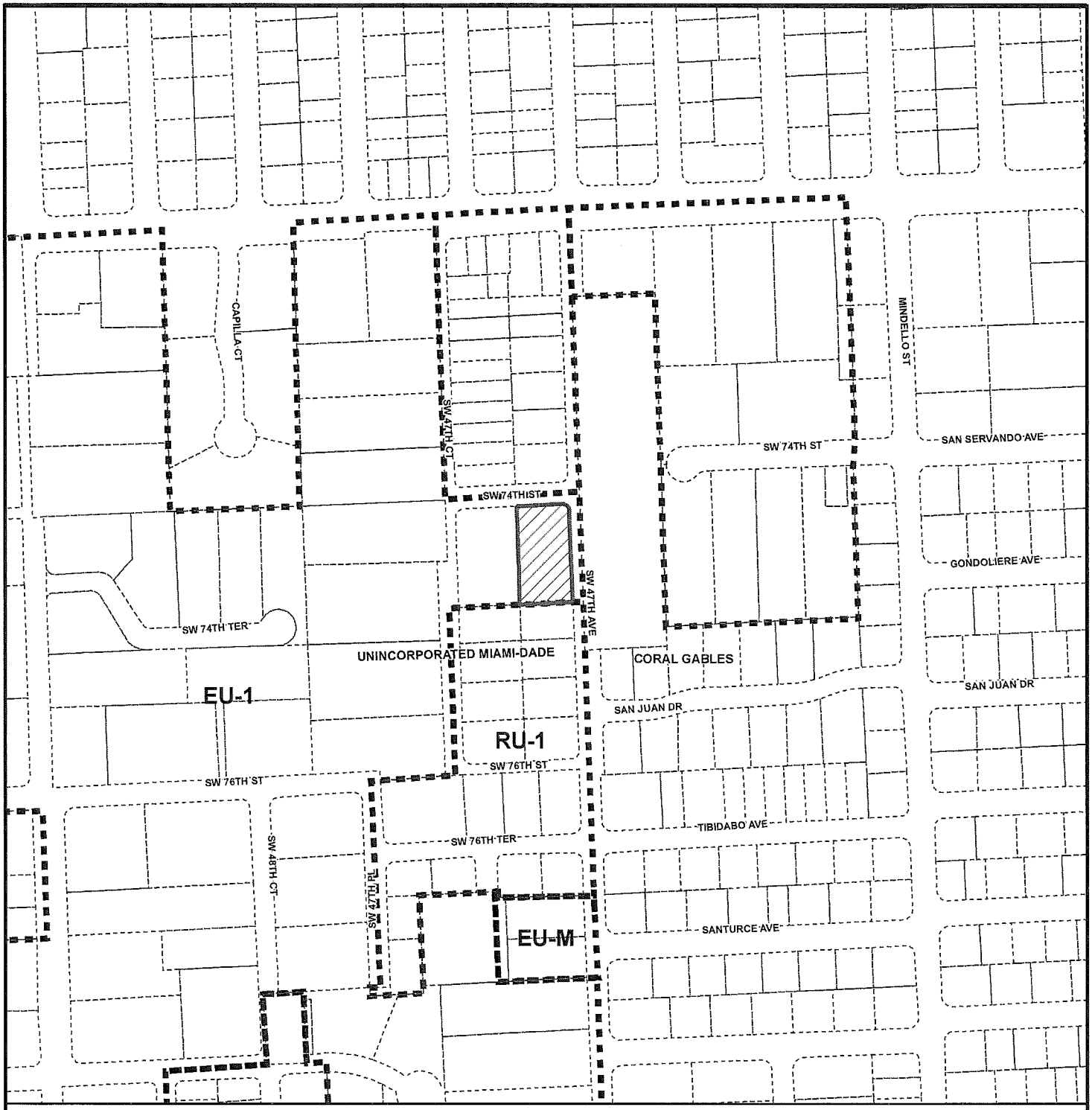
4700 S.W. 74 STREET

MIAMI-DADE COUNTY, FLORIDA

JOHN ALBERT WELLER
ARCHITECT & LANDSCAPE ARCHITECT
5200 NORTH KENDALL DRIVE
MIAMI, FLORIDA 33156
PH: (305) 667-1425

Date: 9-30-2014
Scale: AS NOTED
Drawn: F.G.
Job:
Sheet
L-1
Sheet

30



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000107

Section: 31 Township: 54 Range: 41
Applicant: SAN VINCENTE CONCEPTS, LLC
Zoning Board: C12
Commission District: 7
Drafter ID:GGARCIA
Scale: NTS

N
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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 25, 2014

REVISION	DATE	BY
		31.

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000107

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

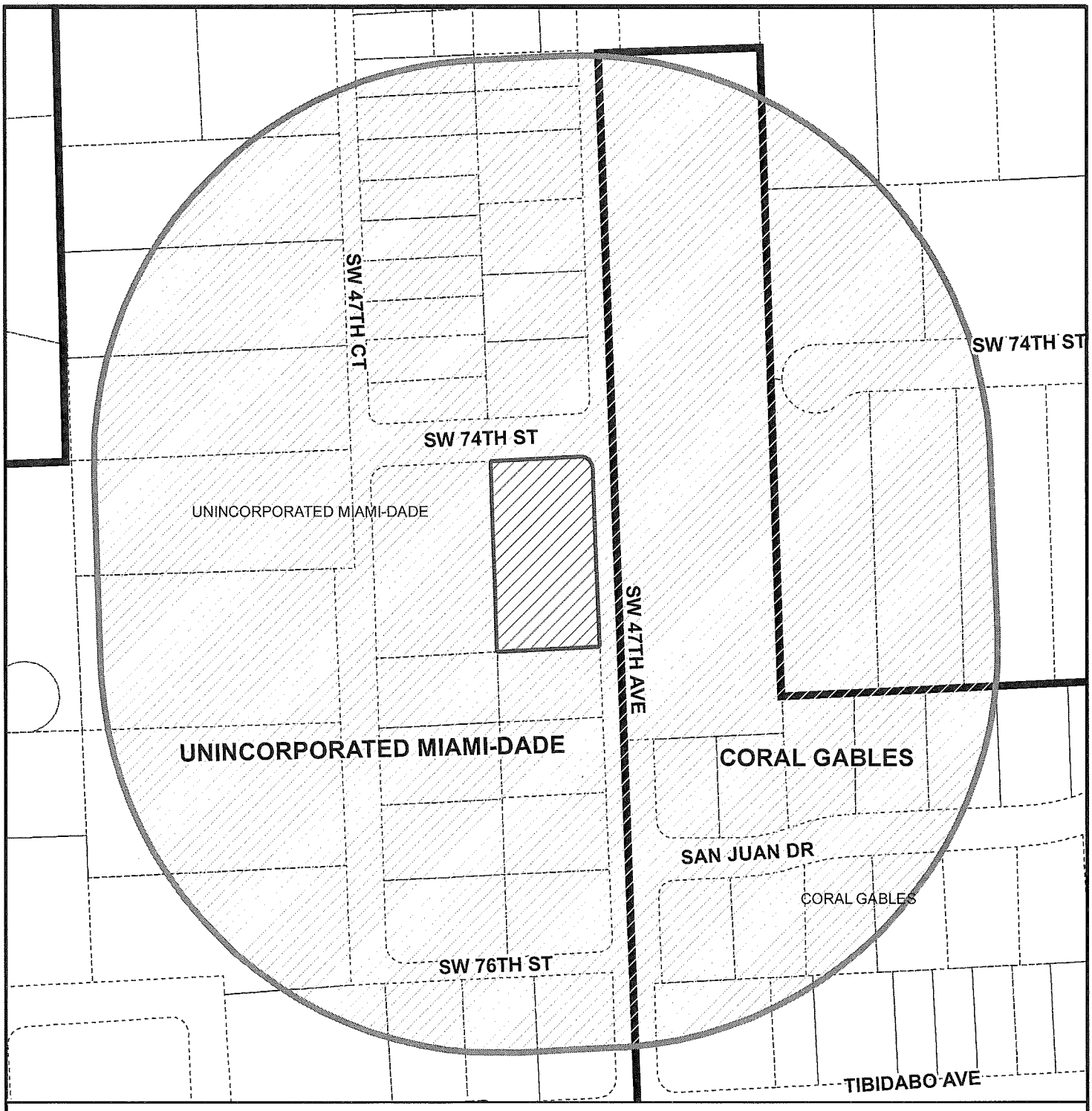
N W E S

Section: 31 Township: 54 Range: 41
Applicant: SAN VINCENTE CONCEPTS, LLC
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 25, 2014

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY

RADIUS MAP

Section: 31 Township: 54 Range: 41
Applicant: SAN VINCENTE CONCEPTS, LLC
Zoning Board: C12
Commission District: 7
Drafter ID:GGARCIA
Scale: NTS

Process Number

Z2014000107

RADIUS: 500

Legend

- Subject Property
- Buffer
- Street (Centerline)
- Municipalities
- Property Boundaries

N
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 25, 2014

REVISION	DATE	BY
		33

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000107

N
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Section: 31 Township: 54 Range: 41
Applicant: SAN VINCENTE CONCEPTS, LLC
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, September 25, 2014

REVISION	DATE	BY

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

PH: Z14-118 (15-3-CZ12-4) **March 3, 2015**
Item No. 4

Recommendation Summary	
Commission District	7
Applicant	Pinewood Acres Development, LLC
Summary of Requests	The applicant is seeking to permit two residential lots with less lot frontage than is required.
Location	Lying North SW 93 Street, approximately 140' west of SW 94 Place, Miami-Dade County, Florida.
Property Size	0.70 Acre +/-
Existing Zoning	EU-M, Single-Family Modified Estate District
Existing Land Use	Vacant land
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions**

REQUEST:

NON-USE-VARIANCE to permit 2 residential lots with a minimum frontage of 99.01' (120' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Waiver of Plat Boundary Survey" as prepared by Engineering & Surveying Consultant and dated stamped received 10-8-14 consisting of one sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The applicant is seeking to permit two single-family residences with frontages of 99.01' and 100' on a 0.70 Acre +/- parcel.

The subject property is a part of a larger tract of land that was approved pursuant to Resolution #CZAB12-29-01, to allow a district boundary change from EU-1, Single-family one acre Estate District to EU-M, Single-Family Modified Estate District for two residential parcels.

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

West	EU-1; vacant lot, single-family residence	Estate Density Residential (1-2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area with residential uses developed under EU-M regulations to the north and south, RU-1, Single-Family Residential district to the east and EU-1, Single-Family One Acre Estate District to the east.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, based on memoranda from various Departments, staff opines that approval of the application would not have negative impacts to traffic or services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Estate Density Residential*** (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* This would allow the applicant to develop the 30,447 sq. ft. parcel with a maximum of 2 residential units which is the maximum allowed under the density threshold of the CDMP Estate-Density Residential designation on the LUP map.

The applicant seeks to subdivide the existing parcel in order to create two (2) residential lots, which staff opines would be within the density threshold allowed for the subject property under the Land Use Element text for properties designated Estate Density Residential. Therefore, staff opines that approval of the application would be **consistent** with the density threshold of the Estate Density Residential of the parcel on the CDMP Land Use Plan map.

ZONING ANALYSIS:

The purpose of the application is to permit 2 residential lots on a 30,447 sq. ft. (0.70 +/-) parcel. When the request to permit 2 residential lots with a minimum frontage of 99.01' (120' required) is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that approval with conditions of same would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Staff found a similar and/or more intensive approval for lot frontage in the area. For example, a tract of land (EU-M zoned property) located south of the subject property across SW 93 Street, was approved pursuant to Resolution #4-ZAB-168-69 to permit five (5) lots with frontages of 100'. Staff opines that the proposed frontages of 99.01' and 100' for the two purposed lots on the subject site are similar to the frontages of the EU-M properties to the south and similar to the RU-1 zoned properties that abuts the subject property from the east. As such, staff opines that the approval of the application would be **compatible** with the surrounding area. **Therefore, staff recommends approval of the application with conditions under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ""Waiver of Plat Boundary Survey" as prepared by Engineering & Surveying Consultant and dated stamped received 10-8-14 consisting of one sheet.

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

ES:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Applicant: Pinewood Acres Development, LLC
PH: *Z14-118*

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

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

Estate Density Residential (Pg. I-31)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

4. PINEWOOD ACRES DEVELOPMENT LLC
(Applicant)

15-3-CZ12-4 (14-118)
Area 12/District 08
Hearing Date: 03/03/15

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2001	Marquise's investments, LLC	- Zone change from EU-1 to EU-M. - Non-Use Variance to permit proposed lots with less lot frontage, Denied Without Prejudice.	C12	Approved with Condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: October 27, 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 #Z2014000118
Pinewood Acres Development LLC
North SW 93rd Street/140' W of SW 95th Ave, Miami-Dade County,
To permit a lot width less than required
(EU-M) (0.7 Acres)
04-55-40

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 Average Day Pumpage Wellfield Protection Area of the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform to Code requirements.

Potable Water Service and Wastewater Disposal

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

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

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

system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
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 subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen 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 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

MIAMI-DADE COUNTY

Date: October 24, 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: Z2014000118
Name: Pinewood Acres Development, LLC
Location: North SW 93 Street Approximately 140 feet west of SW 95 Avenue
Section 04 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 objection.

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 **3 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
9704	SW 97 Ave s/o SW 88 St to SW 112 St	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

Date: October 21, 2014

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

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

Subject: Pinewood Acres Development, LLC (#14_118)

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, Fiscal Management and Planning Division, at 305-375-13574. **The PWWM has no objections to the proposed application.**

Application: ***Pinewood Acres Development, LLC*** is requesting a non-use variance of frontage requirements for two parcels for a property zoned in an Estate Modified, Single Family district (EU-M).

Size: The subject property is 0.7 acres.

Location: The subject property is located at 9520 SW 93rd 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 18, 2014, 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, development on a property zoned in an Estate Modified, Single Family district, meets the County Code definition of residential units.

As such, according to the Code, each 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 on the Department's website at http://www.miamidade.gov/publicworks/recycling.asp

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

MIAMI-DADE COUNTY

Date: October 22, 2014

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

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

Subject: Z2014000118: PINEWOOD ACRES DEVELOPMENT LLC

Application Name: PINEWOOD ACRES DEVELOPMENT LLC

Project Location: The site is located at that area lying NORTH SW 93 ST/APPROX.140' W. OF SW 95 AVE, Miami-Dade County.

Proposed Development: The request is for non-use variances for lot width less than required for development of 2 single-family dwelling units.

Impact and demand: This application proposes a development not to exceed 2 single-family dwelling units resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 491.32 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

REVISION 3

Memorandum

Date: 05-JAN-15

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

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

Subject: Z2014000118

Fire Prevention Unit:

13

Service Impact/Demand

Development for the above Z2014000118
located at lying NORTH SW 93 ST, APPROX. 140' West OF SW 94 place, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1828 is proposed as the following:

2 DU (residential)	dwelling units	(industrial)	square feet
0.54 (Office)	square feet	Residential (institutional)	square feet
No Impact (Retail)	square feet	Residential (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: 0.54 alarms-annually.
The estimated average travel time is: 8:04 minutes

Existing services

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

No objection to the site plan with n October 8, 2014 RER received date.

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.

DATE: 23-OCT-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

PINEWOOD ACRES DEVELOPMENT LLC	NORTH SW 93 ST/APPROX.140' W. OF SW 95 AV, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000118

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201302008298 was opened September 12, 2013 for recreational vehicle illegally parked on vacant lot, warning issued. Vehicle removed and case closed on October 28, 2013. BNC; No bss cases opened/closed.

Pinewood Acres

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: Pinewood Acres Development, LLC

NAME AND ADDRESS	Percentage of Stock
Niles Manzieri, 7111 SW 42nd Street, Miami, FL 33155	50%
Nelson Hernandez, 7111 SW 42nd Street, Miami, FL 33155	50%

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

RECEIVED
OCT 08 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

214-118

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 4th day of July, 2014. Affiant is personally know to me or has produced FL DL as identification.

_____
(Notary Public)

My commission expires: June 15, 2016

EVELYN E. AMADOR
Commission # EE 190644
Expires June 15, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

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.

WAIVER OF PLAT
BOUNDARY SURVEY (VACANT LAND)

FOLIO: No. 30-5004-000-0112

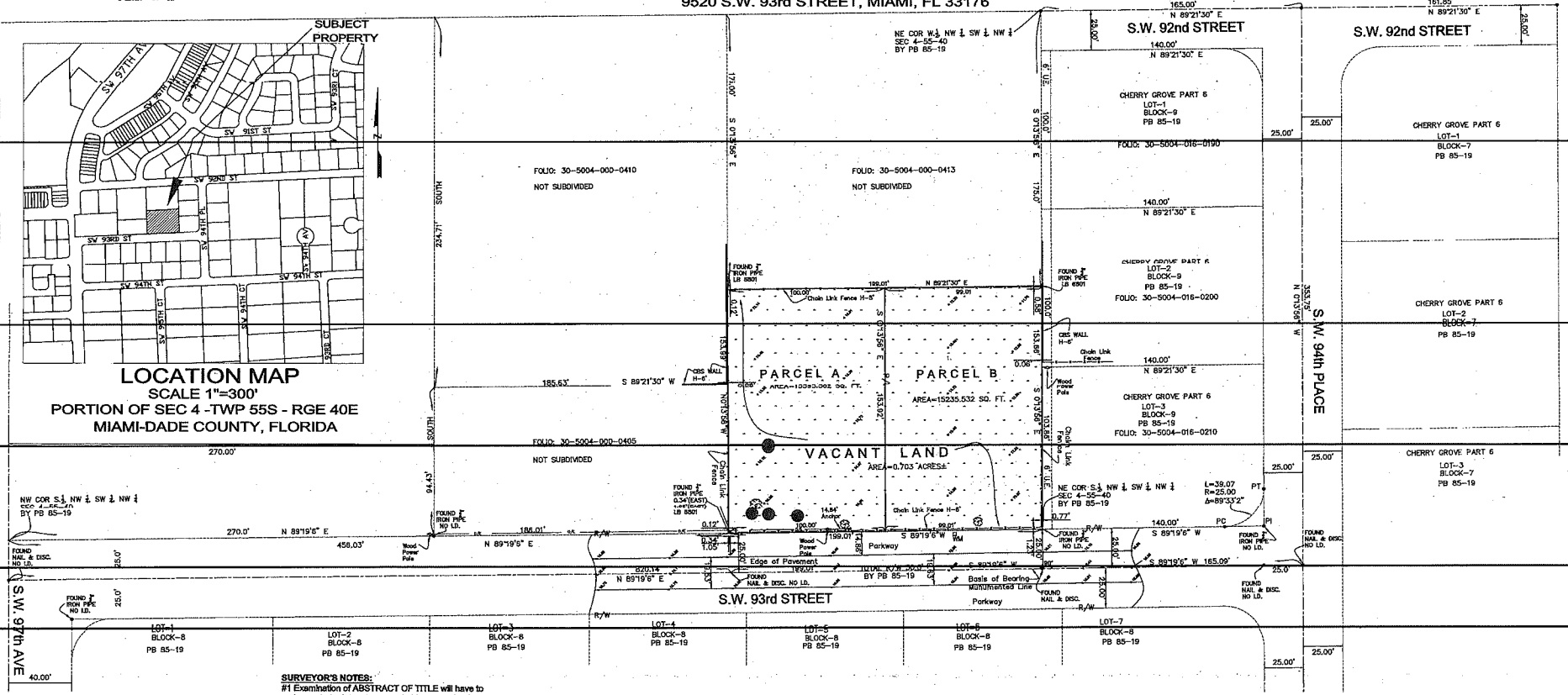
9520 S.W. 93rd STREET, MIAMI, FL 33176

America Layout Corp

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LOCATION MAP
SCALE 1"=300'
PORTION OF SEC 4 -TWP 55S - RGE 40E
MIAMI-DADE COUNTY, FLORIDA



SURVEYOR'S NOTES:

#1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
#2 Please See Abbreviations and Legend
#3 Scale of Drawing " As Shown"
#4 Ownership is subject to OPINION OF TITLE.
#5 Type of survey: ROUNDARY SURVEY.
#6 All Right of Way shown are Public unless otherwise noted.
#7 Legal Description Furnished by client.
#8 No underground installations on Improvements have been located except as noted.
#9 Ownership of fences is not determine.
#10 Record and measurement calls are in substantial agreement unless otherwise shown.
#11 Benchmark: Miami-Dade County (N.G.V.D 1929)
NAME:P-430
LOCATOR: 5040
ELEVATION = 8.67
SW 88 ST --- 40' SOUTH OF C/L
SW 97 AVE --- 40' WEST OF C/L OF SOUTHBOUND LANE
82.34' SW OF SW COR 33-54-40
PK NAIL AND BRASS WASHER IN TOP OF CONC CATCH BASIN.
#12 Property does not lie within a flood base zone
National Flood Insurance Program FEMA Elev. Reference to NGVD 1929
Map Number:12086C0451H.
Community Name: MIAMI-DADE COUNTY
Community Number: 120635
Panel Number: 0451
Firm Zone: X
B. Elev. No Base Elev Established
Date of Firm: 09-11-2009
Suffix: L
#13 Dade County Flood Criteria Elevation=———N.G.V.D 1929
#14 Complete Field Survey: 01-11-2014

PARENT PARCEL:
LEGAL DESCRIPTION BY O.R.B. 19118-4761:
THE EAST 199 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 4, TOWNSHIP 55 SOUTH, RANGE 40 EAST (N ½ OF THE NW ¼ OF THE SW ¼ OF THE NW ¼, SECION 4-55-40), LESS THE NORTH 25 FEET THEREOF, IN MIAMI-DADE COUNTY, FLORIDA. COMMONLY KNOWN AS 9520 S.W. 93 STREET MIAMI, FLORIDA 33176 HAVING TAX FOLIO NUMBER: 30-50-04-000-0412

LEGAL DESCRIPTION BY MIAMIDADE.GOV SUMMARY DETAILS.
SEC:4-55-40. 0.70 AC M/L E199FT OF N1/2 OF NW1/4 OF SW1/4 OF NW1/4
LESS N175FT THEREOF PER W/P #21182 OR 19118-4761 0500 2 OR
19118-4761 0500 02 .

PARCEL A
LEGAL DESCRIPTION :
THE WEST 100.0 FEET OF THE EAST 199 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 4,TOWNSHIP 55 SOUTH, RANGE 40 EAST (N ½ OF THE NW ¼ OF THE SW ¼ OF THE NW ¼, SECION 4-55-40), LESS THE NORTH 25 FEET THEREOF, IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL B
LEGAL DESCRIPTION :
THE EAST 99.01 FEET OF THE EAST 199 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, SECTION 4,TOWNSHIP 55 SOUTH, RANGE 40 EAST (N ½ OF THE NW ¼ OF THE SW ¼ OF THE NW ¼, SECION 4-55-40), LESS THE NORTH 25 FEET THEREOF, IN MIAMI-DADE COUNTY, FLORIDA.

PROPOSED DEVELOPMENT:
2- SINGLE FAMILY RESIDENCES
ZONING: EU-1

CONTACT:
PINEWOOD ACRES DEVELOPMENT,LLC
NAME OF( )MANAGING MEMBER
ADDRESS:
PHONE:
FAX:
E-MAIL:

CERTIFY TO: PINEWOOD ACRES DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

RECEIVED
OCT 08 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

SYMBOL LEGEND

℄ CENTER LINE	⊕ WATER METER
POWER POLE	✱ PALM
○ OAK TREE	MAIL BOX
LIGHT POLE	TREE
STOP SIGN	(S) SANITARY SEWER
FIRE HYDRANT	MANHOLE
WATER VALVE	GAS VALVE
SIGN	○ CLEANOUT
BELLSOUTH BOX	PINE TREE

ABBREVIATIONS

AVE. = AVENUE
ASPH. = ASPHALT
B.M. = BENCH MARK
BLVD. = BOULEVARD
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M. = CONCRETE MONUMENT
CONC. = CONCRETE
CTR. = CENTER
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.P.P. = CONCRETE UTILITY POLE
C.B.S. = CONCRETE BLOCK STRUCTURE
CAL. = CALCULATED
DRIVE
D.E. = DRAINAGE EASEMENT
E = EAST
ELEV. = ELEVATION
EOP = EDGE OF PAVEMENT
F.F. = FINISH FLOOR
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.N.D. = FOUND NAIL & DISK
FD. = FOUND
F.F.E. = FINISH FLOOR ELEVATION
GAR. = GARAGE
I.P. = IRON PIPE
I.R. = IRON ROD
L.B. = LICENSED BUSINESS
L.M.E. = LAKE MAINTENANCE EASEMENT
M.D.C.R. = MIAMI-DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
MEAS. = MEASURED
MON. = MONUMENT
N = NORTH
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.H.W. = OVERHEAD ELECTRIC LINE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPERTY
R = RADIUS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
S.N.D. = SET NAIL & DISK
SQ. FT. = SQUARE FEET
U.E. = UTILITY EASEMENT
W = WEST
W/F = WOOD FENCE
W/M = WATER METER
W.V. = WATER VALVE
W.P.P. = WOOD UTILITY POLE
---x--- = WIRE FENCE
---o--- = CHAIN LINK FENCE
---+--- = WOOD FENCE
---/--- = WOODEN FENCE
---OHW--- = OVERHEAD ELEC. LINE
---UGT--- = UNDERGROUND TELEPHONE
---UGE--- = UNDERGROUND ELECTRIC
---UGW--- = UNDERGROUND WATER
---G--- = GAS LINE
---S--- = SEWER LINE
---W--- = WATER LINE
---SD--- = STORM DRAIN
---T--- = TELEPHONE LINE
---E--- = ELECTRIC LINE
---CATV--- = CABLE TV LINE
---W--- = WATER LINE
---SD--- = STORM DRAIN
---T--- = TELEPHONE LINE
---E--- = ELECTRIC LINE
---CATV--- = CABLE TV LINE

NOTES:
THERE MAY BE ADDITIONAL RESTRICTIONS AND DEDICATIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

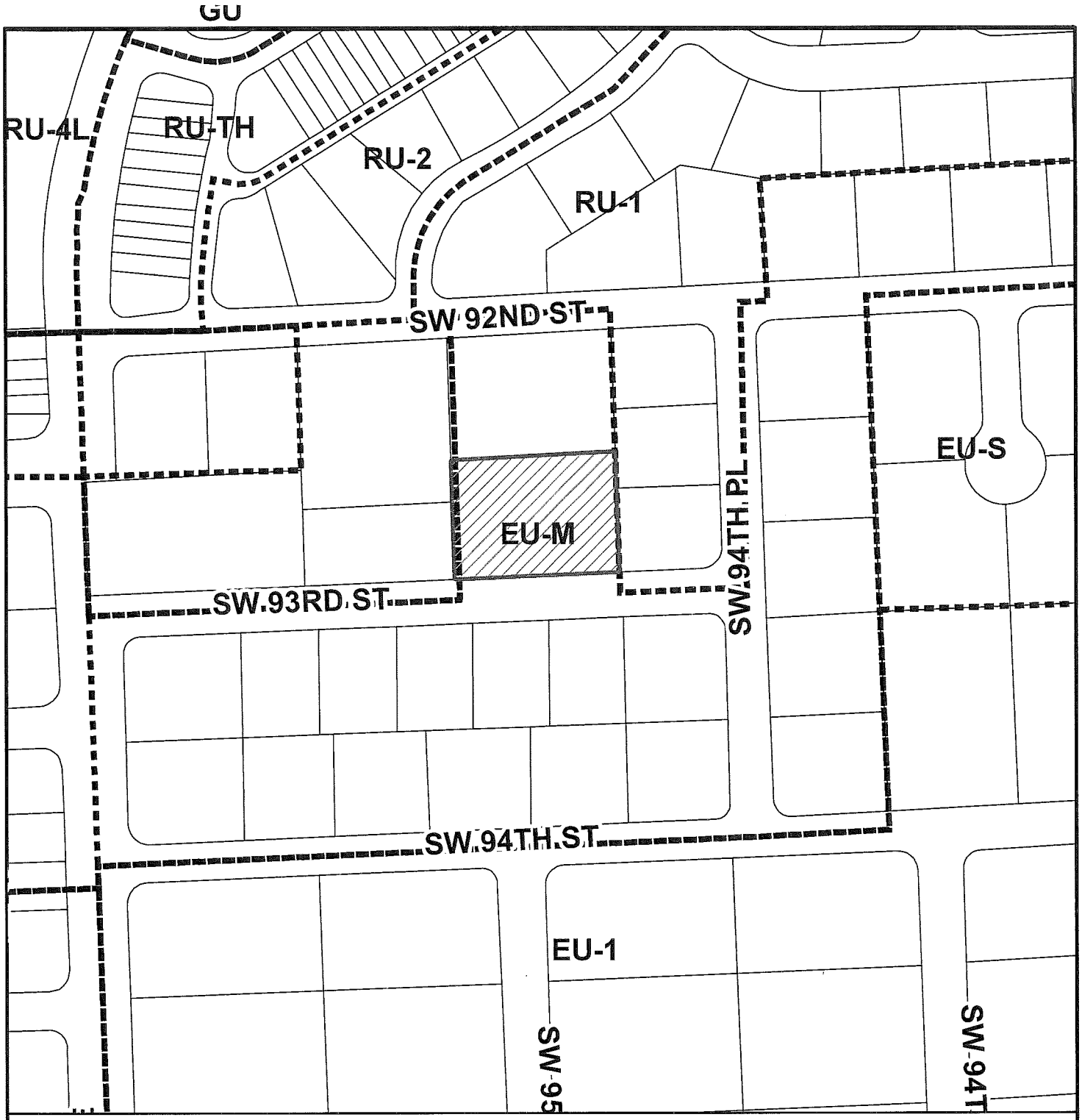
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING SURVEYOR ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SIGNING PARTY.

Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7484
Tel. 305-408-0031
Fax. 305-412-3545

BY WILLIAM HERMYMAN
Professional Surveyor and Mapper
STATE OF FLORIDA

PROJECT:
WAIVER OF PLAT
BOUNDARY SURVEY
FOLIO No. 30-5004-000-0412
9520 SW 93rd STREET, MIAMI, FL 33176
SEC 4-55S-40E
MIAMI-DADE COUNTY, FLORIDA

JOB No. 1401911
FIELD BOOK:
CAD FILE: LD-B
DATE: 01-13-2014
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 1-OF-1



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000118

Section: 04 Township: 55 Range: 40
Applicant: PINEWOOD ACRES DEVELOPMENT LLC
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000118

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

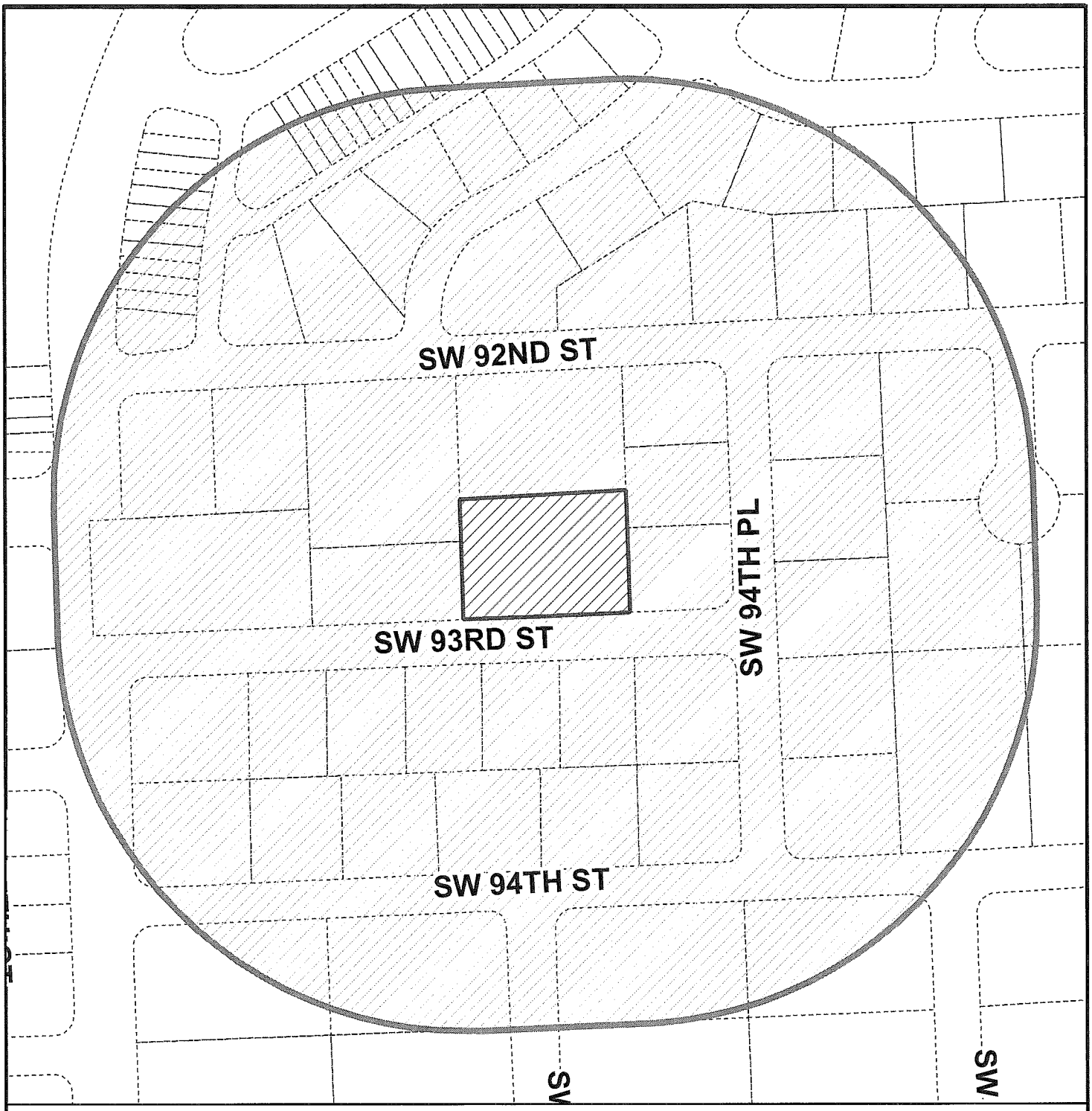
N W E S

Section: 04 Township: 55 Range: 40
Applicant: PINEWOOD ACRES DEVELOPMENT LLC
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000118

RADIUS: 500

Section: 04 Township: 55 Range: 40
Applicant: PINEWOOD ACRES DEVELOPMENT LLC
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

Legend

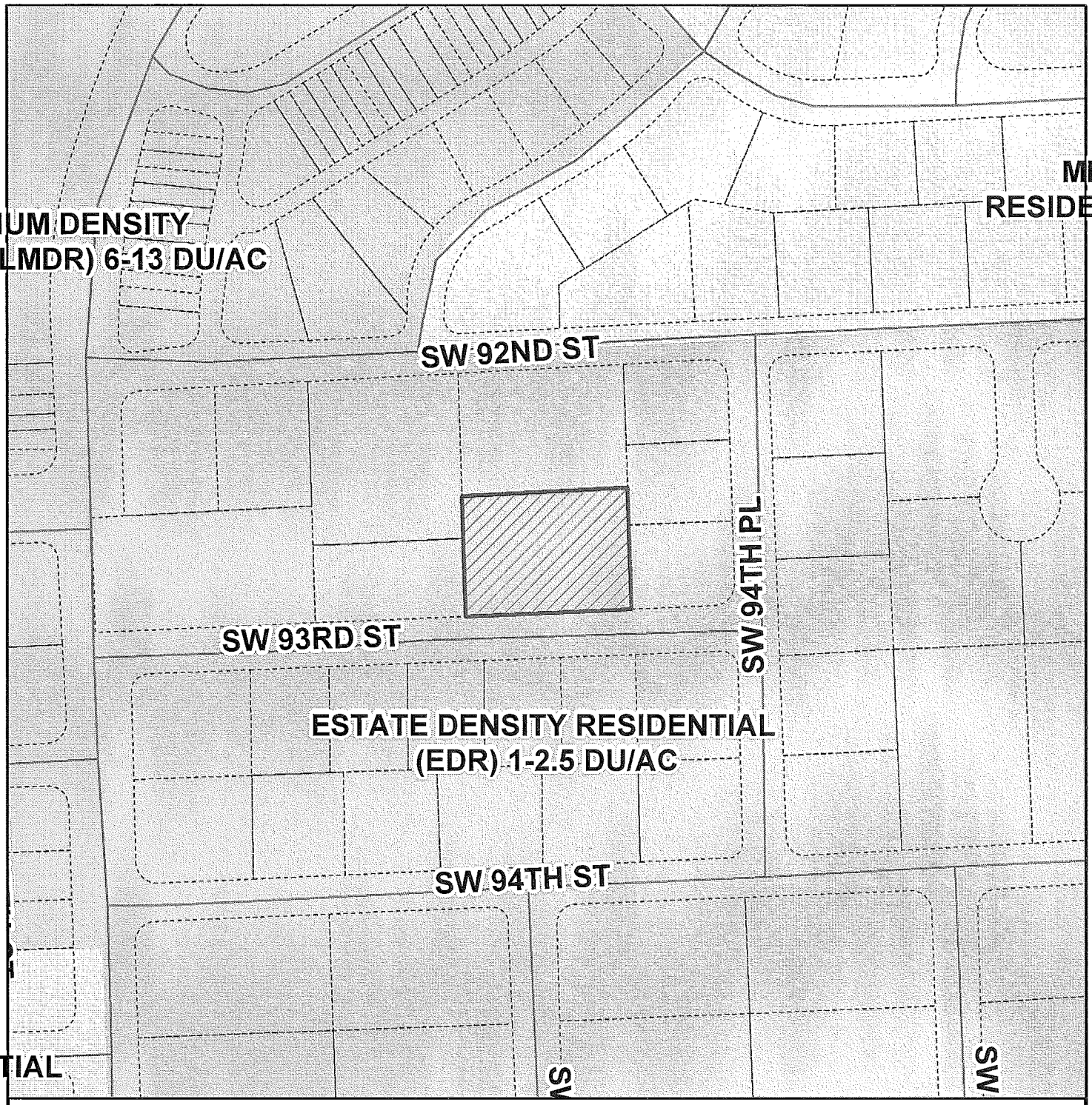
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000118

Section: 04 Township: 55 Range: 40
Applicant: PINEWOOD ACRES DEVELOPMENT LLC
Zoning Board: C12
Commission District: 7
Drafter ID: GGARCIA
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY

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

PH: Z14-126 (15-03-CZ12-5) **March 3, 2015**
Item No. 5

Recommendation Summary	
Commission District	7
Applicants	Elliot L. Miller, Trustee
Summary of Requests	The applicant is seeking a district boundary change from BU-1 to BU-1A.
Location	9745 Sunset Drive, Miami-Dade County, Florida.
Property Size	0.72 acres
Existing Zoning	BU-1, Neighborhood Business District
Existing Land Use	Office building
2020 - 2030 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
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** *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval.**

REQUEST:

DISTRICT BOUNDARY CHANGE from BU-1 to BU-1A.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property was rezoned to BU-1, Neighborhood Business District, in 1959, pursuant to Resolution #3960.

The applicants seek to rezone the 0.72 acre subject property from BU-1 to BU-1A, Limited Business District. Staff notes that there is an existing office building on the subject site that will be demolished as indicated in a submitted survey.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1; office building	Business and Office
North	OPD; office building	Estate Density Residential (1 to 2.5 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	BU-1A; gas station	Business and Office
West	BU-1; shopping center	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is in an area characterized by commercial and office uses, along with single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property to BU-1A, Limited Business District in order to redevelop the parcel with commercial uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

The purpose of the BU-1A District is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods. The BU-1A district allows uses such uses as, but is not limited to, banks with drive through tellers, beauty parlors, antique shops, bakeries and drug stores as well as service stations, auto parts stores, dry cleaners, retail stores and health and exercise clubs, including bath and massage parlors, and includes all uses permitted in the BU-1.

As such, staff opines that approval of the proposed rezoning from BU-1 to BU-1A would be **consistent** with the CDMP LUP map Business and Office designation and the CDMP Business and Office text describing the allowed uses in this land use category.

ZONING ANALYSIS:

When the applicant's request to rezone the 0.72 acre parcel to BU-1A is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of this request would be **compatible** with the surrounding area. Staff notes that the subject property is located along the northern side of SW 72 Street (Sunset Drive), a section line roadway. Residential properties are found on the south side of Sunset Drive and office uses are found to the north of the subject site. Staff further notes that the subject property abuts a BU-1A zoned property to the east, and a BU-1 zoned property to the west. In staff's opinion, approval of the BU-1A zoning district on the subject property would be a natural transition of the development business trend along the north side of Sunset Drive. Staff notes that there is an existing office building on the subject site that will be demolished as indicated in a submitted survey. Therefore, the applicant will develop the property in accordance with the proposed BU-1A zoning regulations.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any trips, and meets the traffic concurrency criteria for an initial development order. Also, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed re-zoning of the property will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request will not have an unfavorable effect on the economy of Miami-Dade County, Florida. Further, approval 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.

Therefore, staff opines that the requested rezoning of the parcel to BU-1A would be **compatible** with the surrounding commercial uses in the area. **Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JV

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

ZONING RECOMMENDATION ADDENDUM

Elliot L. Miller, Trustee
Z14-126

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

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

Business and Office (Pg. I-40)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Business and Office****. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

Elliot L. Miller, Trustee
Z14-126

	(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;* *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

5. ELLIOT L. MILLER, TRUSTEE
(Applicant)

15-3-CZ12-5 (14-126)
Area 12/District 07
Hearing Date: 03/03/15

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1959	Central Bank Trust	- Zone change.	BCC	Approved

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

Memorandum

MIAMI-DADE COUNTY

Date: December 2, 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 #Z2014000126
Elliot Miller, Trustee
9745 Sunset Drive, Miami-Dade County
DBC from BU-1 to BU-1A
(BU-1) (0.72 Acres)
29-54-40

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 Basic Wellfield Protection Area of the Alexander Orr. The site is situated within the 210 days travel time contour of the said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(a) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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

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

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

system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
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 subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen 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 permitting procedures and requirements prior to site development.

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

MIAMI-DADE COUNTY

Date: December 1, 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: Z2014000126
Name: Elliot L. Miller, Trustee
Location: 9745 Sunset Drive
Section 29 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 objection.

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 21, 2014

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

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

Subject: Elliot L Miller, Trustee (#14_126)

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, Fiscal Management and Planning Division, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***Elliot L. Miller, Trustee*** is requesting a district boundary change from Neighborhood Business District (BU-1) to Limited Business District (BU-1A).

Size: The subject property is approximately 0.72 acres.

Location: The subject property is located at 9745 Sunset Drive, 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 18, 2014, 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, development on a property zoned as a Limited Business District meets the County Code definition of 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.

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

Memorandum

MIAMI-DADE COUNTY

Date: November 21, 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: Z2014000126: ELLIOT L. MILLER, TR

Application Name: ELLIOT L. MILLER, TR

Project Location: The site is located at 9745 SUNSET DR, Miami-Dade County.

Proposed Development: The request is for district boundary change from BU-1 TO BU-1A for non-residential development.

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

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

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Thursday, December 04, 2014 2:35 PM
To: Holness, Damon (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Zoning Hearings Document Distribution (case # Z2014000126)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

The letter of intent appears to only be a zoning change request. The survey has a hand-written note indicating "building to be demolished", however there is no proposed site plan for review.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day

13

DATE: 13-NOV-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ELLIOT L. MILLER, TR	9745 SUNSET DR, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000126

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201303001583 was opened February 20, 2013 for All other zoning violations. First inspection was done on May 21, 2013, no business operating in suite 113. Case closed, no violation for operating business without certificate of use. BNC: No bss cases open/closed

Elliott L Miller Tr

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: N/A

NAME AND ADDRESS	Percentage of Stock

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

TRUST/ESTATE NAME N/A Elliott L. Miller, Trustee

NAME AND ADDRESS	Percentage of Interest
No beneficiaries.	

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: N/A

NAME AND ADDRESS	Percentage of Ownership

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

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NOV 21 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

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: N/A

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

Date of contract: _____

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

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20 day of October, 20 2014. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

Regina Harris
COMMISSION # EE 120255
EXPIRES: SEP 30, 2015
WWW.AARONNOTARY.com

My commission expires: _____ 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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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000126

Section: 29 Township: 54 Range: 40
Applicant: ELLIOT L. MILLER, TR
Zoning Board: C12
Commission District: 10
Drafter ID: E. CESPEDES
Scale: NTS

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Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 10, 2014

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000126

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N
W E
S

Section: 29 Township: 54 Range: 40
Applicant: ELLIOT L. MILLER, TR
Zoning Board: C12
Commission District: 10
Drafter ID: E. CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 10, 2014

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

RADIUS MAP

Section: 29 Township: 54 Range: 40
Applicant: ELLIOT L. MILLER, TR
Zoning Board: C12
Commission District: 10
Drafter ID: E. CESPEDES
Scale: NTS

Process Number

Z2014000126

RADIUS: 500

Legend

- Subject Property
- Buffer
- Street (Centerline)
- Property Boundaries

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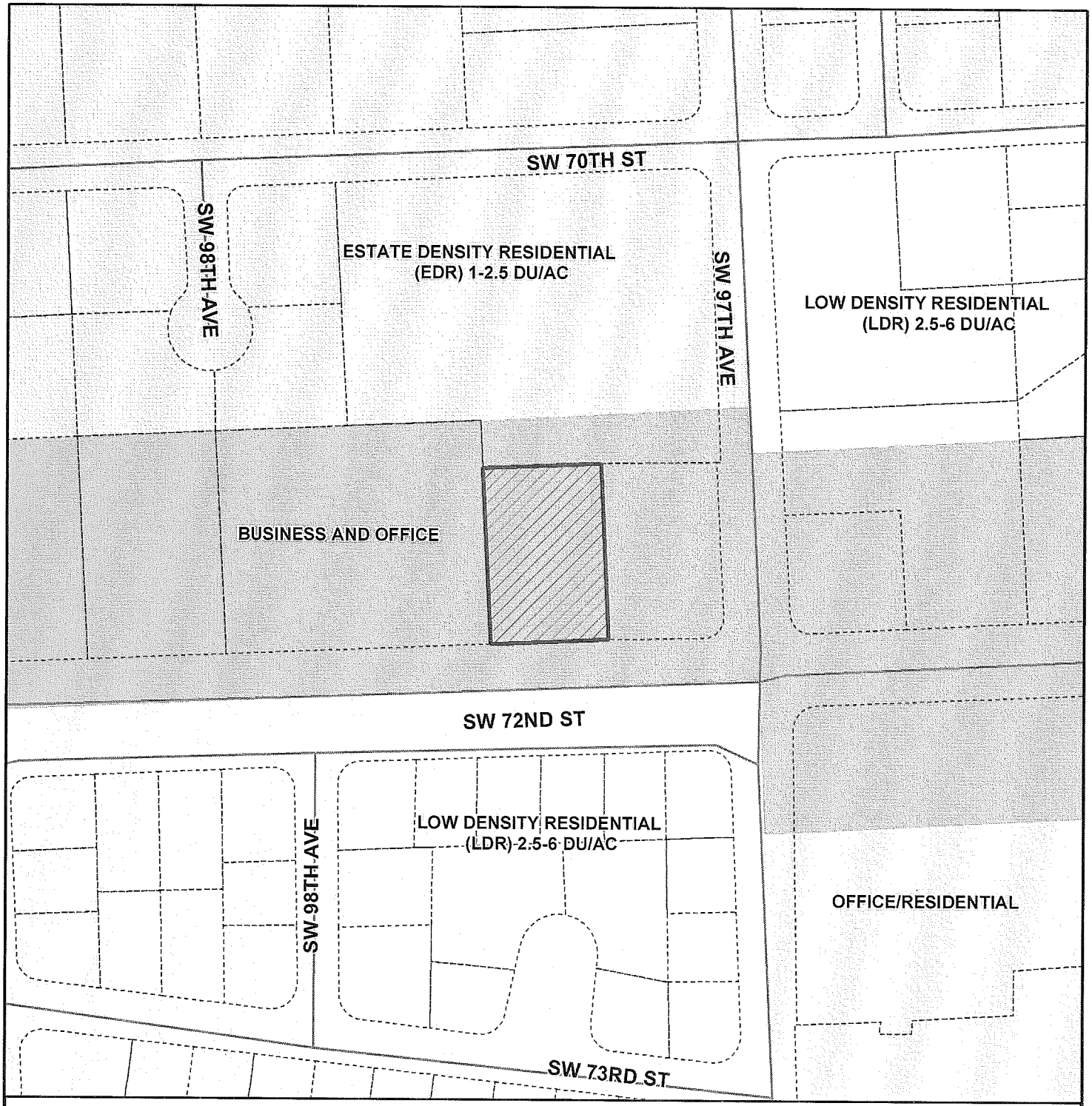
MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 10, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000126

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Section: 29 Township: 54 Range: 40
Applicant: ELLIOT L. MILLER, TR
Zoning Board: C12
Commission District: 10
Drafter ID: E. CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, November 10, 2014

REVISION	DATE	BY