



PRE-KIT REVIEW COMMENTS
COMMUNITY ZONING APPEALS BOARD 12

Tuesday, November 3, 2015 at 6:30 p.m.

- A. WILLIAMSON 100, LLC 14-36
Recommendation Ok _____ **OK**
1. WRC PROPERTIES, LLC, PRE-APP # 15P-102 15-45
Insert Revised Recommendation _____ **OK**
2. DADE COUNTY FIREARMS, PRE-APP Z15P00044 15-76
Insert Revised Recommendation _____ **OK**
Insert BNC and Parks Memo _____ **OK**

CAO - Approved CAO Review Comments
ACA: DENNIS KERBEL

C:

Revised: 10/21/15
Reviewed: 10/21/15

FINAL AGENDA

10-27-2015 Version # 2



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

PREVIOUSLY DEFERRED

A. 15-9-CZ12-1 WILLIAMSON 100, LLC 14-36 03-55-40

CURRENT

1. 15-11-CZ12-1 WRC PROPERTIES, LLC, PRE-APP # 15P-102 15-45 36-54-39 N

2. 15-11-CZ12-2 DADE COUNTY FIREARMS, PRE-APP Z15P00044 15-76 23-54-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, NOVEMBER 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

I. Vacancy Review of Eligible Candidate(s) for Sub-Area 122

A. WILLIAMSON 100, LLC. 15-7-CZ12-1(14-036)

**02-55-40
Area 12/District 07**

- (1) SPECIAL EXCEPTION to permit an automotive repair facility with automobile storage spaced less than the required 500' from RU zoned properties.
- (2) NON-USE VARIANCE to permit the facility setback 1.4' from the rear (south) property line.
- (3) NON-USE VARIANCE to permit a greenbelt with a width of 5' (8' wide required).

LOCATION: 7700 SW 100 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.59 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 1

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from September 1, 2015

1. WRC PROPERTIES, LLC 15-11-CZ12-1(15-045)

**36-54-39
Area 12/District 10**

- 1) SPECIAL EXCEPTION to permit the expansion of an existing alcohol beverage establishment to be spaced less than the required 1500' from another legally established alcohol use.
- 2) MODIFICATION of Condition #2 to Resolution No. CZAB12-4-12, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "The Palms at Town & Country Center" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 3 sheets, all sheet dated stamped received 5/16/12 and a specific purpose survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 11/17/11 for a total of 5 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Substantial Compliance Submittal Site

Plan" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 1 sheet, dated stamped received 05/18/15 and a floor plan entitled "World of Beer" dated stamped received 06/22/15, Specific Purpose Survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 05/18/15 for a total of 3 sheets."

The purpose of the Request #2 is to allow the applicant to submit plans showing the expansion of the existing bar into an adjoining bay in an existing shopping plaza.

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

LOCATION: 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 27.49 Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

2. DADE COUNTY FIREARMS 15-11-CZ12-2(15-076)

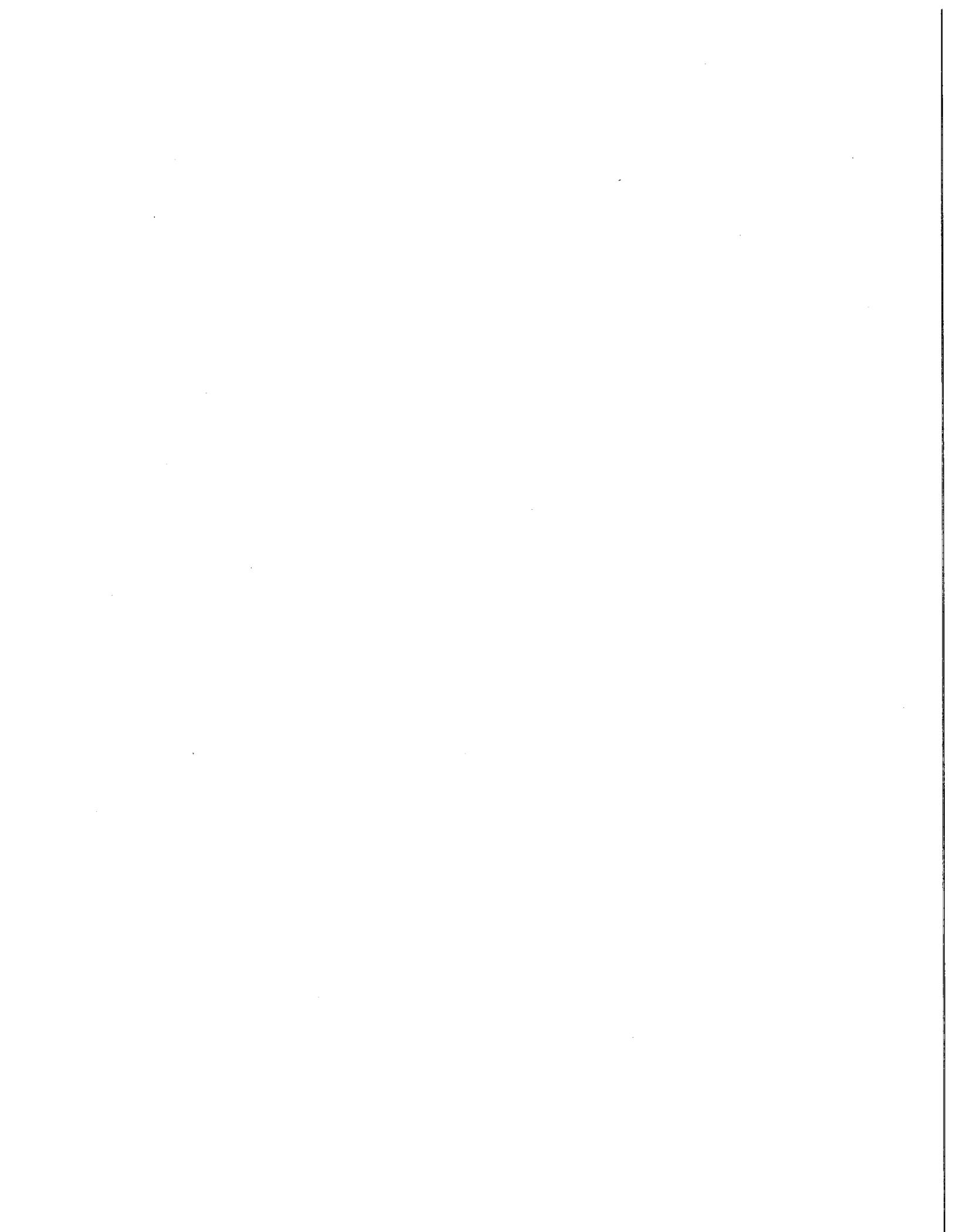
**23-54-40
Area 12/District 07**

- (1) UNUSUAL USE to permit an indoor shooting range.
- (2) USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zone, as would be permitted in the BU-3 zone.
- (3) NON-USE VARIANCE to permit an existing building setback 19'-2" (20'-0" required) from the front (north) property line.
- (4) NON-USE VARIANCE to permit 11 parking spaces (20 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Dade County Firearms Inc., as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15 and consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 7004 SW 46 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.49 Acre



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

PH: Z14-036 (15-9-CZ12-1)

November 3, 2015

Item No. A

Recommendation Summary	
Commission District	7
Applicant	Williamson 100, LLC
Summary of Requests	The applicant is seeking to permit an automotive facility spaced less than required from residential zoned properties, setback less than required from property lines and with a reduced greenbelt width.
Location	7700 SW 100 Street, Miami-Dade County, Florida.
Property Size	1.44-acres
Existing Zoning	IU-1, Light Industrial Manufacturing District
Existing Land Use	Warehouse
2020-2030 CDMP Land Use Designation	Medium-Density Residential, 13 – 25 dua, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the CDMP Land Use Element interpretative text.
Applicable Zoning Code Section(s)	Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(3) Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This item was deferred from the September 1, 2015, meeting of Community Zoning Appeals Board (CZAB) #12, to allow the applicant to meet with the neighbors and provide a traffic study to the neighbors.

REQUESTS:

1. SPECIAL EXCEPTION to permit an automotive repair facility with automobile storage setback less than the required 500' from RU zoned properties.
2. NON-USE VARIANCE to permit the facility to setback a minimum of 1'-4" (5' required) from the rear (south) property line.
3. NON-USE VARIANCE to permit a greenbelt with a width of 5' (8' wide required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled, "For Williamson 100 LLC", as prepared by Offerle-Lerner AIA, consisting of 4 sheets and a landscape sheet, entitled "Landscape site plan" as prepared by Arden Architectural Group, Inc. consisting of 1 sheet, for a total of 5 sheets, all sheets dated stamped received 06/03/15. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant seeks to permit an automotive repair and storage facility in an existing warehouse building that was previously used as a storage facility. Said building abuts existing residential uses to the west, as well as, an existing automotive sale and service facility, which is located on

contiguously owned property to the south. The entire subject parcel, a portion of which was last rezoned in 1956, pursuant to Resolution #9571, is zoned IU-1, Light Industrial Manufacturing District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; storage building	Medium Density Residential, (13 – 25 dua)
North	GU; vacant BU-1A; offices	Business and Office
South	IU-1; auto dealership and repair shop	Medium Density Residential, (13 – 25 dua)
East	GU: Busway	Transportation
West	RU-4L; townhomes	Medium Density Residential, (13 – 25 dua)

NEIGHBORHOOD COMPATIBILITY:

Staff notes that the property to the south has an existing automotive use and the subject property abuts the Miami-Dade Transit Busway to the east. To the west is an existing townhome development.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional automotive uses within the existing industrially zoned strip abutting the Busway on which the subject parcel is located, and which, is similar to the existing automotive dealership on the adjacent parcel to the south. However, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), approval will not create any new traffic impacts on the abutting roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Medium Density Residential** on the CDMP LUP map, which allows a range in density of 13 to 25 dwelling units per gross acre. Staff notes that the entire subject property is zoned IU-1, Light Industrial Manufacturing District, the last portion of which was rezoned to the current zoning in 1956. The IU-1 zoning district, among other things permits uses such as the existing storage building, as well as, the proposed automotive repair and storage use. The CDMP Land Use Element interpretative text, states that existing zoning is deemed to be consistent with this Plan. As such, staff opines that due to the existing zoning, approval of the application to permit the aforementioned facility on the subject property would be **consistent** with the Medium Density Residential designation of the parcel on the CDMP Land Use Plan map, and the Land Use Element interpretative text under said category.

ZONING ANALYSIS:

When the applicant's request to permit an automotive repair and storage facility within 500' of a residentially zoned properties (request #1) is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, staff opines that approval with conditions would be

compatible with the surrounding area. Staff opines that the proposed use is similar in scale and intensity to the existing use of the property, which is a storage facility for a moving company. Further, staff notes that the applicant indicated that they intend “an adaptive re-use of the existing 2-story tall warehouse facility to operate a stand-alone, independent automotive repair facility” on the first floor, as well as to construct a new internal second floor for the storage of automobiles and additional screened automobile storage areas on the roof of the existing building. Staff opines that the proposed use is similar to the automotive sales, service and storage uses on the property located to the south, which were approved pursuant to Resolution #CZAB12-15-98. Further, with additional conditions, which staff has recommended, such as the installation of landscaping abutting the residentially zoned parcels to the west, as well the soundproofing of the repair facility on the ground floor, staff opines that approval of this request would be **compatible** with the surrounding residential and commercial uses.

Additionally, based on the memoranda from the Departments reviewing the application, including the Platting and Traffic Review Section and the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), approval of this request will not have a negative impact on traffic on the abutting roadways and would not have an unfavorable impact on the environment, the natural resources of the County. Staff notes that the Miami-Dade Fire Rescue Department’s (MDFRD) memorandum does not object to the application. Therefore, staff opines that approval of this request will not tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

The applicant also seeks to permit the proposed uses within the existing warehouse building which is set back less than required from property lines to the south (request #2), and with a reduced greenbelt width (request #3). When the aforementioned requests are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of same would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Staff notes that the building is existing and that approval of this application will not change the location or height of the existing structure. Further, the proposed use is similar to that on the abutting parcel to the south. As such, staff opines that the approval of the 3.6’ encroachment into the south setback area, will not have any negative visual or aural impact on the property to the south. Further, staff opines that for the same reasons, the existing encroachment will not create any new visual impact on the busway located to the east. Additionally, staff opines that the plans indicate adequate buffering along the interior side (east) property line in the form of a continuous row of trees, which in staff’s opinion, will provide a welcome visual enhancement along this section of the busway.

Similarly, staff opines that the proposed landscape improvements to the site, adequately mitigate any negative visual impact of the reduced greenbelt width that is the subject of request #3. As such, staff opines that approval of the existing setback encroachments (request #2) along with the reduced greenbelt widths, will not affect the stability and appearance of the community and will not be out of character with same. **Therefore, staff recommends approval with conditions of requests #2 and #3, under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b) (NUV).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

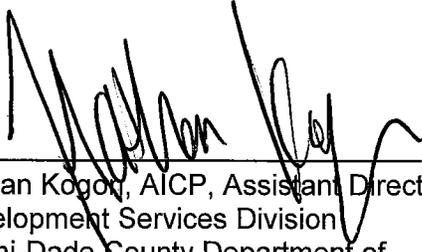
RECOMMENDATION:

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 "For Williamson 100 LLC", as prepared by Offerle-Lerner AIA, consisting of 4 sheets and a landscape sheet, entitled Landscape site plan" as prepared by Arden Architectural Group, Inc. consisting of 1 sheet, for a total of 5 sheets, all sheets dated stamped received 06/03/15.
3. That the use be established and maintained in accordance with the approved plan.
4. That signage on the property be limited to the automotive repair and storage uses approved pursuant to this application.
5. That no vehicle display/showing be allowed for the public on the subject property.
6. That the landscaping indicated in the plans along the interior sides (east and west) property lines be installed prior to obtaining a Certificate of Use for the proposed automotive repair and storage uses on the subject property.
7. That only security lighting shall be permitted between the west wall of the existing building, and that any outside lighting on the property shall be oriented away from the residences to the west to prevent the spillage of light onto said residential uses.
8. That sound proofing shall be installed along the ground floor and the ground floor walls that abut the residential properties to the west and that air compressors used in connection with the automotive repair uses be comprised of a radial (silenced) design.
9. That the hours of operation for the automotive repairs shall be as follows: Monday through Saturday only, 7:00 a.m. to 7:00 p.m. (Open for pick-up until 8:00 p.m.); There shall be no service or repair work of any kind performed on the Property outside of these hours of operation.
10. That the use of outdoor speakers shall be prohibited.

NK:MW:NN:EJ:CH



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

NDN

ZONING RECOMMENDATION ADDENDUM

Applicant: *Williamson 100, LLC*
PH: Z14-036

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

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

Medium Density Residential (Page I-30)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Uses and Zoning Not Specifically Depicted (Pg. I-33)	<p><i>As provided in the previous paragraphs, mixing of different housing types and densities is allowed within certain unit areas. The average gross residential densities depicted on the Land Use Plan map reflect such averaging. They also reflect certain non-residential use sites previously credited in accordance with the section titled "Gross Residential Density" and its predecessor standard.</i></p> <p><i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i></p>
Uses and Zoning Not Specifically Depicted on the LUP Map (Pg. I-77)	<i>Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area</i>

ZONING RECOMMENDATION ADDENDUM

Applicant: *Williamson 100, LLC*
PH: Z14-036

	<p><i>ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree, which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>

A. WILLIAMSON 100, LLC
(Applicant)

15-9-CZ12-1 (14-036)
Area 12/District 07
Hearing Date: 11/03/15

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1956	Planning Zoning & Building Dept.	- Zone change from IU-3 to IU-1.	BCC	Approved

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

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

#1

APPLICANT'S NAME: WILLIAMSON 100, LLC

REPRESENTATIVE: MATTHEW AMSTER

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-7-CZ12-1	September 1, 2015	CZAB12	25	15

REC: Approval with conditions

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>11/03/15</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input type="checkbox"/> OTHER:	_____	
Defer to meet with neighbors and complete a traffic. No re-advertisement.		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	S	Peggy BRODEUR	X		
COUNCILMAN		Javier GONZALEZ-ABREU	X		
COUNCILMAN		Matthew LARSH			X
COUNCILMAN		Alberto SANTANA	X		
VICE CHAIRWOMAN		Angela M. VAZQUEZ			X
COUNCILMAN	M	Elliot N. ZACK	X		
CHAIRMAN		Jose I. VALDES (C.A.)	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: LAUREN MORSE

Memorandum



Date: June 25, 2015

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

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

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

Subject: C-12 #Z2014000036-2nd Revision
Williamson 100, LLC
7700 SW 100th Street, Miami, FL 33156
A Non-Use Variance to permit an automotive repair facility and storage of automobiles setback less than required from property lines; Special Exception to permit the automotive repair facility spaced less than required from a residential zoning district; and Non-Use Variance to permit a lesser greenbelt than required.
(IU-1) (1.519 Acres)
03-55-40

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

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

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

Wastewater Disposal

The subject property is currently served by septic tank and drainfield as a means for the disposal of domestic liquid waste.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage.

The proposed automotive repair facility will generate liquid waste other than domestic sewage and is not permitted by the Code if the building is served by a septic tank and drainfield. Therefore, the proposed development is required to connect to the public sanitary sewer system in accordance with Code requirements.

Accordingly, the applicant submitted an executed Miami-Dade Water and Sewer Agreement (ID #21975) indicating that the proposed development will connect to the public sanitary sewer system. Therefore the proposed development will be in compliance with the Code for wastewater disposal.

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 site contains a specimen sized (trunk diameter 18 inches or greater) ficus tree; however, the proposal will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

The subject property has one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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.

In summary, this application cannot be approved at this time and therefore should not be scheduled for public hearing.

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

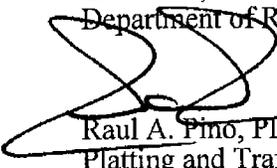
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 30, 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: Z2014000036
Name: Williamson 100, LLC
Location: 7700 SW 100 Street
Section 03 Township 55 South Range 40 East

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

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

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

Memorandum



Date: September 11, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: Williamson 100, LLC (DIC #14_036)

The Public Works & Waste Management Department (PWWM), Waste Operations, 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, Intergovernmental and External Affairs Division at 305-375-1354. The PWWM has no objections to the proposed application.

Application; *Williamson 100, LLC* is requesting a non-use variance to permit an automotive repair facility and storage of automobiles setback less than required from property lines, special exception to permit the automotive repair facility spaced less than required from a residential zoning district and a non-use variance to permit a lesser greenbelt than required.

Size: The subject property is approximately 1.59 acres.

Location: The subject property is located at 7700 SW 100th 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the existing two-story warehouse facility to operate a stand-alone, independent

automotive repair facility on the first floor and construct a new internal second floor for storage of automobiles 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.

3. Recycling

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

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: June 10, 2015

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

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

Subject: Z2014000036: WILLIAMSON 100, LLC
Revised Plans Submitted Dated Stamped Received 6-3-2015

Application Name: WILLIAMSON 100, LLC

Project Location: The site is located at 7700 SW 100 ST, Miami-Dade County.

Proposed Development: The request is for a non-use variance and special exception for an auto repair use within 500 feet of a residential district.

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, Park Planning Section Supervisor



Memorandum

Date: 22-JUN-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000036

Recommendation:

No objection to the site plan with a 6/3/15 RER received date.

Service Impact/Demand

Development for the above Z2014000036
 located at 7700 SW 100 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1831 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 23
 The estimated average travel time is: 6:15 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None

Fire Planning Additional Comments

No objection.

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

DATE: 23-OCT-14
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

WILLIAMSON 100, LLC

7700 SW 100 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000036

HEARING NUMBER

HISTORY:

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

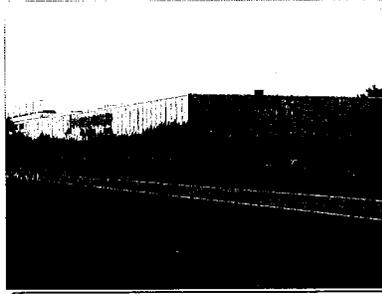
Williamson 100 LLC

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

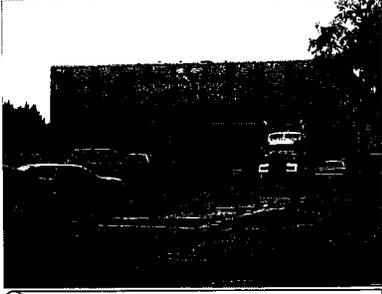
REPORTER NAME:



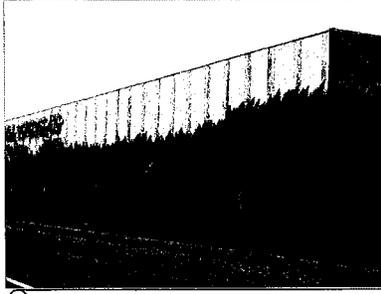
NE VIEW FROM SR 826/ US 1 WITH BILLBOARD



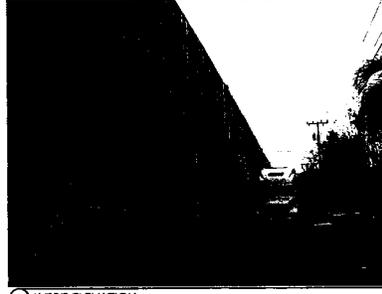
FRONT AND EAST ELEVATION



FRONT (NORTH) ELEVATION



EAST ELEVATION



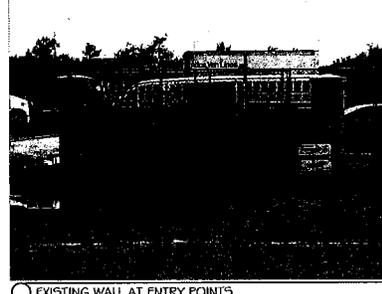
WEST ELEVATION



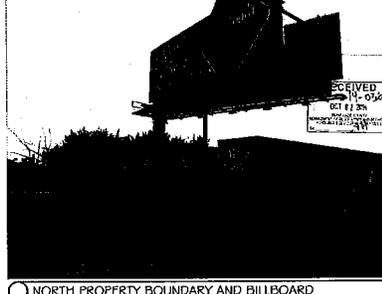
REAR (SOUTH) ELEVATION



PARKING LOT VIEW (NORTHERLY)



EXISTING WALL AT ENTRY POINTS



NORTH PROPERTY BOUNDARY AND BILLBOARD

01-18-14

516

516

RECEIVED
NOV 05 2014
COUNTY OF MARICOPA
PLANNING DEPARTMENT

SITE AND BUILDING PHOTOGRAPHS

A-01

SITE PLAN REVIEW
A. J. PASCO STORAGE, 7700 SW 100 ST., MIAMI, FL 33156
DORIS WILLIAMS ONI, CO. LLC
3095 SW 7000
MIAMI, FL 33156
305-570-7000

DATE: 11/05/14

BY: [Signature]

Vertical text on the left margin.

DISCLOSURE OF INTEREST*

If a CORPORATION/LLC 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/LLC NAME: Williamson 100, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>George E. Williamson, II</u>	<u>50%</u>
<u>7815 SW 104 Street</u>	
<u>Miami, FL 33156</u>	
<u>George E. Williamson, III</u>	<u>50%</u>
<u>7815 SW 104 Street</u>	
<u>Miami, FL 33156</u>	

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

TRUST/ESTATE NAME N/A

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

214-8916
APR 07 2014
PLANNING HEARINGS SECTION
MIAMI DADE PLANNING AND ZONING DEPT.
BY: *[Signature]*

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

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

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

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

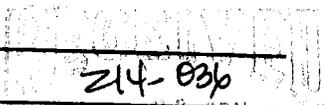
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

N/A

_____	_____
_____	_____
_____	_____
_____	_____


 214-036
 APR 11 2014
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT
 BY: AB

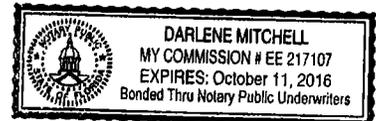
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *George E. Williamson, II*
George E. Williamson, II, Authorized Member of Williamson 100, LLC (Applicant)

Sworn to and subscribed before me this 7 day of April, 2014. Affiant is personally know to me or has produced _____ as identification.

Darlene Mitchell
(Notary Public)



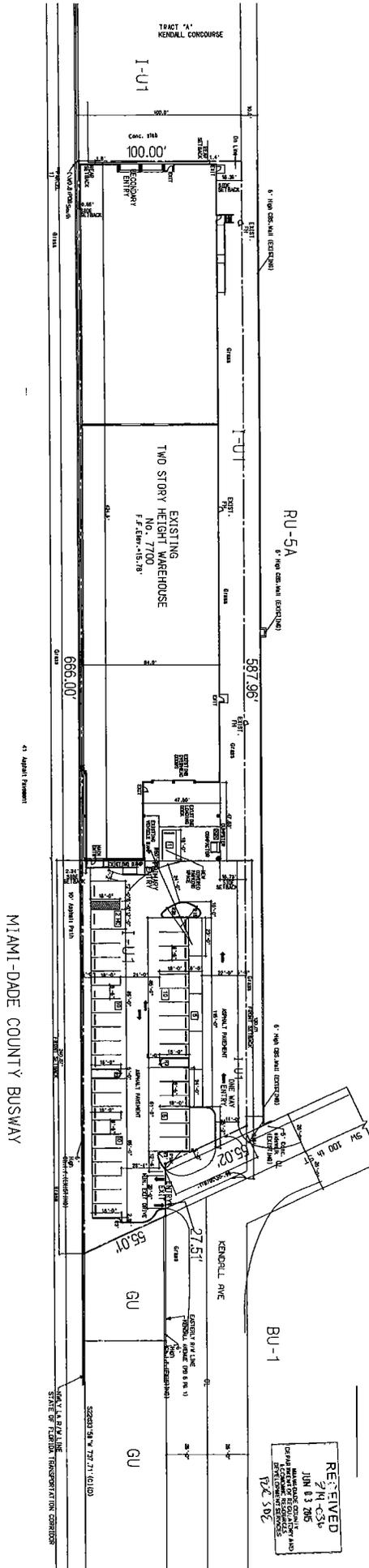
My commission expires: 10/11/2016

Seal

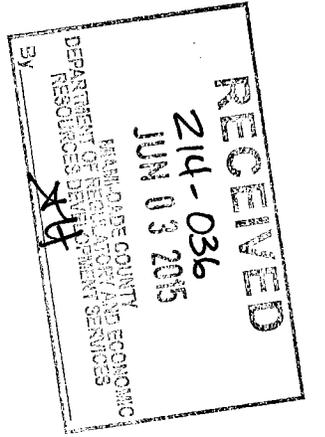
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

RECEIVED
 214-036
 JUN 03 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGISTRATION AND ECONOMIC
 DEVELOPMENT SERVICES
 BY: *SLP*

"enlarge site plan"



RECEIVED
 214-036
 JUN 13 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGISTRATION AND ECONOMIC
 DEVELOPMENT SERVICES
 BY: *WCS*



PARKING CALCULATIONS

BUILDING USE	APPROX. SF	DRIVE ASSES	NET
1. AUTOMOBILE REPAIR FACILITY SEC. 30-299 070			
FIRST FLOOR AUTO REPAIR	30,619 SF	8,667 SF	22,000 SF - TOTAL AUTO REPAIR
FIRST FLOOR STORAGE	2,275 SF	2,275 SF	2,275 SF
SECOND FLOOR STORAGE	33,854 SF	7,044 SF	28,810 SF
ROOF STORAGE WAREHOUSE	8,270 SF	8,270 SF	8,270 SF
		17,981 SF	57,080 SF - TOTAL STORAGE
			310 CARS
			301 CARS
			520 CARS
			231 CARS
			78 REQUIRED 77 PROVIDED
			44 PROVIDED
			33 PROVIDED
			2 PROVIDED
			78 REQUIRED 77 PROVIDED
			44 PROVIDED
			33 PROVIDED
			2 PROVIDED

SITE DATA

Zone Classification	EXISTING	PROPOSED
Lot Area (sq ft)	62,947 SF (1,446 Ac)	62,947 SF (1,446 Ac)
Lot Coverage Allowed (sq ft)	37,500 SF (0.85)	37,500 SF (0.85)
Lot Coverage (Actual) (sq ft)	4,308 SF (0.10)	4,308 SF (0.10)
Lot Coverage (Proposed) (sq ft)	0 SF	440 SF
Other Parking (sq ft)	0 SF	514 SF
Other Parking (Total) (sq ft)	0 SF	514 SF

MINIMUM TREE STANDARDS

THE CALCULATIONS	REQUIRED	EXISTING	ADD. PROPOSED	TOTAL PROPOSED
STREET TREES (NORTH & SOUTH) (N.W. 1/4 SEC. 18)	3	0	3	3 TREES
SITE TREES (PER LOT AREA) (1,446 Ac)	22	0	25	25 TREES
TOTAL TREES	25	0	3	28 TREES
NATIVE TREES	0	0	8	8 TREES
DATE OF REQUIRED TREES	0	0	7	7 TREES
PLANTING OF REQUIRED TREES	8 MAX.	0	3	3

ZONING LEGEND

ZONE CLASSIFICATION	U-1	U-1
HEIGHT (max. of ext. parapet)	35 FT. EXISTING	35 FT. EXISTING
NET LAND AREA	0	0
LOT COVERAGE (including street front)	37,500 S.F.	37,500 S.F.
SETBACKS	REQUIRED	PROPOSED
FRONT	20'	10 FT. EXISTING
SIDE (W)	0	5.0' - 5.5' EXISTING
REAR	5'	14.5' EXISTING

TYPE OF ROAD SERVICE	MIN. SIDEWALK WIDTH	MIN. SIDEWALK WIDTH	MIN. SIDEWALK WIDTH
LOCAL	5 FT.	5 FT.	5 FT.
COLLECTOR	5 FT.	5 FT.	5 FT.
ARTERIAL	5 FT.	5 FT.	5 FT.
STATE	5 FT.	5 FT.	5 FT.
FEDERAL	5 FT.	5 FT.	5 FT.

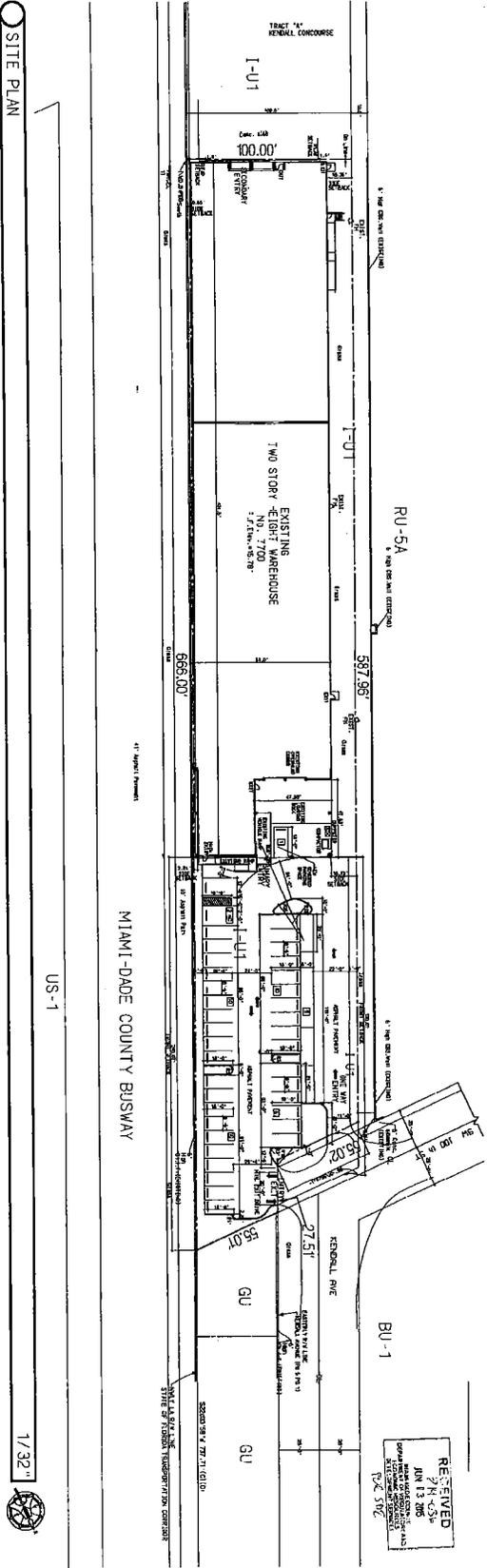
ALL APPLICABLE REGULATIONS

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PLAN, THERE MAY BE OTHER REGULATIONS APPLICABLE TO THIS PROPERTY. THE APPLICANT SHALL BE RESPONSIBLE FOR DETERMINING THE APPLICABLE REGULATIONS AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES WITHIN THE JURISDICTION OF THE COUNTY OF MIAMI.

TO SUPPORT THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES WITHIN THE JURISDICTION OF THE COUNTY OF MIAMI.

THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES WITHIN THE JURISDICTION OF THE COUNTY OF MIAMI.

THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES WITHIN THE JURISDICTION OF THE COUNTY OF MIAMI.



COMMISSION 2014.001.001
SHEET A-1.0
REVISION

SITE PLAN

ADAPTIVE REUSE
A-1 FARGO STORAGE, 7700 SW 100 ST., MIAMI, FL 33156
FOR WILLIAMSON 100 LLC
7815 SW 104 ST., MIAMI, FL 33156
305.670.7000

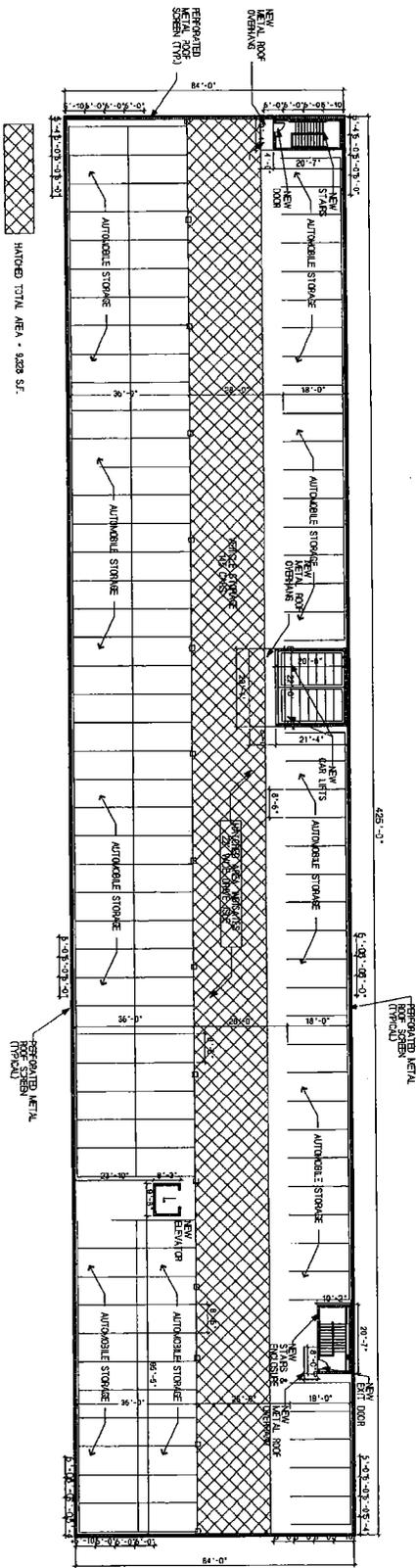
DATE DRAWN
DRAWN
CHECKED
ISSUED FOR PERMIT APPLICATION

OFFERLE-LERNER AIA ARCHITECTS AND PLANNERS
13190 N.W. 184TH STREET, SUITE 206
MIAMI, FL 33187
305-295-1700
ALM O. LERNER AIA ARCHITECT
305-295-1700
305-295-1700



REV.	DATE	REVISION

ROOF PLAN - PROPOSED



1/16"

RECEIVED
 214-036
 JUN 03 2016
 HILLSBORO COUNTY
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 RECORDS & PERMITS DIVISION

RECEIVED
 2-11-06
 JUN 11 2016
 HILLSBORO COUNTY
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 RECORDS & PERMITS DIVISION
 G.R. SKE

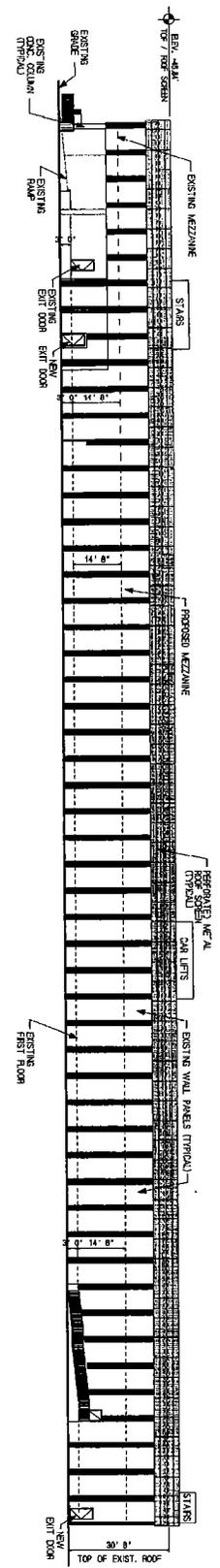
COMMISSION 2014.001.001	ROOF PLAN PROPOSED
SHEET A-2.1	ADAPTIVE REUSE A-1 FARGO STORAGE, 7700 SW 100 ST., MIAMI, FL 33156 FOR - WILLIAMSON 100 LLC 7815 SW 104 ST, MIAMI, FL 33156 305.670.7000
REVISION	

DATE DRAW	05/20/16
DRAWN	ALM
TRACED FOR PERMIT APPLICATION	

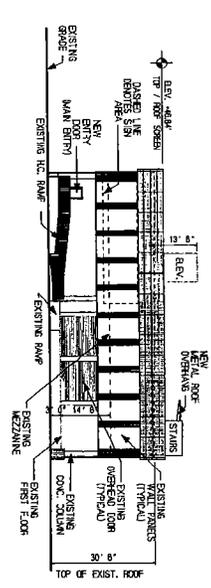
OFFICE - LERNER AIA
 ARCHITECTS AND PLANNERS
 13190 S.W. 134TH STREET, SUITE 208
 MIAMI FLORIDA 33186
 305-386-1700
 ALAN D. LERNER AIA ARCHITECT
 #0000284
 #A 000196



REV.	DATE	REVISION

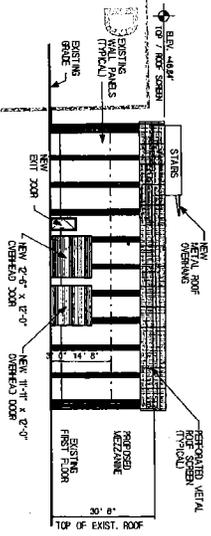


NORTH WEST ELEVATION
1/16"

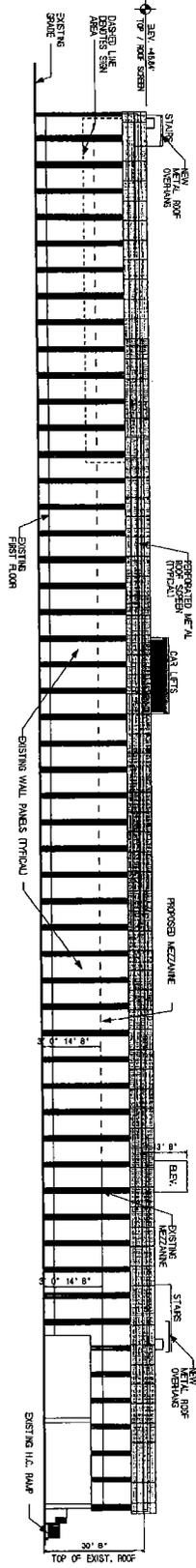


NORTH EAST ELEVATION
1/16"

RECEIVED
JUN 03 2015
214-836
HONORABLE COUNTY COMMISSIONER
COUNTY OF DADE
DEPARTMENT OF PERMITS AND SERVICES



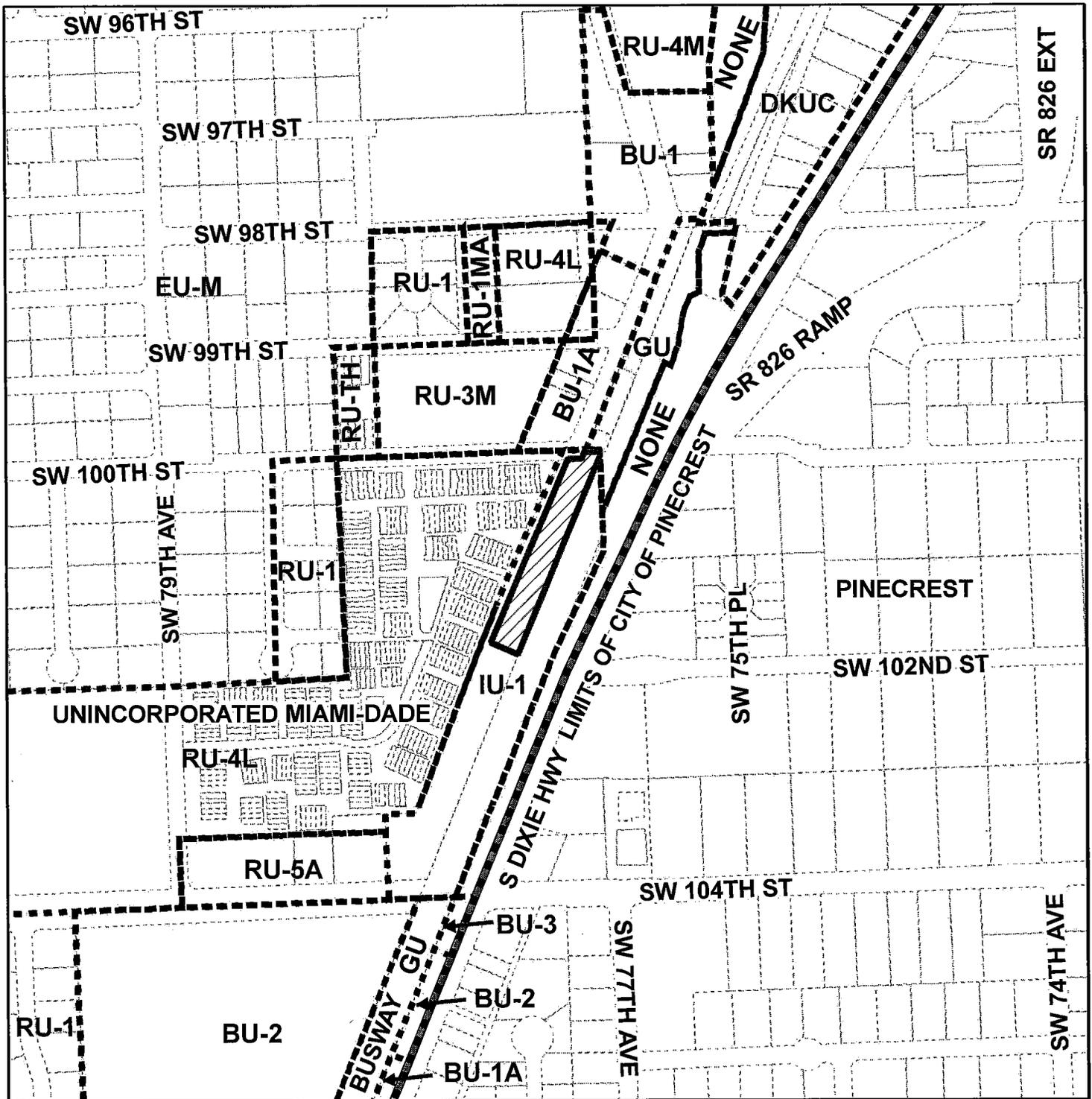
SOUTH WEST ELEVATION
1/16"



SOUTH EAST ELEVATION
1/16"

RECEIVED
JUN 03 2015
214-836
HONORABLE COUNTY COMMISSIONER
COUNTY OF DADE
DEPARTMENT OF PERMITS AND SERVICES

COMMISSION 2014.001.001 SHEET A-3.0 REVISION	EXTERIOR BUILDING ELEVATIONS	DATE DRAWN	OFFERLE-LERNER AIA ARCHITECTS AND ENGINEERS 19190 B.W. 54TH STREET, SUITE 206 MIAMI, FLORIDA 33156 PH: 305.443.1100 ALAN D. LERNER AIA ARCHITECT PH: 305.443.1100 FL 000150	REV. DATE	REVISION
	ADAPTIVE REUSE A-1 FARGO STORAGE, 7700 SW 100 ST., MIAMI, FL 33156 FOR: WILLIAMSON 100 LLC 7815 SW 104 ST, MIAMI, FL 33156 305.670.7000	DRAWN	ALAN D. LERNER AIA ARCHITECT PH: 305.443.1100 FL 000150		
		ISSUED FOR PERMIT APPLICATION	STATE OF FLORIDA ALAN D. LERNER REGISTERED ARCHITECT NO. 000150 JUN 03 2015		



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000036

Section: 02/03 Township: 55 Range: 40
 Applicant: WILLIAMSON 100, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

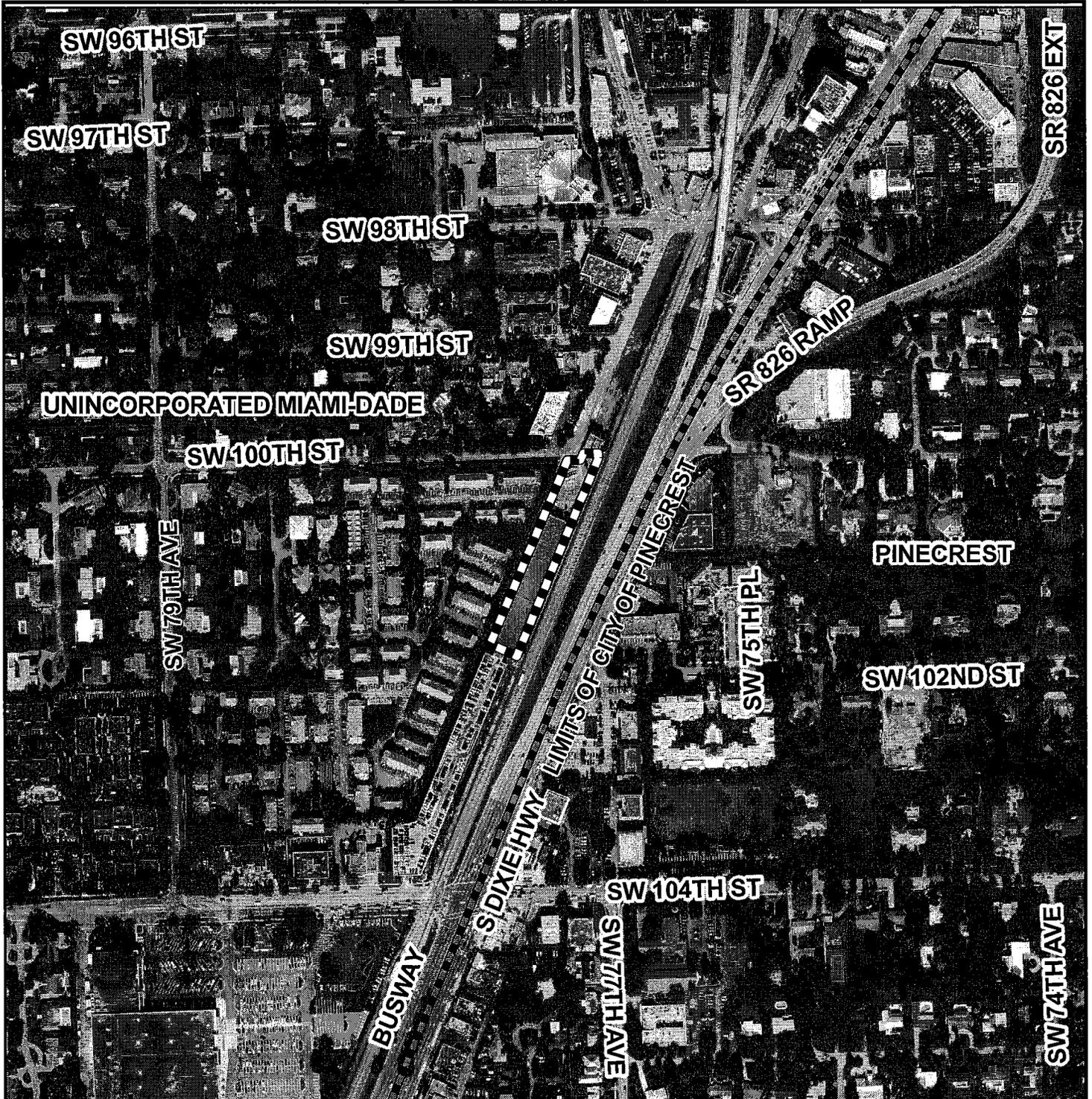
Legend

-  Subject Property Case
-  Zoning
-  Municipalities



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2014000036

- Legend**
-  Subject Property
 -  Municipalities

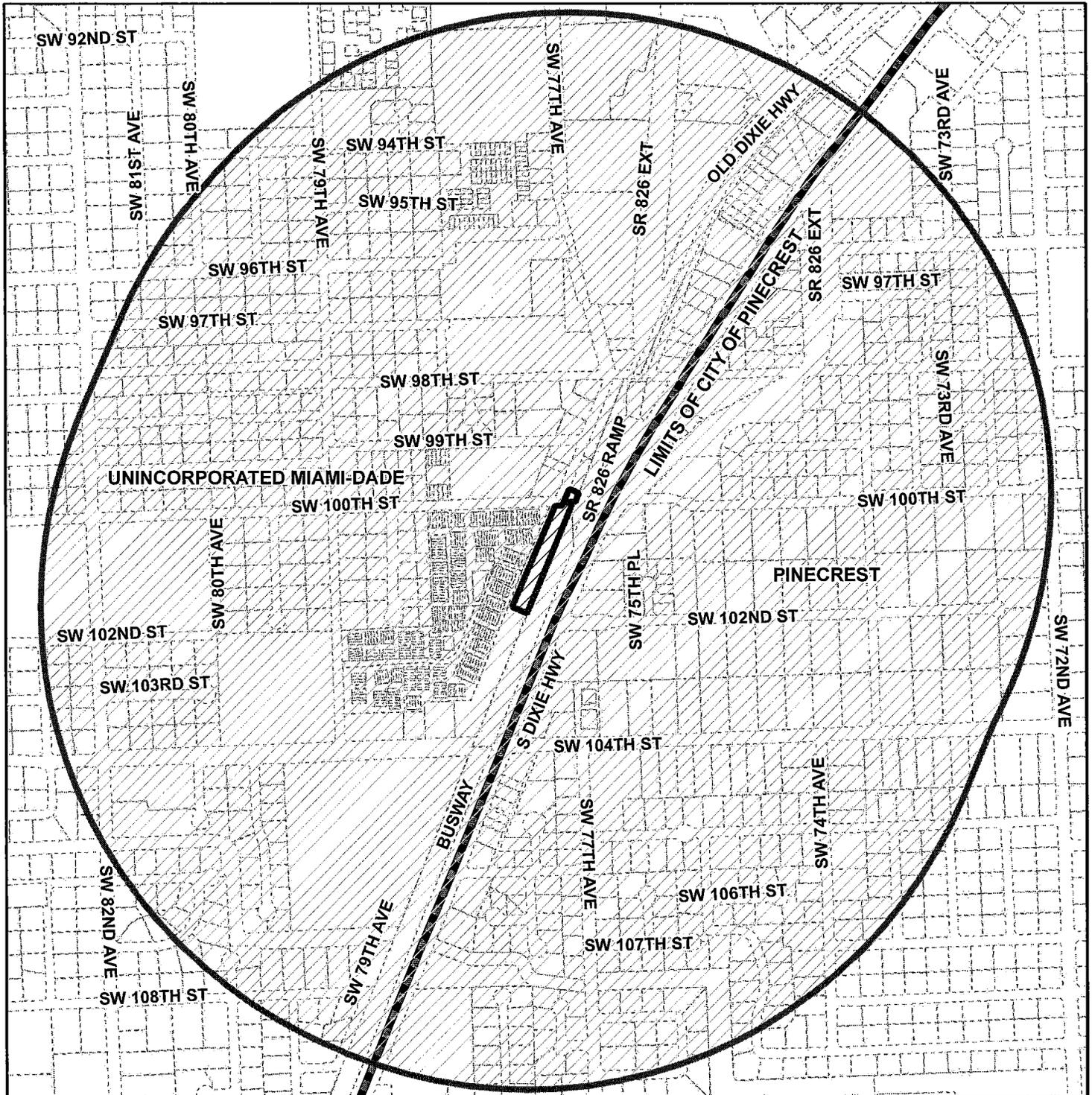


Section: 02/03 Township: 55 Range: 40
 Applicant: WILLIAMSON 100, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2014000036

Section: 02/03 Township: 55 Range: 40 RADIUS: 2640
 Applicant: WILLIAMSON 100, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

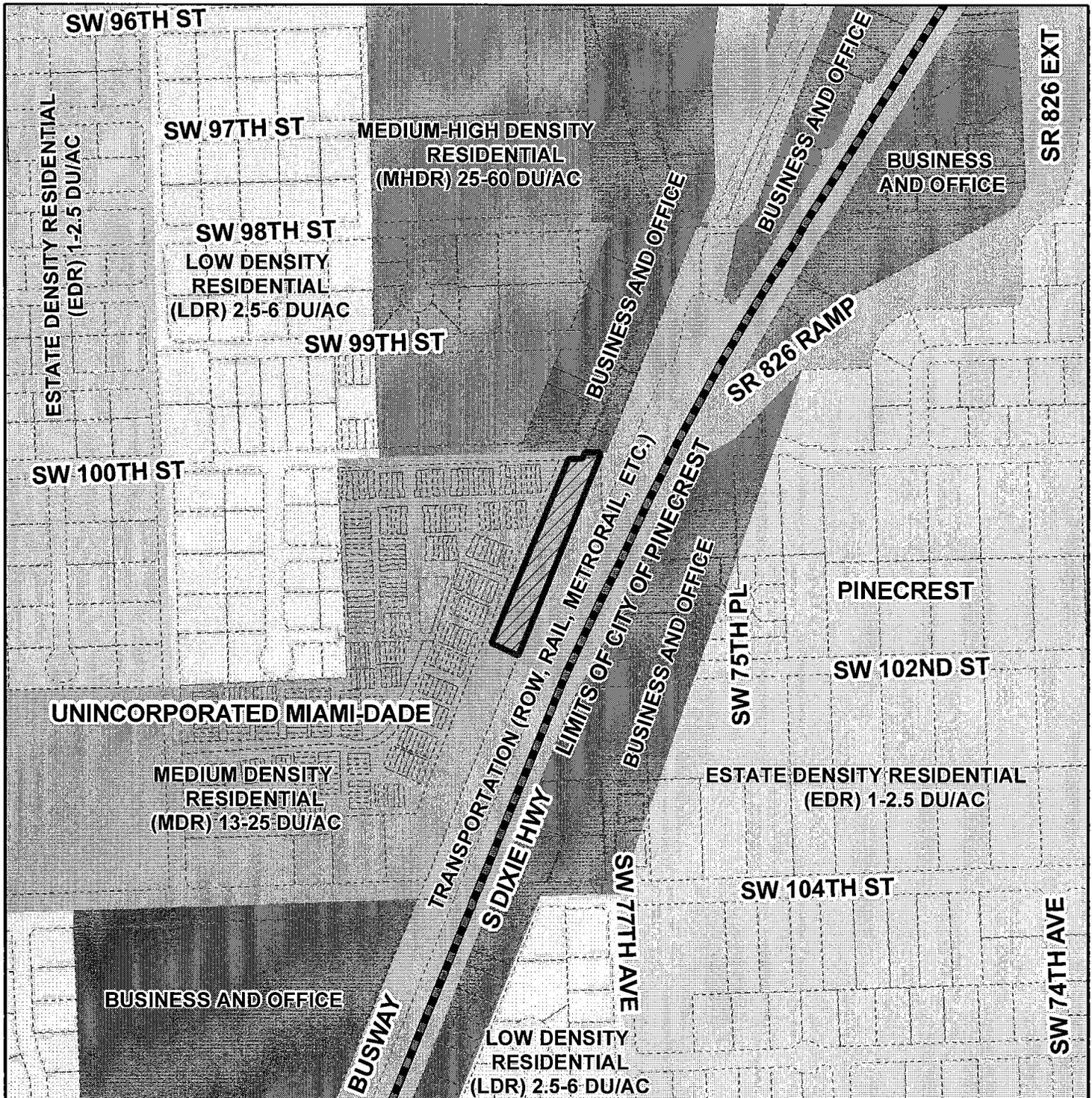
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000036

Section: 02/03 Township: 55 Range: 40
 Applicant: WILLIAMSON 100, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY

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

PH: Z15-045(15-11-CZ12-1)

November 3, 2015

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	WRC Properties, Inc.
Summary of Requests	The applicant is seeking approval of a Special Exception request and a request to modify a condition of a previously approved resolution in order to submit plans showing the expansion of the existing alcoholic beverage establishment into an adjoining bay in an existing shopping plaza and spaced less than required from other alcoholic beverage establishments.
Location	8525 Mills Drive, Miami-Dade County, Florida.
Property Size	27.49 acres
Existing Zoning	BU-2
Existing Land Use	Shopping Center
2020-2030 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUESTS:

- 1) SPECIAL EXCEPTION to permit the expansion of an existing alcoholic beverage establishment to be spaced less than the required 1500' from another legally established alcohol use.
- 2) MODIFICATION of plans of Condition #2 to Resolution #CZAB12-4-12, reading as follows:

FROM: That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "The Palms at Town & Country Center" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 3 sheets, all sheet dated stamped received 5/16/12 and a specific purpose survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 11/17/11 for a total of 5 sheets.

TO: That the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Substantial Compliance Submittal Site Plan" as prepared by Robin Bosco Architects and Planners, Inc., consisting of 1 sheet, dated stamped received 05/18/15 and a floor plan entitled "World of Beer" dated stamped received 06/22/15, Specific Purpose Survey prepared by Schwebke-Shiskin and Associates, Inc., consisting of 1 sheet, dated stamped received 05/18/15 for a total of 3 sheets.

The purpose of the request is to allow the applicant to submit plans showing the expansion of the existing bar into an adjoining bay in an existing shopping plaza.

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

PROJECT DESCRIPTION AND HISTORY:

The subject site is an existing 27.49-acre, multi-tenant shopping center with buildings flanking plazas, parking areas and a lake. Staff notes that the subject property has received prior approvals for variances to the spacing requirements for liquor package store uses at various stages of development of the shopping center.

The applicant now seeks to modify the previously approved plans in order to expand the floor area for an existing alcoholic beverage use within the shopping center.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; shopping center	Business and Office
North	RU-3M; townhouses and condos	Low-Medium Density Residential (6 to 13 dua)
South	BU-1A; commercial	Business and Office
East	BU-1A; gas station, townhouses and office buildings	Business and Office (2.5 to 6 dua)
West	Florida Turnpike Homestead Extension	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing shopping center located at the northwest corner of SW 88 Street and SW 117 Avenue. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will the applicant to provide additional and convenient alcohol sale to patrons of the existing shopping center.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Adopted 2015-2025 Land Use Plan (LUP) map. This Business and Office category accommodates the full range of sales and service activities, including retail. Additionally, the shopping center is located within a designated **Metropolitan Urban Center**. The CDMP Land Use Element interpretative text states that **Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors.** As previously noted the subject property has also obtained approvals for similar liquor package store uses and spacing variances within the shopping center. The approval of the requests sought in this application will permit the applicant to expand an existing bar into an adjoining bay in an existing shopping plaza, and the expansion would be spaced less than required from other lawfully established alcoholic beverage establishment. The proposed bar expansion is **consistent** with the retail uses permitted in areas

designated Business and Office and Metropolitan Urban Center on the Comprehensive Development Master Plan (CDMP) LUP map.

ZONING ANALYSIS:

When analyzing request #1, to permit the expansion of an existing bar to be spaced less than the required 1500' from another legally established alcohol use, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request would be **compatible** with the surrounding area and the commercial, retail and entertainment uses already existing within the shopping center for the reasons stated herein. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application will not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. Said memorandum also indicates that this application meets traffic concurrency criteria for an Initial Development Order. Further, based on memoranda from the departments reviewing the application, among which are, the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), the Miami-Dade Fire Rescue and Miami-Dade Police Departments along with the Public Works and Waste Management Department, staff opines that approval of this request would not result in excessive noise, or cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads or highways, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

Staff notes that pursuant to Resolution #CZAB12-18-11, and Resolution #CZAB12-12-13, other alcoholic beverage establishments were approved within this shopping center spaced less than required from other lawfully established alcoholic beverage establishments. Staff further notes that the liquor survey submitted by the applicant indicates that including the aforementioned alcoholic beverage establishments, there are twelve (12) lawfully established alcoholic beverage establishments located within the subject shopping center. In staff's opinion, the proposed encroachment into the 1,500' spacing requirement is **compatible** with the surrounding commercial uses within the existing shopping center and those along SW 88 Street, a major transportation corridor and will not negatively impact the surrounding area. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses.**

When request #2, to permit the modification of a condition of a previously approved Resolution, is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of this request would be **compatible** with the surrounding area. Additionally, staff opines that approval of this request is germane to request #1. Staff notes that the existing building footprint and elevations are proposed to remain the same. Staff further notes that the applicant is proposing to expand its existing 3,140 sq. ft. facility into the immediately adjoining bay (approximately 1,880 sq. ft.) to provide additional food and table service. Staff opines that the proposed expansion is internal to the building and the shopping center. As such, staff further opines that approval of same would not create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways, and would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing outdoor shopping center with one (1) ingress/egress point along SW 88 Street and two (2) ingress/egress points along SW 117 Avenue. The existing buildings are oriented facing the parking areas and plazas. The subject property is pedestrian oriented so that patrons can park and access desired locations within the subject property by a short walk.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

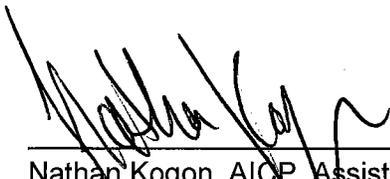
OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #CZAB12-4-12 remain in full force and effect, except as herein modified.
2. That the applicant obtain a Certificate of Use for the proposed bar expansion from and promptly renew same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

NK:MW:NN:CH:JV



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

NK

ZONING RECOMMENDATION ADDENDUM

WRC Properties, Inc.
Z15-045

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

<p>Business and Office (Pg. I-40)</p>	<p><i>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.</i></p>
<p>Policies for Development of Urban Centers (Pg. I-46)</p>	<p>Uses and Activities. <i>Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

WRC Properties, Inc.
Z15-045

	<p><i>the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p>33-311(A)(3) Special exceptions, unusual and new uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>

1. WRC PROPERTIES, LLC.
(Applicant)

15-11-CZ12-1 (15-045)
Area 12/District 10
Hearing Date: 11/03/15

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2006	WRC Properties, Inc.	- To make a Substantial Deviation Determination to a DRI.	BCC	Approved with Condition(s)
2008	WRC Properties, Inc.	- Applicant is requesting to permit 5 signs.	C12	Approved with Condition(s)
2010	WRC Properties, Inc.	- Applicant is requesting to permit 3 wall signs (2 signs permitted).	C12	Approved with Condition(s)
2011	WRC Properties, Inc.	- Special Exception to permit a proposed liquor package store spaced less than the required 1,500'.	C12	Approved with Condition(s)
2012	WRC Properties, Inc.	- Special Exception to permit a Bar spaced less.	C12	Approved with Condition(s)
2013	WRC Properties, LLC.	- Special Exception to permit a Liquor Package store.	C12	Approved with Condition(s)

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

Memorandum



Date: July 21, 2015

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 #Z2015000045-2nd Revision
W R C Properties, LLC., a Delaware limited liability company
8525 Mills Drive, Miami, FL 33183
Special Exception to permit the expansion of a bar.
(BU-2) (27.49 Acres)
36-54-39

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

Potable Water Service and Wastewater Disposal

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

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

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

with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Air Quality Preservation

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

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: July 31, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2015000045
Name: WRC Properties, LLC
Location: 8525 Mills Drive
Section 36 Township 54 South Range 39 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 Tracts E and F, Plat Book 125, Page 45.

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: July 1, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: WRC Properties, LLC (#15_045)

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

WRC Properties, LLC is requesting a special exception to permit the expansion of the existing World of Beer into an adjoining bay, a non-use variance to permit live entertainment in a bar, and a non-use variance for the hours of operation. The bar is located in the Palms at Town and Country shopping center. The existing bar 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 | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

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

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."

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.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354.

Memorandum



Date: August 10, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED[®] Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments- WRC Properties, LLC
Application # Z2015000045 (Pre-Appl. # Z15P-102) REVISION # 2

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find the comments for the subject application. The revised plans do not impact the Water & Sewer infrastructure and therefore, the comments below remain the same.

Application Name: WRC Properties, LLC

Location: The proposed project is located on approximately 27.49 acres at 8525 Mills Drive with folio No. 30-4936-007-0050, in unincorporated Miami-Dade County.

Proposed Development: The applicant proposes to expand the existing World of Beer facility by adding a 1,880 sq. ft. full-service restaurant.

The increase in water demand associated with this proposed project will be 1,880 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. The existing facility is currently being served by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time a Verification Form is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the South District Wastewater Treatment Plant (WWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 0554. The projected sanitary sewer flows from this development will increase the projected NAPOT operating hours from 1.78 hrs. to 1.83 hrs. The Moratorium Code status for said pump station is OK.

MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: July 24, 2015

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

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

Subject: Z2015000045: WRC PROPERTIES, LLC, PRE-APP # 15P-102
Revised Plans Submitted Dated Stamped Received 7-17-2015

Application Name: WRC PROPERTIES, LLC.

Project Location: The site is located at 8525 MILLS DRIVE, Miami-Dade County.

Proposed Development: The request is for MODIFICATION OF RESOLUTON, SE FOR ALCOHOL USE.

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 Planning Section Supervisor

Memorandum



Date: 28-MAY-15
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2015000045

Recommendation:

Not applicable to MDRR site requirements.

Service Impact/Demand

Development for the above Z2015000045
located at 8525 MILLS DRIVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1753 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 13
The estimated average travel time is: 6:30 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

WRC PROPERTIES, LLC

8525 MILLS DRIVE,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

NOVEMBER 3, 2015

Z2015000045

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 9, 2015

Neighborhood Regulations:

There are no current open or closed cases

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case #A2011003750-X, was opened on August 11, 2011. A Notice of Violation was issued for Expired Permit #2007049301. Civil Violation Notice # P008881, was issued for non-compliance. A Final Notice of Intent to Lien/Demand for Payment was issued on December 13, 2012. The Citation was paid and the permit was renewed. A Final Letter was mailed on June 27, 2014, for the outstanding settlement balance of 3, 740.94. The case remains open.

Building Support Case #R2014033100-R, was opened on September 2, 2014, for a Boiler/Pressure Vessel on the property violation. An outstanding fee of \$74.43, is pending. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no current closed cases

VIOLATOR:

WRC PROPERTIES, LLC

OUTSTANDING LIENS AND FINES:

As of September 9, There is an Outstanding Lien Settlement balance in the amount of \$3,740.94, for Building Support Case #A2011003750-X. There is an Outstanding Fee of \$74.43, for Building Support Case #R2014033100-R.



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215-45
MAY 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

for DPH



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215-45
MAY 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

for WPH

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: W R C Properties, LLC., a Delaware limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Teachers Insurance and Annuity Association of America</u>	<u>100%</u>
<u>which is a pension fund and/or pension trust comprised</u>	<u></u>
<u>of over 5000 separate ownership interest.</u>	<u></u>
<u></u>	<u></u>

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

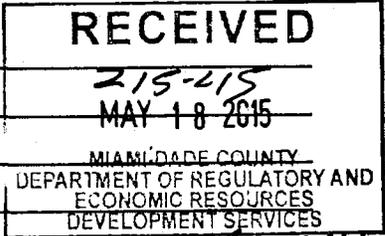
TRUST/ESTATE NAME

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

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



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

9

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 *[Signature]* ILEANA MENDEZ
 (Applicant) (Print Applicant name)

Sworn to and subscribed before me this 22 day of April, 2015. Affiant is personally known to me or has produced known to me as identification.

Carolyn Craighead
 (Notary Public)

CAROLYN CRAIGHEAD
 Notary Public, State of New York
 Registration #01CR6317080
 Qualified in Kings County
 Commission Expires Dec. 29, 2018

RECEIVED
 MAY 18 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND
 ECONOMIC RESOURCES
 DEVELOPMENT SERVICES

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.

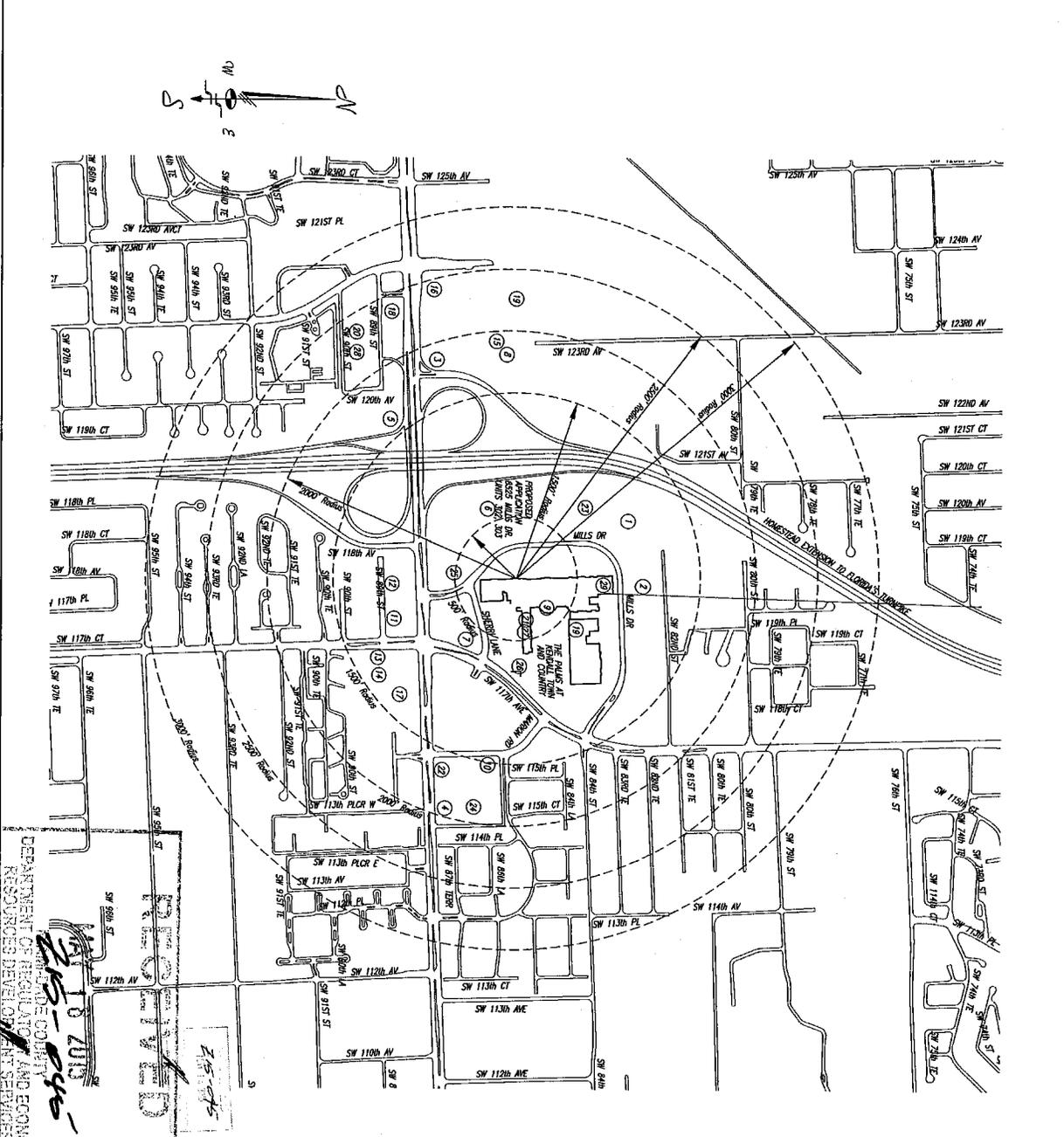
NO.	BUSINESS NAME	TYPE	PERMIT
1	PHASE 2 RESTAURANT 2400 MILLS DR. (BEER AND WINE)	BUSINESS	487
2	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	491
3	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	244
4	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	244
5	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1427
6	LA TROPICAL RESTAURANT 2732 MILLS DR. (BEER AND WINE)	BUSINESS	712
7	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	491
8	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1427
9	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1427
10	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1278
11	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1119
12	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1110
13	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1288
14	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1427
15	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	2917
16	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	2282
17	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1280
18	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	2212
19	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	2116
20	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	2453
21	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
22	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
23	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
24	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
25	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
26	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
27	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
28	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
29	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
30	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
31	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
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34	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
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36	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
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57	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
58	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
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69	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424
70	1 ON THE MOON RESTAURANT/2400 MILLS DR. (BEER AND WINE)	BUSINESS	1424

- SURVEYOR'S NOTES:**
- This sketch represents a "SPECIFIC PURPOSE SURVEY" to show the location of any school, churches, clubs, 2000 feet and larger encroachments within 200 feet radius to the proposed parcel of school known as present to Miami-Dade County, School District 25, this is not a "Boundary Survey".
 - This sketch has been prepared for the exclusive use of the entity (utilized) named herein. The certification of the survey does not extend to any other parties.
 - Distances shown herein are measured from the entrance of the proposed application to the nearest portion of the existing piece of property.
 - There are no public schools within 2000 feet of the proposed application.
 - Prepared for: P.P. Top House, LLC

1. BEER CENTER:

That the attached "SPECIFIC PURPOSE SURVEY" of the land shown herein is true and correct to the best of the Surveyor's knowledge and belief, and that the Surveyor is duly qualified to perform the duties of a Surveyor under the applicable laws, rules and regulations of the State of Florida, and that the Surveyor is duly licensed by the Florida State Board of Professional Surveyors and is duly qualified to perform the duties of a Surveyor under the applicable laws, rules and regulations of the State of Florida.

Schwabe - Sklarin & Associates, Inc.
Surveyor
 State of Florida
 Professional Land Surveyor No. 4725



REVISIONS

NO.	DATE	DESCRIPTION
1	01-15-10	AS BUILT
2	01-15-10	AS BUILT
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96	01-15-10	AS BUILT
97	01-15-10	AS BUILT
98	01-15-10	AS BUILT
99	01-15-10	AS BUILT
100	01-15-10	AS BUILT

SPECIFIC PURPOSE SURVEY

A portion of Tract "C," "Yondal Kathryn Mills - Section One," according to the plot thereof, as recorded in Plot Book 125, at Page 45, of the Public Records of Miami-Dade County, Florida.

Section 36, Township 54 South, Range 39 East, Miami-Dade County, Florida

Schwabe - Sklarin & Associates, Inc.
 LAND PLANNERS ENGINEERS ARCHITECTS LAND SURVEYORS
 ONE CENTRAL EXPRESSWAY, SUITE 2000, MIAMI, FLORIDA 33131
 TEL: (305) 455-7818 FAX: (305) 455-7800

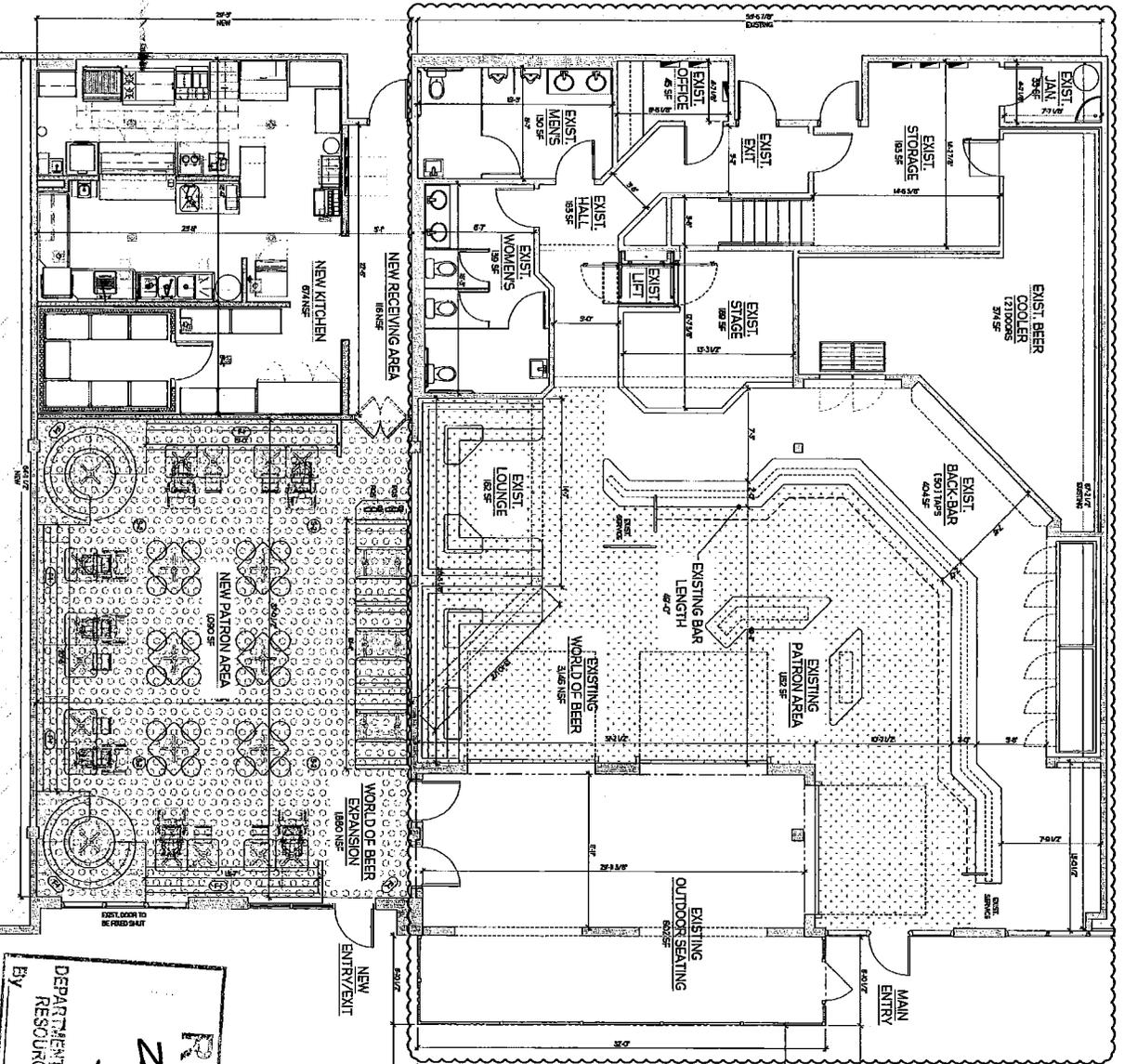
NOTE: This sketch is not valid unless it bears the signature and the original record copy of a Florida Licensed Surveyor and Mapper.

This is not a "Boundary Survey."

Drawn by: JCS Date: 01-15-10
 Checked by: JCS Date: 01-15-10
 Title: 25-045
 Scale: 1"=400'
 Sheet: 1 of 1

27

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



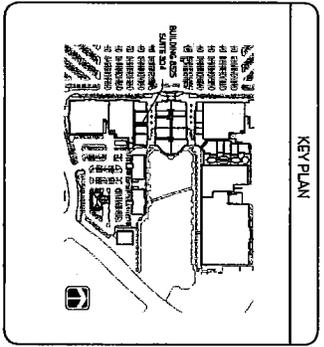
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ZIS-015
JUN 22 2015
MAMI DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

PROJECT INFORMATION

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

SYMBOLS LEGEND

NEW CONSTRUCTION	EXISTING CONSTRUCTION
NEW WALL	EXISTING WALL
NEW FLOOR	EXISTING FLOOR
NEW CEILING	EXISTING CEILING
NEW ROOF	EXISTING ROOF
NEW MECHANICAL	EXISTING MECHANICAL
NEW ELECTRICAL	EXISTING ELECTRICAL
NEW PLUMBING	EXISTING PLUMBING
NEW PAINT	EXISTING PAINT
NEW FINISH	EXISTING FINISH
NEW LIGHTING	EXISTING LIGHTING
NEW FURNITURE	EXISTING FURNITURE
NEW EQUIPMENT	EXISTING EQUIPMENT
NEW SIGNAGE	EXISTING SIGNAGE
NEW LANDSCAPE	EXISTING LANDSCAPE
NEW SITEWORK	EXISTING SITEWORK
NEW UTILITIES	EXISTING UTILITIES
NEW STRUCTURE	EXISTING STRUCTURE
NEW EXTERIOR	EXISTING EXTERIOR
NEW INTERIOR	EXISTING INTERIOR
NEW MECHANICAL	EXISTING MECHANICAL
NEW ELECTRICAL	EXISTING ELECTRICAL
NEW PLUMBING	EXISTING PLUMBING
NEW PAINT	EXISTING PAINT
NEW FINISH	EXISTING FINISH
NEW LIGHTING	EXISTING LIGHTING
NEW FURNITURE	EXISTING FURNITURE
NEW EQUIPMENT	EXISTING EQUIPMENT
NEW SIGNAGE	EXISTING SIGNAGE
NEW LANDSCAPE	EXISTING LANDSCAPE
NEW SITEWORK	EXISTING SITEWORK
NEW UTILITIES	EXISTING UTILITIES
NEW STRUCTURE	EXISTING STRUCTURE
NEW EXTERIOR	EXISTING EXTERIOR
NEW INTERIOR	EXISTING INTERIOR



DATE	04/02/2015
PROJECT NUMBER	13003
CLIENT	WORLD OF BEER
PROJECT NAME	WORLD OF BEER
PROJECT ADDRESS	4323 HILLS DRIVE, SUITE 204
PROJECT CITY	MAMI DADE, FL 33155
PROJECT STATE	FLORIDA
PROJECT ZIP	33155
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT SOCIAL MEDIA	
PROJECT CONTACT	
PROJECT APPROVAL	
PROJECT REVIEW	
PROJECT CHECK	
PROJECT SIGN	
PROJECT SEAL	
PROJECT STAMP	
PROJECT NOTES	
PROJECT COMMENTS	
PROJECT REVISIONS	
PROJECT HISTORY	
PROJECT RECORD	
PROJECT ARCHIVE	
PROJECT BACKUP	
PROJECT RESTORE	
PROJECT DELETE	
PROJECT MOVE	
PROJECT COPY	
PROJECT PASTE	
PROJECT PRINT	
PROJECT EXPORT	
PROJECT IMPORT	
PROJECT OPEN	
PROJECT SAVE	
PROJECT CLOSE	
PROJECT EXIT	
PROJECT HELP	
PROJECT ABOUT	
PROJECT LICENSE	
PROJECT SUPPORT	
PROJECT FEEDBACK	
PROJECT CONTACT	
PROJECT INFO	
PROJECT NEWS	
PROJECT EVENTS	
PROJECT OFFERS	
PROJECT DEALS	
PROJECT PROMOS	
PROJECT COUPONS	
PROJECT VOUCHERS	
PROJECT GIFT CARDS	
PROJECT REWARDS	
PROJECT POINTS	
PROJECT LEVELS	
PROJECT RANKS	
PROJECT TITLES	
PROJECT BADGES	
PROJECT ACHIEVEMENTS	
PROJECT LEADERBOARDS	
PROJECT CHALLENGES	
PROJECT MISSIONS	
PROJECT QUESTS	
PROJECT DAILY REWARDS	
PROJECT WEEKLY REWARDS	
PROJECT MONTHLY REWARDS	
PROJECT YEARLY REWARDS	
PROJECT SPECIAL REWARDS	
PROJECT BIRTHDAY REWARDS	
PROJECT ANNIVERSARY REWARDS	
PROJECT REFERRAL REWARDS	
PROJECT INVITE REWARDS	
PROJECT GIFT REWARDS	
PROJECT CASH REWARDS	
PROJECT STORE REWARDS	
PROJECT TRAVEL REWARDS	
PROJECT EXPERIENCE REWARDS	
PROJECT MEMBERSHIP REWARDS	
PROJECT SUBSCRIPTION REWARDS	
PROJECT DONATION REWARDS	
PROJECT CHARITY REWARDS	
PROJECT CAUSE REWARDS	
PROJECT SOCIAL REWARDS	
PROJECT DIGITAL REWARDS	
PROJECT VIRTUAL REWARDS	
PROJECT AUGMENTED REALITY REWARDS	
PROJECT MOBILE REWARDS	
PROJECT WEARABLE REWARDS	
PROJECT SMARTPHONE REWARDS	
PROJECT TABLET REWARDS	
PROJECT TV REWARDS	
PROJECT PC REWARDS	
PROJECT CONSOLE REWARDS	
PROJECT SMART TV REWARDS	
PROJECT SMART HOME REWARDS	
PROJECT SMART CARS REWARDS	
PROJECT SMART CITIES REWARDS	
PROJECT SMART HOMES REWARDS	
PROJECT SMART OFFICES REWARDS	
PROJECT SMART SCHOOLS REWARDS	
PROJECT SMART HOSPITALS REWARDS	
PROJECT SMART RETAIL REWARDS	
PROJECT SMART RESTAURANTS REWARDS	
PROJECT SMART HOTELS REWARDS	
PROJECT SMART AIRLINES REWARDS	
PROJECT SMART CARS REWARDS	
PROJECT SMART CITIES REWARDS	
PROJECT SMART HOMES REWARDS	
PROJECT SMART OFFICES REWARDS	
PROJECT SMART SCHOOLS REWARDS	
PROJECT SMART HOSPITALS REWARDS	
PROJECT SMART RETAIL REWARDS	
PROJECT SMART RESTAURANTS REWARDS	
PROJECT SMART HOTELS REWARDS	
PROJECT SMART AIRLINES REWARDS	

RECEIVED
JUN 22 2015
MAMI DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

TENANT IMPROVEMENTS FOR:
WORLD OF BEER

4323 HILLS DRIVE, SUITE 204
MAMI DADE, FL 33155

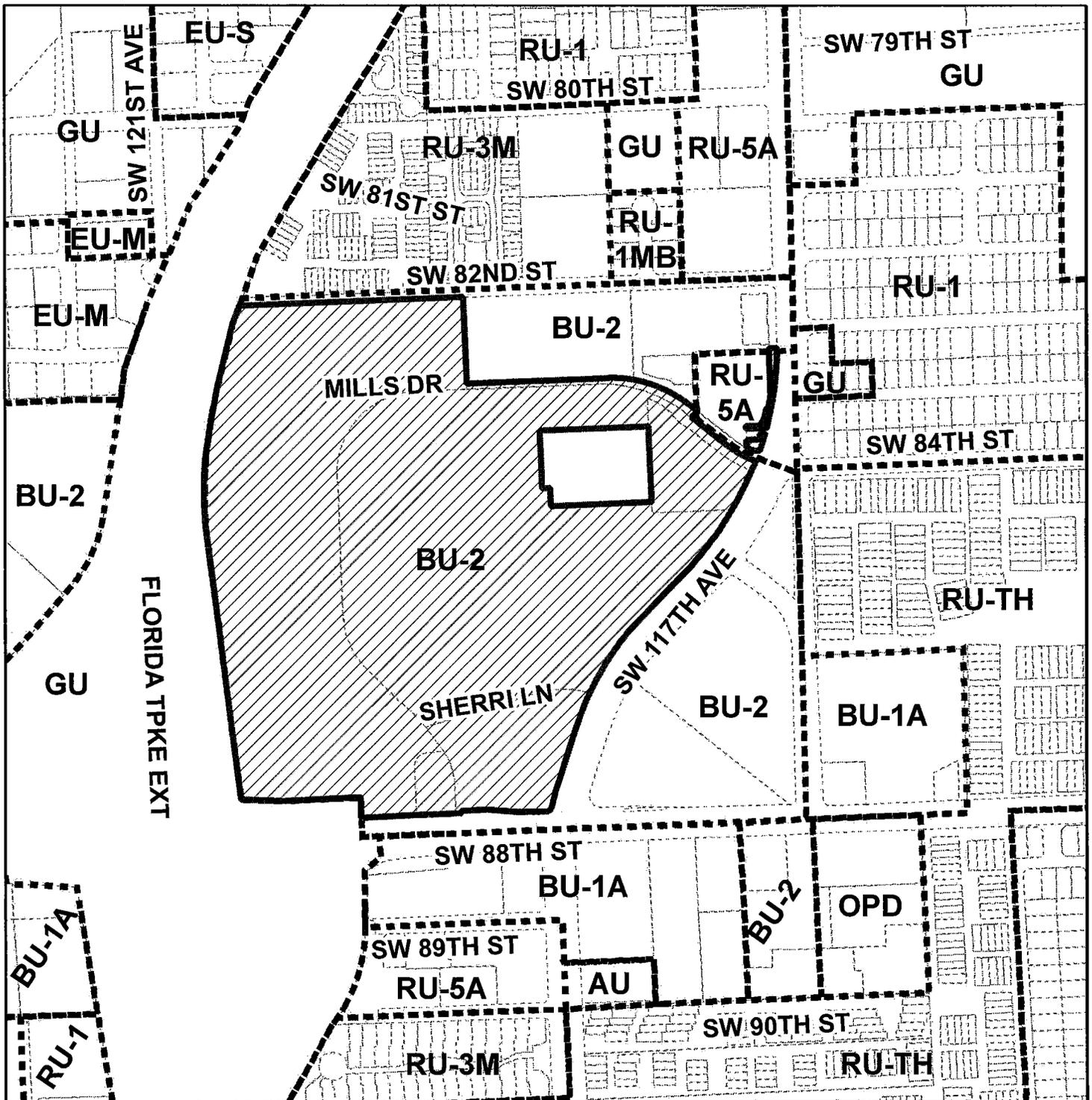
slator + associates LLC

14004 ROOSEVELT BLVD. SUITE 605, CLEARWATER, FLORIDA 34612
tel. 727.851.6681 web: www.slatorassociates.com

AA 25001598

ERIK R. SATOR

29



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2015000045

Legend

-  Subject Property Case
-  Zoning



Section: 36 Township: 54 Range: 39
 Applicant: WRC PROPERTIES, LLC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, July 23, 2015

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000045

Legend

 Subject Property



Section: 36 Township: 54 Range: 39

Applicant: WRC PROPERTIES, LLC.

Zoning Board: C12

Commission District: 10

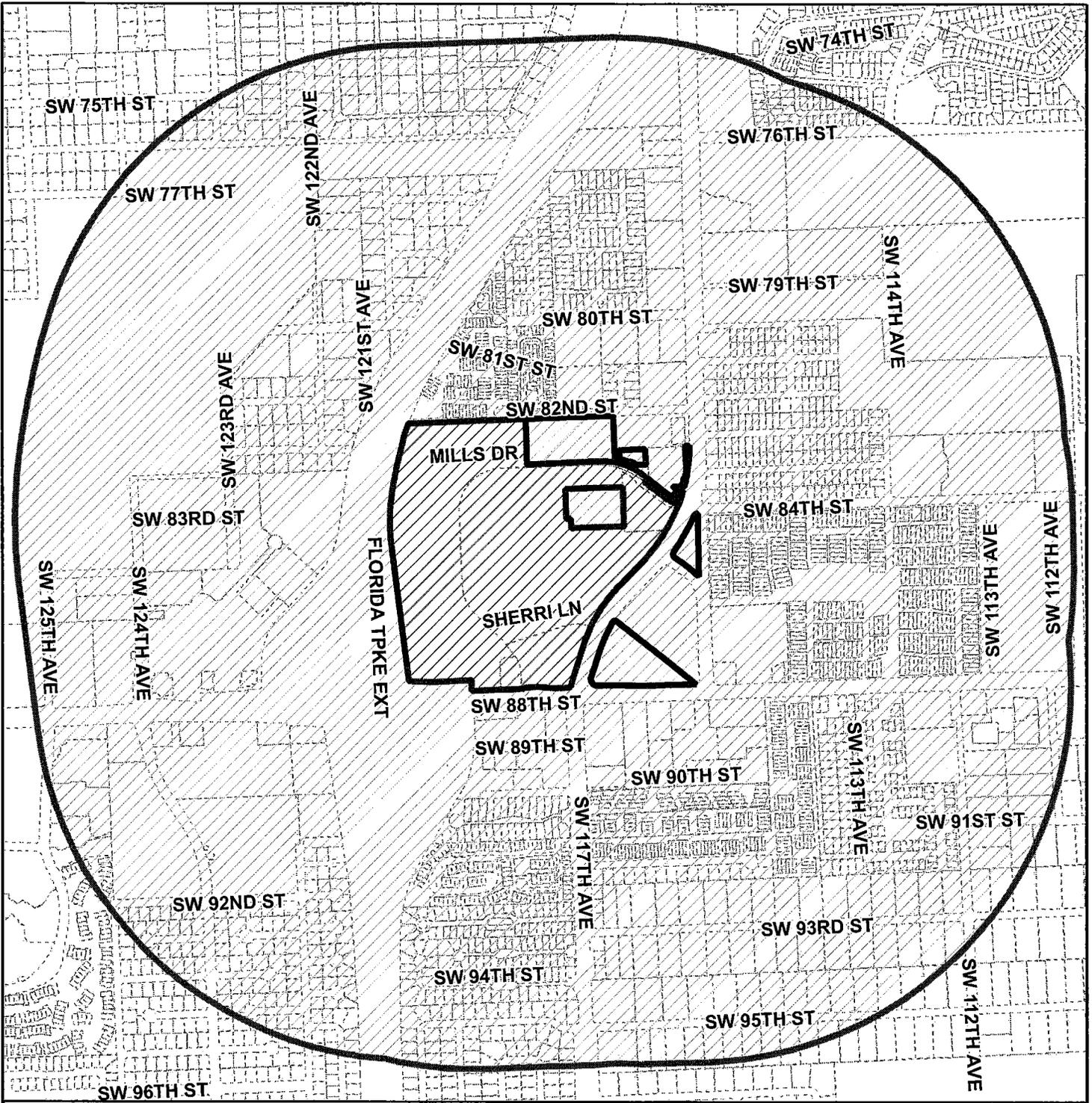
Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Thursday, July 23, 2015

REVISION	DATE	BY
		31



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 36 Township: 54 Range: 39
 Applicant: WRC PROPERTIES, LLC.
 Zoning Board: C12
 Commission District: 10
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000045
 RADIUS: 2640

Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, July 23, 2015

REVISION	DATE	BY
		32

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

PH: Z15-076 (15-11-CZ12-2)

November 3, 2015

Item No. 2

Recommendation Summary	
Commission District	7
Applicant	Dade County Firearms
Summary of Requests	The applicant is seeking to permit an indoor shooting range and to permit the sale of firearms and firearm accessories in the IU-2 district as would be permitted in the BU-3 zoning district. Additionally, the applicant also seeks to permit the warehouse facility with variances of the setback and parking regulations.
Location	7004 SW 46 Street, Miami-Dade County, Florida.
Property Size	0.49-acres
Existing Zoning	IU-2, Heavy Industrial Manufacturing District
Existing Land Use	Warehouse
2020-2030 CDMP Land Use Designation	Industrial and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(a), Use Variance standards Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.

REQUESTS:

1. UNUSUAL USE to permit an indoor shooting range.
2. USE VARIANCE to permit the sales of firearms and firearms accessories in the IU-2 zoning district, as would be permitted in the BU-3 zoning district.
3. NON-USE VARIANCE to permit the existing building setback 19'-2" (20' required) from the front (north) property line.
4. NON-USE VARIANCE to permit 11 parking spaces (20 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Dade County Firearms, Inc.", as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15, consisting of four (4) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The subject property is a 0.49-net acre parcel, which contains seven (07) separate warehouse bays, within a one (1)-story building developed under the IU-2, Heavy Industrial Manufacturing District regulations. The site plan submitted by the applicant depicts the proposed 3,105 sq. ft.

indoor range and retail space located in the southwest corner of the “L” shaped warehouse building.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-2 (BRDI); warehouse	Industrial and Office
North	IU-2 (BRDI); warehouse	Industrial and Office
South	IU-2 (BRDI); warehouse	Industrial and Office
East	RU-4M; condominiums	Low-Medium Density
West	IU-2 (BRDI); warehouse	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located within a cul-de-sac, at the eastern end of SW 46 Street, abutting the railroad easement. The area surrounding the subject property to the north, south and west are primarily made of existing industrial uses. To the west of the approximately 100 foot wide rail easement are multifamily residential uses.

SUMMARY OF THE IMPACTS:

Based on the staff’s zoning analysis below, including the memoranda from the other departments, staff opines that approval of this application will not have any negative impacts on the surrounding industrial uses, or the existing residential uses to the east.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property, for **Industrial and Office** uses. *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.*

The application seeks to permit an indoor shooting range within an existing warehouse building, along with ancillary non-use variances of the parking and setback regulations. Ancillary to the request for the indoor shooting range, the applicant is also seeking a use variance to permit the sales of firearms and firearm accessories within the facility as would be allowed in a commercial zoning district. Staff notes that the IU-2 zoning district permits uses such as asphalt drum mixing plants, rock and sand yards, dynamite storage and other uses that are similar to or more intensive to the indoor shooting range. Further, staff notes that the CDMP Land Use Element interpretative text under the Industrial and Office category, permits limited commercial uses. Staff opines that approval of the proposed indoor shooting range and ancillary firearms sales, are similar to the industrial uses and limited commercial uses allowed under the interpretative text for the Industrial and Office category. Therefore, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text in **Industrial and Office** areas and the CDMP Land Use Plan map **Industrial and Office** designation for the subject property.

ZONING ANALYSIS:

When analyzing request #1 to permit the indoor shooting range under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses**, staff is of the opinion that, subject to the applicant installing appropriate soundproofing to prevent the spillage of noise across the property lines, approval of this request would be **compatible** with the primarily industrial uses that are located to the north, west and south of the subject property. Based on the memoranda from the County departments that reviewed this application, approval of request #1 would not have a negative impact on services in this area. For example, the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application meets the traffic concurrency criteria because it lies in the urban infill area where concurrency does not apply. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates in its memorandum that approval meets all LOS standards for an initial development order. Additionally the memorandum from the Miami-Dade Fire Rescue Department (MDFRD) indicates that there will be no significant impact on MDFRD services in this area. Based on the aforementioned department memoranda, staff opines that the request will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

Staff notes that the proposed facility would be located within an existing one-story warehouse building, which contains several separate bays that are leased to other tenants. Plans submitted by the applicant indicate that these bays contain ongoing warehouse and storage facilities. The facility, located within an existing building will, in staff's opinion, be adequately spaced from any residential uses, the closest of which, are located more than 100' to the east. According to the site plan submitted with this application, the proposed range will be located in the rear, southwest corner of the "L" shaped building, where it abuts similar warehouse buildings to the west and south. Furthermore, to mitigate the aural impact that is likely from the proposed use, staff recommends as a condition of approval, that the applicant installs appropriate soundproofing to prevent the spillage of noise across the property lines. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

Ancillary to the aforementioned request, the applicant also seeks to permit the sale of firearms and firearm accessories within the proposed range, as would be allowed in the BU-3, Liberal Business District. Staff notes that the underlying IU-2 zoning district regulations permits commercial uses within a building, *where the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and the retail sale area shall not exceed fifteen (15) percent of the total floor area of the subject premises.* The submitted plans indicate a retail/showroom space that is approximately 6% of the total 3,105 sq. ft. area of the proposed indoor shooting range. The applicant has not indicated to staff, and the aforementioned plans do not indicate that the manufacturing or assembling of firearms or firearm accessories will take place on the proposed range site. Therefore, since the proposed use is not listed as one of the permitted uses within the IU-2, zoning district, or the uses permitted in the Bird Road Design and Industrial Overlay (BRDI) District, within which it is also located, the retail use must be analyzed under the Use Variance standards, Section 33-311(A)(4)(a).

Staff opines that the proposed retail use is minimal and would not result in a change in the character of the surrounding area. As such, if approved as an ancillary use to the proposed indoor shooting range, staff opines that this use could be **compatible** with the surrounding industrial uses. Further, based on the foregoing CDMP analysis, staff opined that the request is consistent with the Land Use Element interpretative text under the Industrial and Office category.

However, a **use variance** as provided in Section 33-311(A)(4)(a) 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 of, 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. The applicant has not provided staff with information to indicate that the denial of this request would constitute a hardship. 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 zoning regulations, and that the applicant has not demonstrated a loss of all reasonable use of, or benefit from the property under the existing zoning. **As such, staff recommends denial without prejudice of request #2, under the Use Variance Standards, Section 33-311(A)(4)(a).**

The applicant also seeks to permit the indoor shooting range within the existing building which is encroaching 10" (setback 19'-2", where 20' is required) into the front (north) setback area (request #3), and to permit the warehouse facility with 11 of the 20 required parking spaces (request #4). When the aforementioned requests are analyzed under the Non-Use Variances From Other Than Airport Regulations standards, Section 33-311(A)(4)(b), staff opines that approval of same would be **compatible** with the surrounding industrial uses in the area. Staff opines that the requested setback variance is very minimal, is existing, and does not create any new visual impacts on the surrounding area. Further, although the applicant is only providing 55% of the required 20 parking spaces for all the uses within this industrial warehouse facility, staff opines that the proposed indoor range use, is similar to a recreational use. As such, in staff's opinion, the peak hour use of the other warehouse and storage uses, the more intensive uses within the facility, which are likely to be during the daylight hours between 7 A.M. and 5 P.M., are not likely to result in overcrowding on the parcel, that may result in spillage of parking onto the abutting roadway, SW 46 Street. However, as a condition for approval, staff recommends that the fence shown in the survey and the plans encroaching into the right-of-way, be removed prior to obtaining a Certificate of Use for the proposed shooting range. **Therefore, staff recommends approval with conditions of requests #3 and #4, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Access to the site is provided on SW 46 Street.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

ENVIRONMENTAL REVIEW: Not applicable.

OTHER: Not applicable.

RECOMMENDATION: Approval with conditions of requests #1, #3 and #4; and denial without prejudice of request #2.

CONDITIONS FOR APPROVAL: (For requests #1, #3 and #4 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Dade County Firearms, Inc.", as prepared by Armando Davila, Architect, P.A., dated stamped received 7/21/15.
3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicants obtain a Certificate of Use for the indoor shooting range use only from the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the use be established and maintained in accordance with the approved plan.
6. That no off-site parking for the office use be allowed along SW 46 Street.
7. That the fence encroaching into the right-of-way, SW 46 Street, be removed as indicated in the plans, prior to obtaining a Certificate of Use for the proposed indoor shooting range.
8. That the applicant installs appropriate soundproofing within the indoor range area to prevent the spillage of noise on to the abutting properties to the west and south.

NK:MW:NN:JV:CH



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

ZONING RECOMMENDATION ADDENDUM

Dade County Firearms
Z15-076

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

<p>Industrial and Office (Page I-39)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Dade County Firearms
Z15-076

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

2. DADE COUNTY FIREARMS
(Applicant)

15-11-CZ12-2 (15-076)
Area 12/District 07
Hearing Date: 11/03/15

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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



Date: August 13, 2015

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 #Z2015000076
Dade County FireArms, Inc.
7004 SW 46th Street, Miami, FL 33155
Unusual Use to permit a shooting range
(.49 Acres)
23-54-40

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

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

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

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

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

Tree Preservation

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 07, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z201500076
Name: Dade County Firearms
Location: 7000 SW 46 Street
Section 23 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5 Block 1, Plat Book 93, Page 46.

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

Memorandum



Date: August 10, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: Dade County Firearms, Inc. (#15_076)

The Public Works & Waste Management Department (PWWM), Waste Operations, 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, Intergovernmental and External Affairs Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Dade County Firearms, Inc.* requests a use variance to permit the retail sales of firearms and accessories, non-use variances, and an unusual use to permit an indoor shooting range on the property.

Size: The subject property is approximately .49 acres.

Location: The subject property is located at 7004 S.W. 46th 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 Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the shooting range 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.

3. Recycling

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

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: August 14, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments- Dade County Firearms
Application No. Z2015000076 – (Pre-App. # Z15P-044)

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find the comments for the subject application.

Application Name: Dade County Firearms

Location: The proposed project is located on approximately 0.49 acres located at 7004 SW 46th Street with Folio No. 30-4023-024-0050, in unincorporated Miami-Dade County.

Proposed Development: Improvements to a vacant 3,105 sq. ft. warehouse. The space will be developed as an indoor shooting range with a waiting area, toilet facilities and storage area.

The estimate total water demands for the proposed project will be 310.5 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. The existing facility is currently being served by MDWASD. All comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time a Verification Form is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the Center District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The existing facility is connected to the sanitary sewer system. The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 599. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 1.39 hrs. to 1.48 hrs. The Moratorium Code status for said pump station is OK.

MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: July 28, 2015

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

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

Subject: Z2015000076: DADE COUNTY FIREARMS, PRE-APP Z15P00044

Application Name: DADE COUNTY FIREARMS, PRE-APP Z15P00044

Project Location: The site is located at 7004 SW 46 ST, Miami-Dade County.

Proposed Development: The request is for an UNUSUAL USE TO PERMIT AN INDOOR SHOOTING RANGE AND A USE VARIANCE FOR SALE OF FIREARMS.

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 Planning Section Supervisor

Memorandum



Date: 29-JUL-15
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2015000076

Recommendation:

No objection to the site plan with a 7/21/15 RER received date.

Service Impact/Demand

Development for the above Z2015000076
located at 7004 SW 46 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1596 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u>	square feet	<u>N/A</u> institutional	square feet
<u>Office 6,210</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: No Impact. 4.15 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 3
The estimated average travel time is: 6:02 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

(2) DADE COUNTY FIREARMS

7004 SW 46 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

NOVEMBER 3, 2015

Z2015000076

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

SEPTEMBER 25, 2015

NEIGHBORHOOD REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

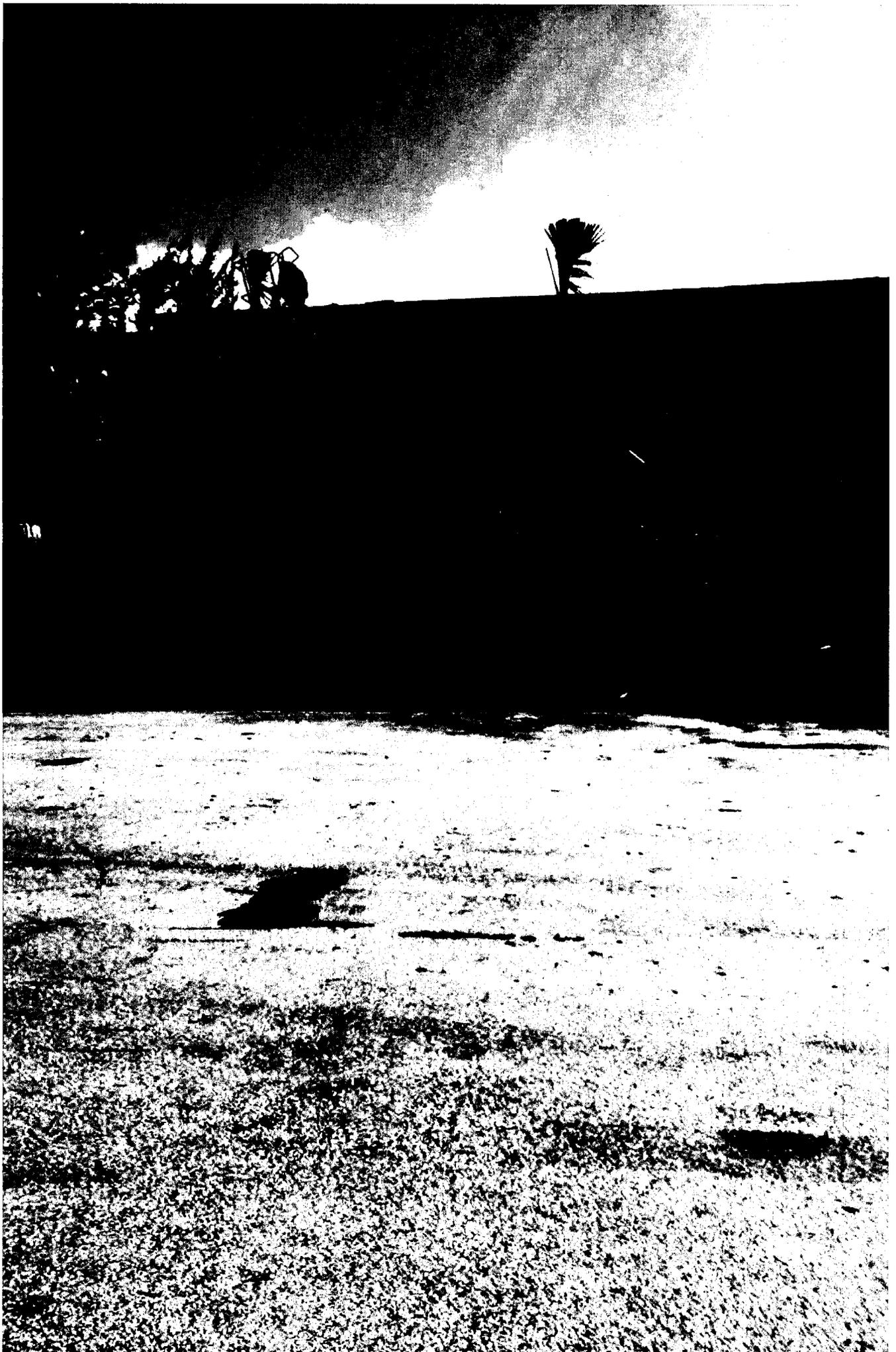
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

(2) DADE COUNTY FIREARMS

OUTSTANDING LIENS AND FINES:

AS OF SEPTEMBER 25, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES



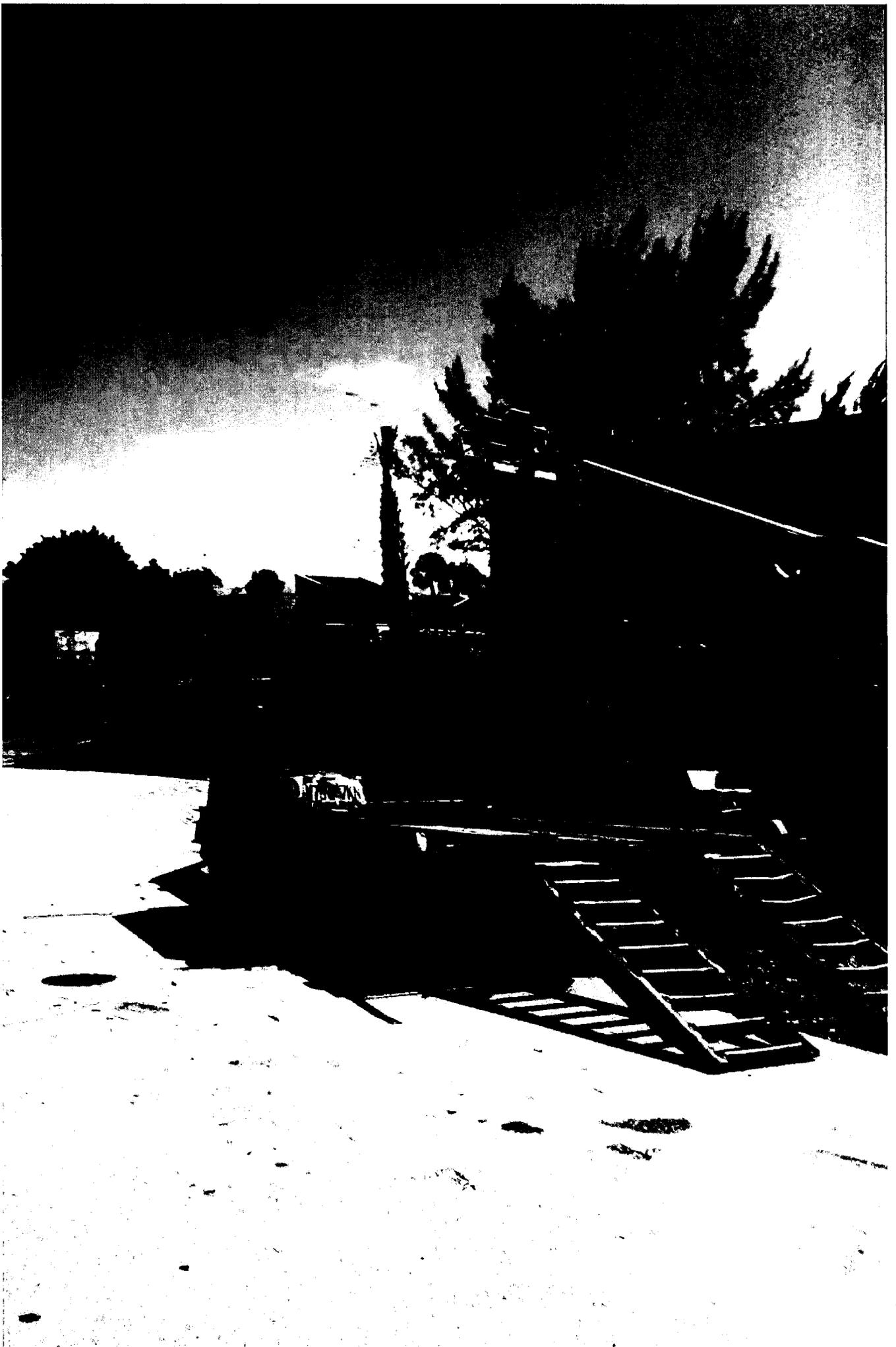
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215-76

JUL 21 2015

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC DEVELOPMENT

for DM



RECEIVED

215-96

JUL 21 2015

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATION AND

for DMV



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215-76
JUL 21 2015
MIAMI DADE COUNTY

for DPH



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ZIS-46
JUL 21 2015
BUREAU OF THE COMPTROLLER

for DAI



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Z15-76
JUL 21 2015
MIAMI DADE COUNTY
COUNTY CLERK'S OFFICE

for DATT



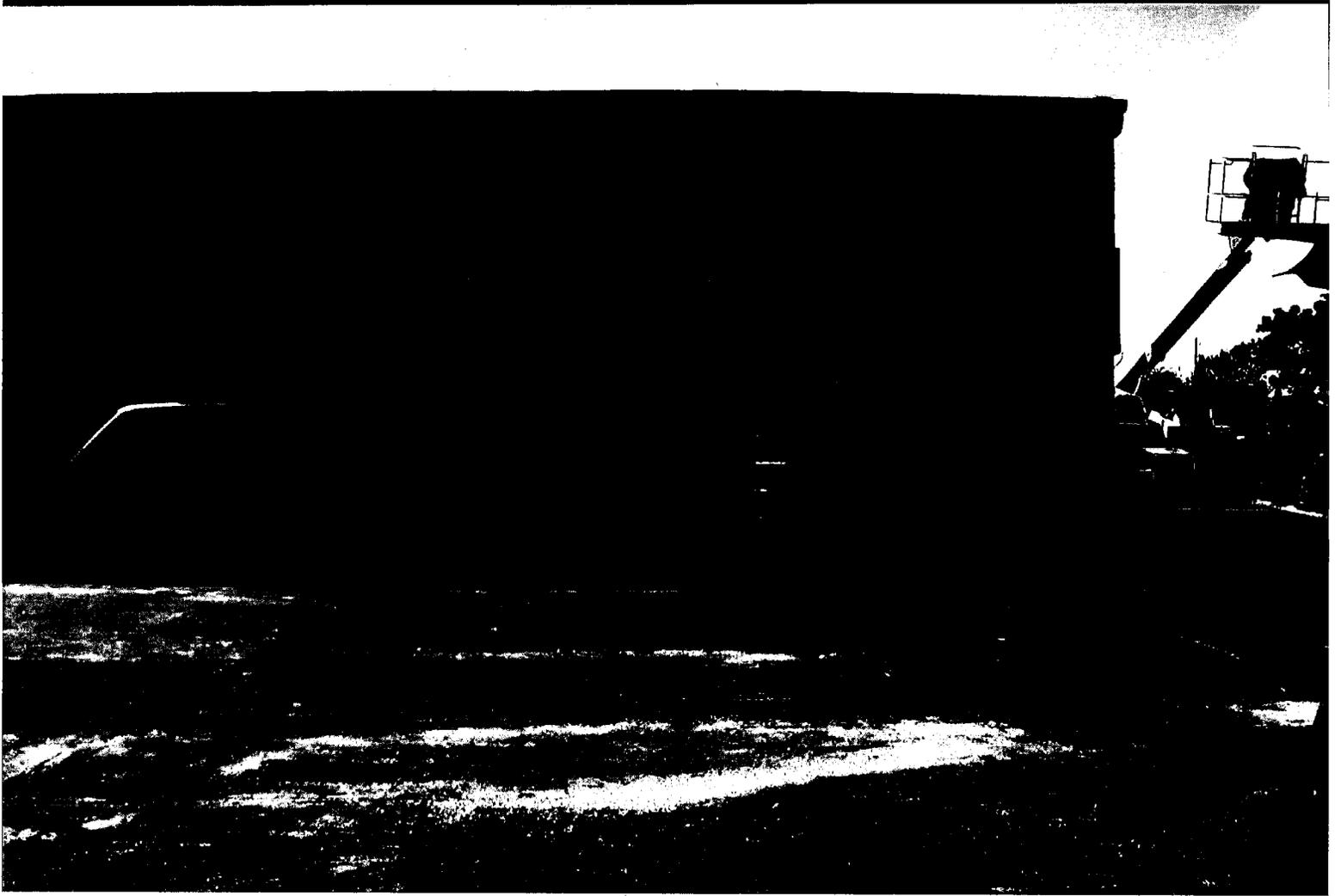
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215-76

JUL 21 2005

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
CITIZEN SERVICES CENTER

for: AAD



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215-76

JUL 21 2015

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
COMMUNITY DEVELOPMENT
OFFICE OF THE COUNTY ENGINEER

from 18 AM

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].

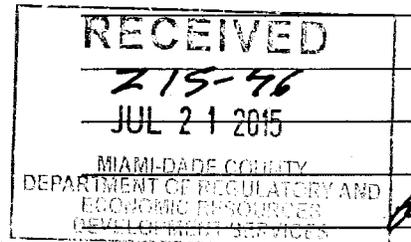
CORPORATION NAME: DADE COUNTY FIREARMS

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Anthony ALONSO</u>	<u>33.3</u>
<u>EDUARDO PEREZ</u>	<u>33.3</u>
<u>FRANK HERNANDEZ</u>	<u>33.3</u>

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

TRUST/ESTATE NAME _____

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



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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: VW 7000, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Agustine Veitia - 4444 SW 71 Ave #101, MIAMI, FL</u>	<u>90%</u>
<u>John S. WESTON - 7250 SW 39 Terr, MIAMI, FL 33155</u>	<u>10%</u>

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____

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

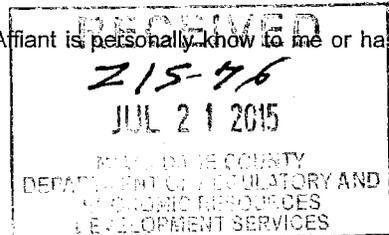
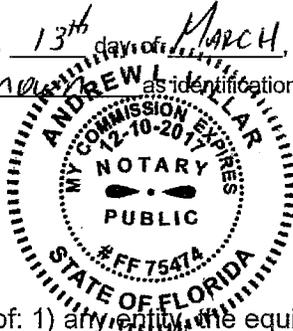
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____

(Applicant)

(Print Applicant name)

Sworn to and subscribed before me this 13th day of MARCH, 2015. Affiant is personally known to me or has produced Personally known as identification.



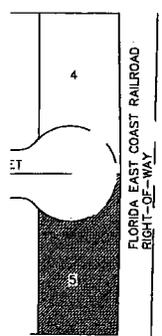
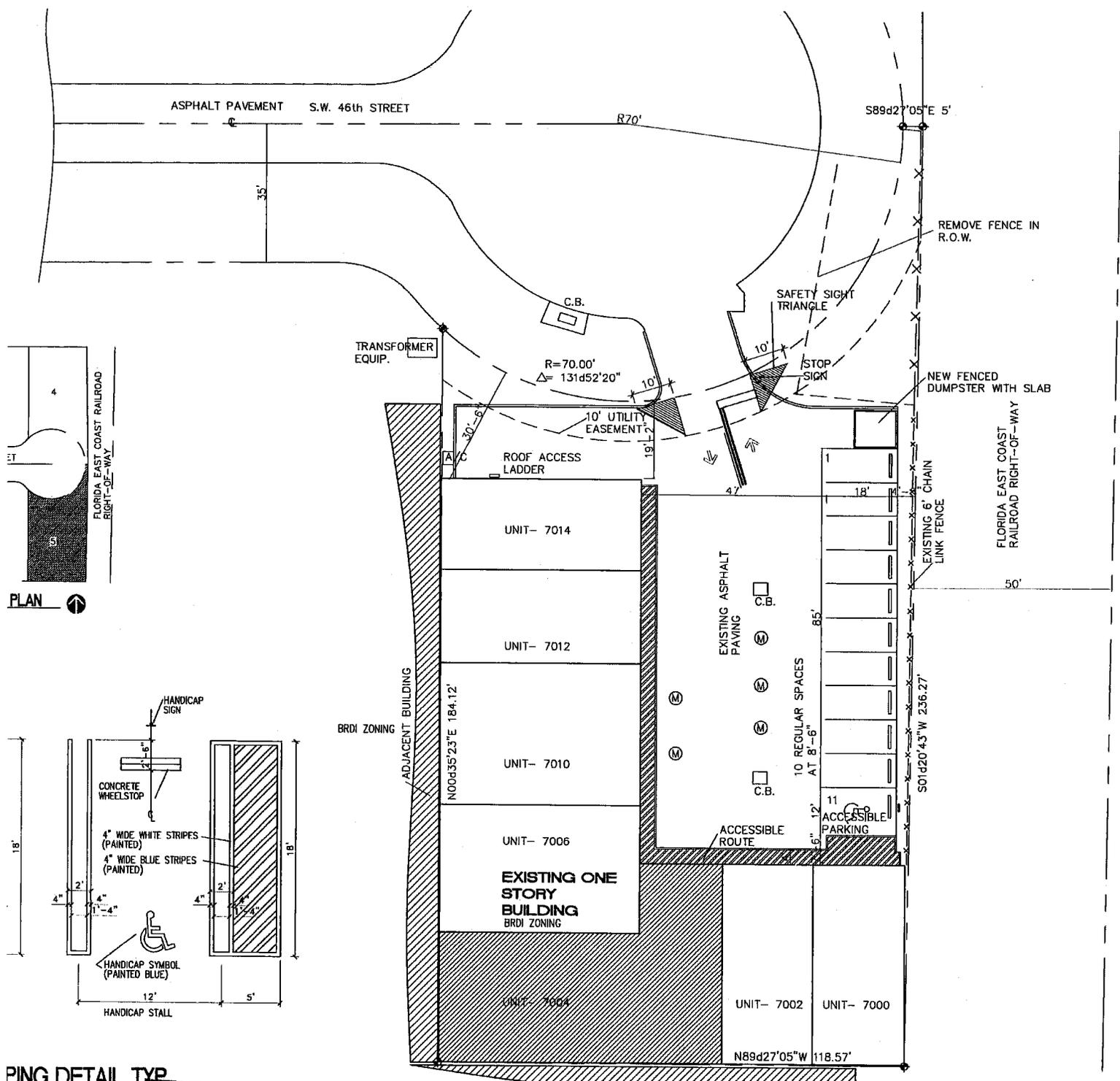
(Notary Public)

My commission expires: 12-10-17

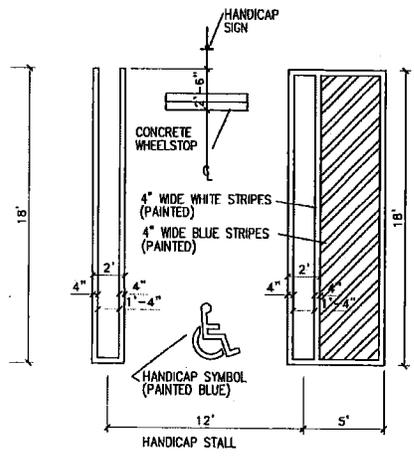
Seal

By DAH

*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.



PLAN



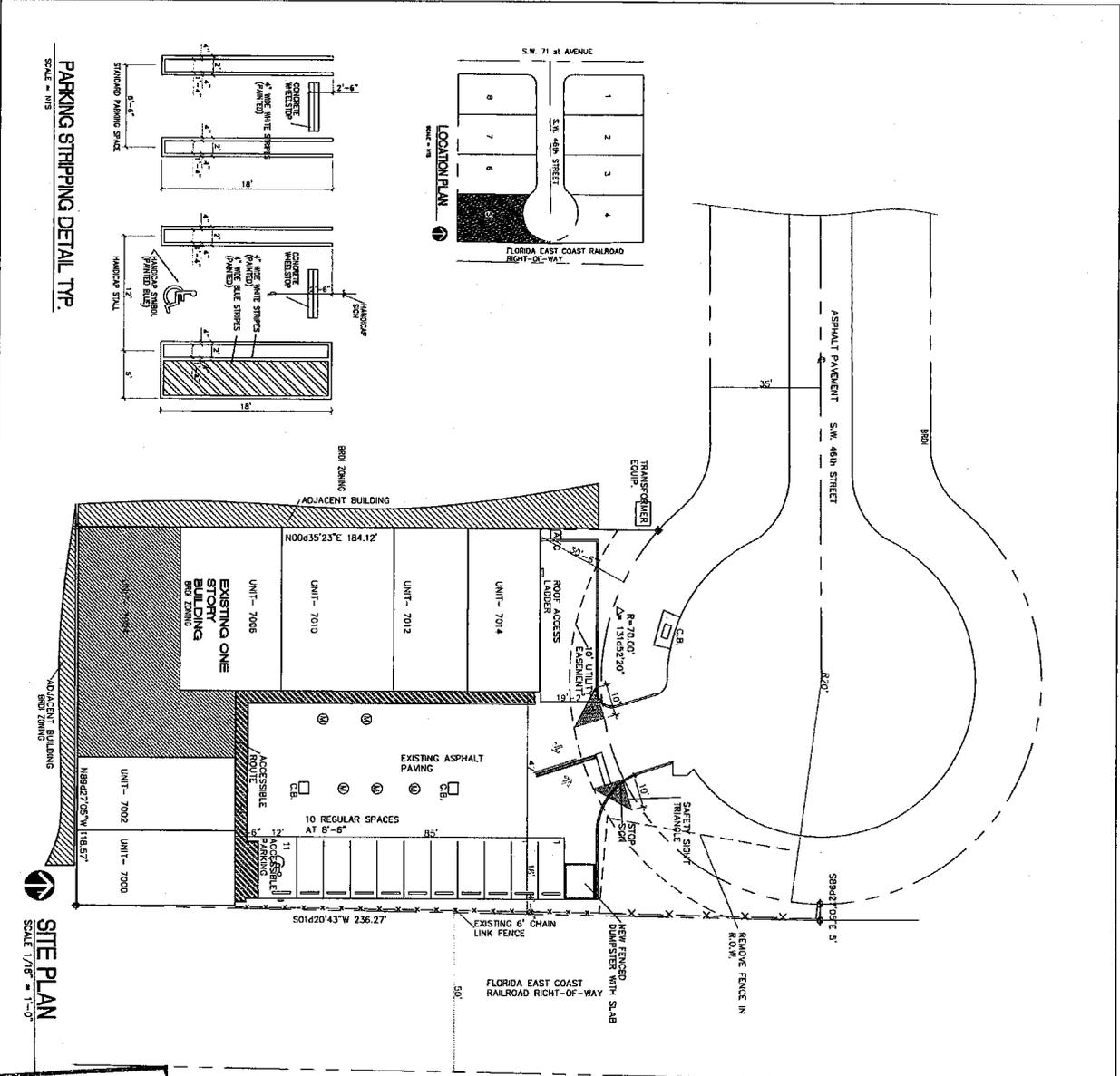
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 215-016
 JUL 21 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BV

ENLARGED SITE PLAN



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



PARKING STRIPPING DETAIL TYP.
SCALE = NIS

SITE PLAN
SCALE 7/8" = 1'-0"

LEGAL DESCRIPTION
LOT 5, BLOCK 1 OF ROBERTS INDUSTRIAL STRIPS ACCORDING TO THE PLAT HEREOF AS RECORDED IN PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PLAT # 30-403-024-000

ZONING LEGEND
BBB ROAD DESIGN AND INDUSTRIAL DISTRICT

ZONING	REQD.	PROVIDED
HEIGHT (TO ROOF OF ROOF)	15'	15'-0"
NET LAND AREA	1,100 SQ FT	1,100 SQ FT
LOT COVERAGE (EXCLUDING UNDER ROOF)	N/A	N/A
COL	N/A	N/A

SET BACKS

FRONT	REAR	LEFT	RIGHT
15'-0"	15'-0"	15'-0"	15'-0"

ANY APPLICABLE RESOLUTION:
NOTICE: IN ADDITION TO THE REQUIREMENTS OF THE PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE RESTRICTIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THE PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE RESTRICTIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PARKING: OPEN PARKING LOTS, PARKING FOR NON-ENCLOSED AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE CONSIDERED AS REQUIRED BY CHAPTER 22-2 OF MIAMI-DADE COUNTY CODE.

LANDSCAPING: ALL LANDSCAPING SHALL BE PROVIDED WITH IRRIGATION SYSTEM AND PERMITS.

BUILDING AREA BREAKDOWN

BUILDING TYPE	AREA (SQ. FT.)
TYPE A	10,000 SQ. FT.
TYPE B	1,100 SQ. FT.
TOTAL BUILDING AREA UNDER ROOF:	11,100 SQ. FT.

PARKING SPACES PROVIDED

REGULAR PARKING = 11,000 SQ. FT. / 180 SQ. FT. = 61 SPACES
 HANDICAP PARKING = 1 SPACE

LANDSCAPING

LANDSCAPING AREA REQUIRED	AREA (SQ. FT.)
TYPE A	2,722 SQ. FT.
TYPE B	100 SQ. FT.
TOTAL LANDSCAPING AREA:	2,822 SQ. FT.

BUILDING TENANTS

TENANT	USE	AREA (SQ. FT.)
UNIT 7004 - DART TOWERS	STORAGE (ENTRANCE)	1,100 SQ. FT.
UNIT 7010 - DART COUNTY FIREARMS GUN RANGE	STORAGE	2,000 SQ. FT.
UNIT 7012 - STURGEON (CLASS)	STORAGE	7,000 SQ. FT.
UNIT 7014 - BUREAU OF INSPECTION	STORAGE	1,000 SQ. FT.
UNIT 7002 - BUREAU OF INSPECTION	STORAGE	1,000 SQ. FT.
UNIT 7000 - BUREAU OF INSPECTION	STORAGE	1,000 SQ. FT.

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JUL 21 2015
715-616
6000 UNIVERSITY AVENUE
MIAMI, FLORIDA 33136
DEPARTMENT OF REGISTRATION AND ECONOMIC DEVELOPMENT SERVICES
RECORDS SECTION

DATE REVISIONS:

DATE	BY	REVISION

Job no. _____
 Scale _____
 S-1

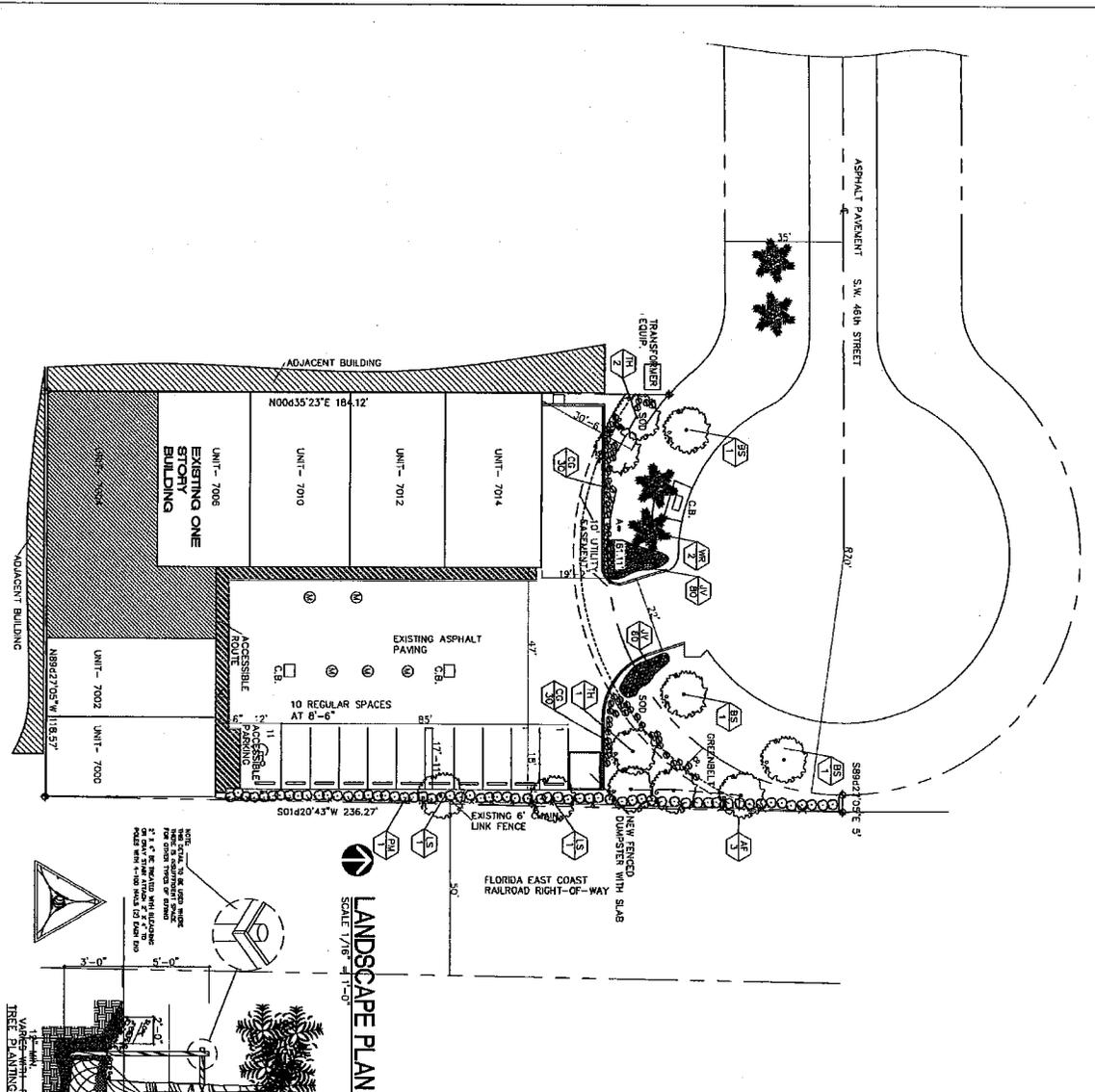
**INDOOR GUN RANGE
INTERIOR TENANT IMPROVEMENTS FOR:
DADE COUNTY FIREARMS INC.**

7004 S.W. 46th STREET
MIAMI DADE, FLORIDA 33155

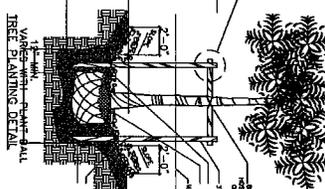
OWNER:
VW 7000 LLC
7000 SW 46th STREET
MIAMI, FLORIDA 33155

TENANT:
DADE COUNTY FIREARMS INC.
13015 SW 45th STREET
MIAMI, FLORIDA 33155
(305) 775-7682

ARMANDO DAVILA
Architect, P.A.
224 South Dixie Highway, Suite 100
Miami, Florida 33135
Phone: (305) 351-1111
Fax: (305) 351-1112



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



LANDSCAPE LEGEND

ZONING DISTRICT: B901 NET LOT AREA: .49 acres 21,524 s.f.
 REQUIRED OPEN SPACE: 2152 S.F.
 PROVIDED OPEN SPACE: 2128 S.F.

A) Square Feet of open space required by Chapter 33, as indicated on site plan: 2152 S.F.
 B) Net lot area = 21,524 s.f. x 10% = 2152 s.f.
 C) Number of parking spaces required by Chapter 18 A:
 1) 11 x 10 s.f. per parking space = 110 SF
 2) Total s.f. of landscaped open space required by Chapter 33: A) + B) = 2262 S.F.

LAWN AREA CALCULATION

A) 2,262 total s.f. of landscaped open space required by Chapter 33
 B) Minimum lawn area (total) permitted = 20% x 2,262 s.f. = 453 s.f.
 C) Number of trees required per net lot area (min): 15
 D) Number of trees required per net lot area (max): 30
 E) Number of trees required per net lot area (min): 15
 F) Number of trees required per net lot area (max): 30

TREES

A) Number of trees allowed: Number of trees provided 8 x 30% 2.4 = 2.4
 B) Number of trees required: Number of trees provided 13 x 30% = 3.9
 C) Net trees required: Number of trees provided 13 x 30% = 3.9
 D) Street trees (not along street): 25 x 45 = 1125
 E) Street trees located directly beneath power lines (not along street): 25 = 25
 F) Number of trees required 13 x 10 = 130
 G) Number of trees allowed 30% = Number of native shrubs allowed 130
 H) Net trees required: 130 - 25 = 105
 I) Net trees required: 105 - 1125 = -1020
 J) Net trees required: 105 - 1125 = -1020

PLANT	COMMON NAME	PLANT SPECIES	CALIPER	HEIGHT	QTY.
WB X	Washingtonia Robusta	Washingtonia Robusta	12"	2'	2
SB X	Bursera Simarouba	Bursera Simarouba	4"	12"	3
TH X	Toboloba heterophylla	Pink Top	no	10'	3
LS X	Lagerströmia Speciosa	Queen's Lace	no	2"	2
AF X	Acacia Farnesiana	Sheel Farnesio	yes	2"	3
CC X	Cordia alliodora	Small Leaf Cordia	no	8'-12'	60
PH X	Passiflora macrophylla	Passiflora	yes	12'-14'	20
AV X	Aspidistra variegata	Var. Jamaica	no	18"-24"	140
ST	St. Augustine Grass	St. Augustine Grass	yes	3"	SEE PLAN

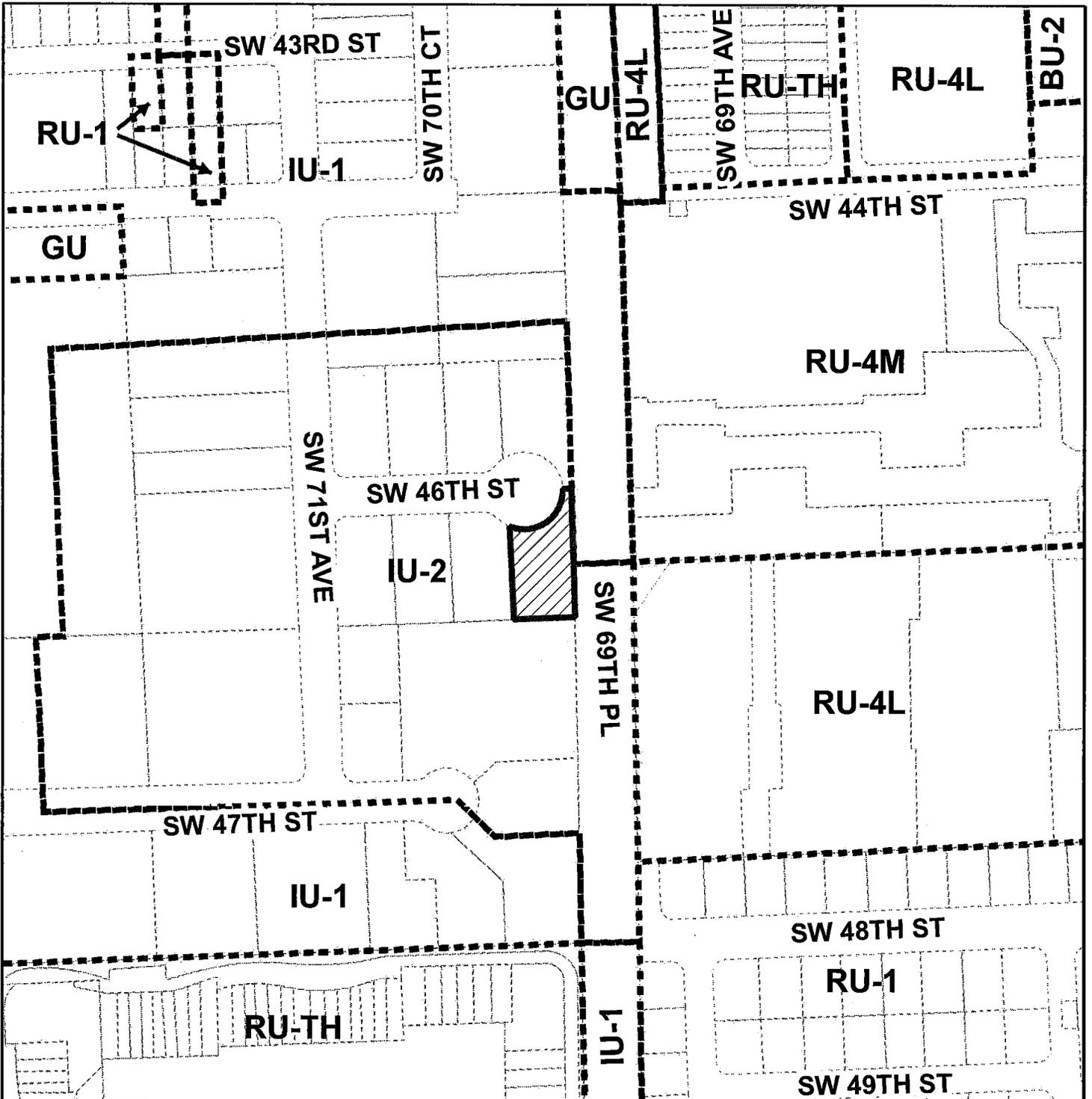
LANDSCAPING NOTES:

- ALL PLANT MATERIAL TO BE FLORIDA CODE #1 OR BETTER.
- PROVIDE A COMPLETE IRRIGATION SYSTEM WITH 100% EFFICIENCY.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- THESE SHALL BE MIN. CLEARANCE.

DEPARTMENT OF REGULATION AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
 JUL 21 2013
 715-076

OWNER: VM 7000 LLC
 7000 SW 46th STREET
 MIAMI, FLORIDA 33155
 TENANT: DADE COUNTY FIREARMS INC.
 7004 SW 46th STREET
 MIAMI, FLORIDA 33155
 (305) 775-7882

ARMANDO DAVILA
 82 P.O. Box 2000
 MIAMI, FLORIDA 33102
 (305) 555-5555



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000076

Section: 23 Township: 54 Range: 40
 Applicant: DADE COUNTY FIREARMS.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

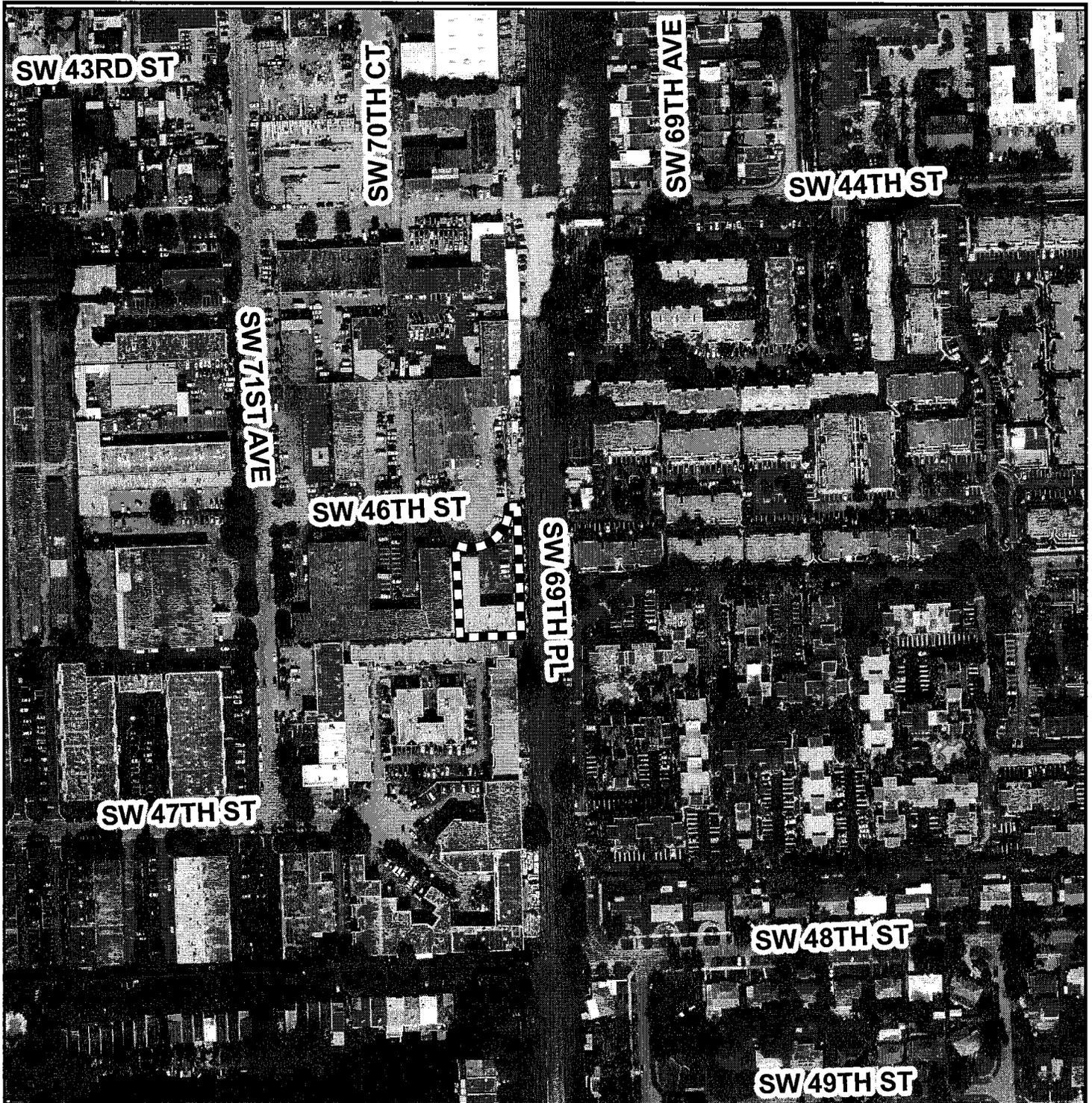
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, August 13, 2015

REVISION	DATE	BY
		40



MIAMI-DADE COUNTY
 AERIAL YEAR 2014

Process Number
Z2015000076

Legend
 Subject Property

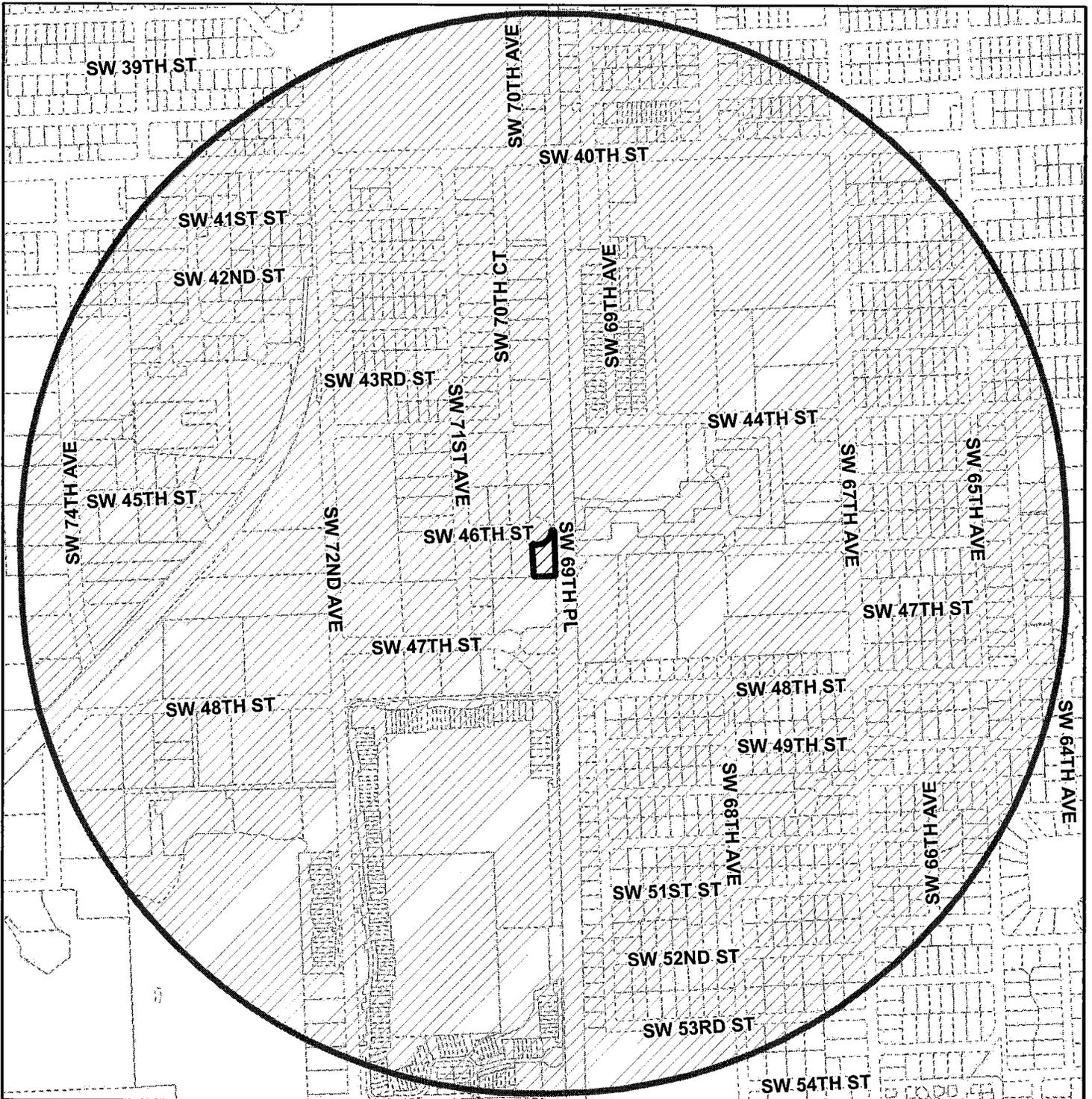


Section: 23 Township: 54 Range: 40
 Applicant: DADE COUNTY FIREARMS.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, August 13, 2015

REVISION	DATE	BY
		41



MIAMI-DADE COUNTY
RADIUS MAP

Section: 23 Township: 54 Range: 40
 Applicant: DADE COUNTY FIREARMS.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000076
 RADIUS: 2640

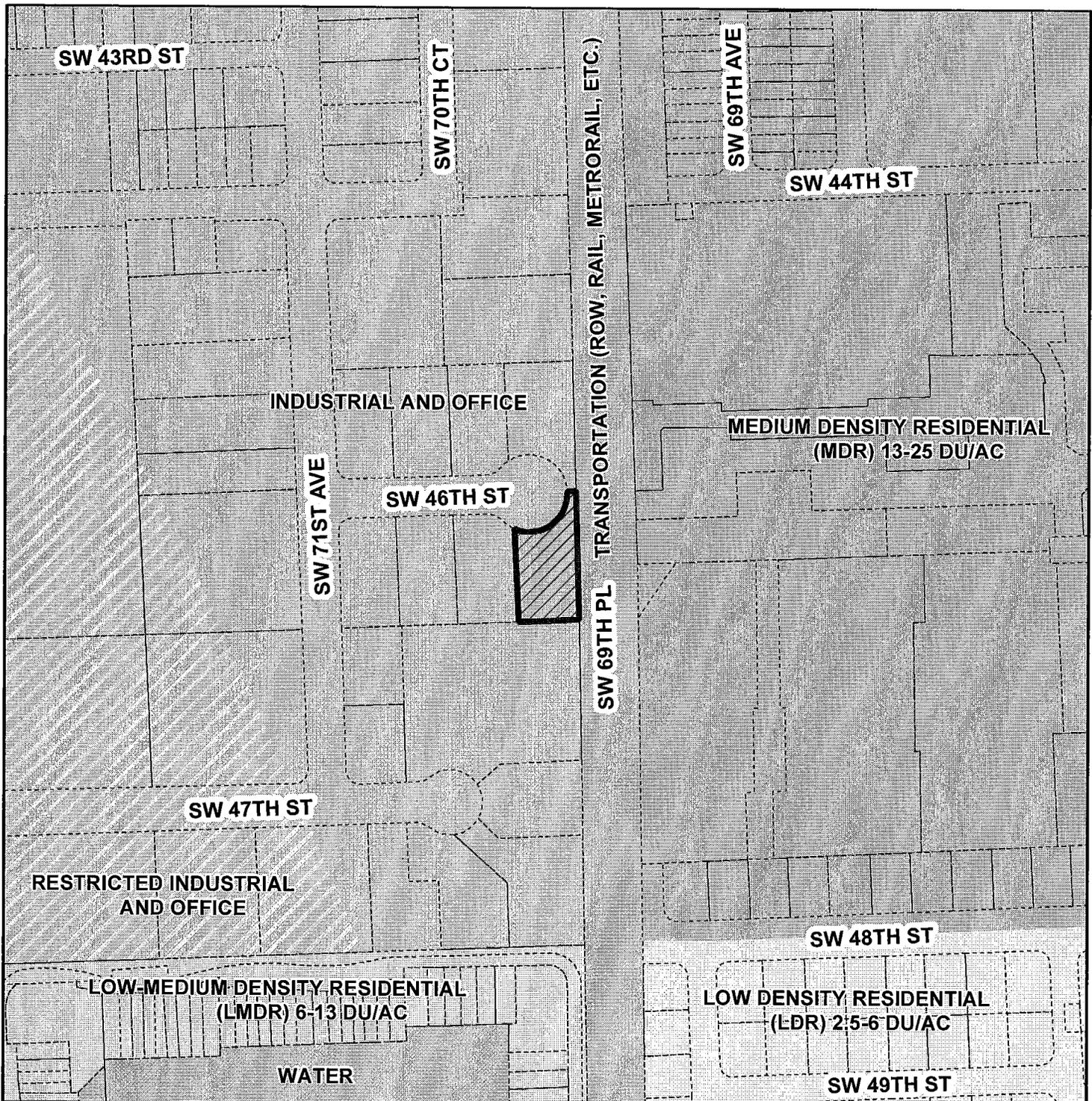
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, August 13, 2015

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000076

Section: 23 Township: 54 Range: 40
 Applicant: DADE COUNTY FIREARMS.
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, August 13, 2015

REVISION	DATE	BY