

FINAL AGENDA

3-4-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Wednesday, April 10, 2013 at 6:00 p.m.

CURRENT

- | | | | | | |
|----|-------------|--|--------|----------|---|
| 1. | 13-4-CZ14-1 | <u>FIRST GRACE & TRUTH PENTECOSTAL
HOLINESS CHURCH</u> | 07-143 | 23-56-39 | N |
| 2. | 13-4-CZ14-2 | <u>ANN JORDAN</u> | 12-94 | 10-57-38 | N |
| 3. | 13-4-CZ14-3 | <u>CAPITAL TELECOM, LLC</u> | 13-1 | 06-56-40 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF WEDNESDAY, APRIL 10, 2013

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 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

**1. FIRST GRACE & TRUTH PENTECOSTAL (13-4-CZ14-1/07-143)
HOLINESS CHURCH**

**23-56-39
Area 14/District 08**

- (1) NON-USE VARIANCE to permit a religious facility setback 4'-6" from the interior side (SW) property line and setback 3'-1" from the rear (SE) property line (5' required for both).
- (2) NON-USE VARIANCE to waive the zoning regulations for street type parameter requirements for a Boulevard.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed New Dining Hall" as prepared by Charles C. Mitchell dated stamped received 8/7/12 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 24637 SW 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.047 Acre

Department of Regulatory and
Economic Resources
Recommendation :

Deferral.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. ANN JORDAN (13-4-CZ14-2/12-094)

**10-57-38
Area 14/District 08**

NON-USE VARIANCE to permit a decorative fountain in front of the main residence (not permitted) and setback 27.88' (75' required) from the front (west) property line.

A boundary survey is on file and may be examined in the Department of Regulatory and Economic prepared by D' Avila & Associates Service, Inc., dated stamped received 1/4/13 and consisting of 1 sheet.

LOCATION: 30955 SW 207 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.14 Gross Acres

Department of Regulatory and
Economic Resources
Recommendation :

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 14**

PH: Z07-143 (13-4-CZ14-1)

April 10, 2013

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	First Grace & Truth Pentecostal Holiness Church
Summary of Requests	The applicant is seeking to waive setbacks and street type configurations of the Standard Urban Center District.
Location	24637 SW 137 Avenue, Miami-Dade County, Florida.
Property Size	0.47-acres
Existing Zoning	Princeton Community Urban Center District (PCUCD)
Existing Land Use	Religious Facility
2015-2025 CDMP Land Use Designation	Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.
Recommendation	Deferral

REQUESTS:

- (1) NON-USE VARIANCE of setback requirements to permit a religious facility to setback varying from 4'-5" from the interior side (southwest) property line and setback 3'-1" from the rear (southeast) property line (5' required for both).
- (2) NON-USE VARIANCE to waive the Standard Urban Center regulations requiring street type parameter requirements for a boulevard.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Affairs entitled "Proposed New Dining Hall" as prepared by Charles C. Mitchell, dated stamped received, 8/7/12 consisting of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts the existing religious facility and the proposed expansion onto the abutting property to the north. The expansion consists of the proposed dining hall, vestibule and parking lot.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	PCUCD; religious facility	Community Urban Center
North	PCUCD; single-family residence, vacant land	Community Urban Center
South	PCUCD; vacant	Community Urban Center
East	PCUCD; flea market	Community Urban Center
West	AU; row crops	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing religious facility located at 24637 SW 137 Avenue. The surrounding area is characterized by vacant land, agricultural, commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to expand the existing religious facility onto an abutting parcel inside the Princeton Community Urban Center District. However, the approval of the expanded facility with reduced setbacks may have minimal visual and traffic impacts on the surrounding, commercial, residential and agricultural uses.

CDMP ANALYSIS:

The subject parcel, pursuant to Resolution #Z-25-05, was a part of a larger tract of land that was rezoned to the **Princeton Community Urban Center District (PCUCD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **PCUCD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved PCUCD are regulated by plans and descriptive standards described in Ordinance #05-146, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The existing church was constructed in 1959 under the AU, Agricultural District standards and more than forty (40) years prior to the enactment of the existing PCUCD Ordinance. The applicant now seeks to expand the facility onto the adjoining property to the north. The existing church building and the additional property on which the expansion is proposed are within the Center Sub-District of the PCUC and is designated for Arts District (AD) use under the PCUCD's regulating plan. Said regulating plans permit civic uses such as the existing religious facility as would be allowed in the Industrial District (ID). Staff opines that the expansion of the religious facility within the PCUCD will be **compatible** with civic uses allowed and the surrounding commercial and residential uses. The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which *are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable*.

The applicant has designed the religious facility and the proposed additions with adequate parking and drives and the necessary buffering for the parking areas, so that the redevelopment will not have negative visual or traffic impacts on the surrounding area. As such, approval with conditions of the proposed expansion of the existing church within the PCUC District would be

compatible with the civic uses allowed as well as the surrounding residential uses and therefore **consistent** with the CDMP LUP map Urban Center, the Land Use Element interpretative text for Urban Centers and the Policy LU-4A compatibility criteria..

ZONING ANALYSIS:

The current application seeks approval of the setback and street parameter requirements under Section 33-311(A)(4)(b), Non-Use Variance Standards. Staff notes that the applicant seeks to vary or waive certain requirements set forth in the Urban Center Standards and the PCUC ordinances. However, this application needs to be deferred so that the requests can be properly analyzed and then re-advertised. Therefore, since this application has not been properly advertised it needs to be deferred with leave to amend and re-advertised.

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing religious facility and the proposed expansion. There is a proposed ingress/egress point along SW 137 Avenue and there is adequate onsite parking for the facility.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Deferral.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:AN:CH



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

NDM

ZONING RECOMMENDATION ADDENDUM

*First Grace & Truth Pentecostal Holiness Church
Z07-143*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	Objects*
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p><i>Urban Centers (Pg. I-46-48)</i></p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their</i></p>
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ZONING RECOMMENDATION ADDENDUM

First Grace & Truth Pentecostal Holiness Church Z07-143

surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. 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.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In

ZONING RECOMMENDATION ADDENDUM

*First Grace & Truth Pentecostal Holiness Church
Z07-143*

	<i>areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</i>
Land Use Policy LU-4A (Page I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Land use Policy LU-4D Pg. I-11	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**13-4-CZ14-1 (07-143)
Area 14/District 08
Hearing Date: 04/10/13**

Property Owner (if different from applicant) **First Grace & Truth Pentecostal.**

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>
2005	Director of the Department of Planning & Zoning	- Zone change from Multi Zone to Princeton Community Urban Center District.	BCC	Approved

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

Memorandum



Date: January 16, 2013

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

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

Subject: C-14 #Z2007000143-4th Revision
First Grace & Truth Pentecostal Holiness Church
24637 S.W. 137th Avenue
To Permit a Church Expansion Setback Less than Required from
Property Lines
(PUCD) (0.5 Acres)
23-56-39

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

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

The closest public water main is located approximately 321 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section of DERM.

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 closest public sanitary sewer is located approximately 488 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public sanitary sewers. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section of DERM prior to approval of final development orders.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the 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, 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 alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Pollution Remediation

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

Wetlands

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

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

Tree Preservation

DERM has reviewed the site plans entitled "Proposed New Dining Hall", prepared by Charles C Mitchell P.E., sheet 1 of 5 and dated May 2, 2012 (received August 7, 2012).

An on-site inspection performed by Tree Permitting Program staff on June 4, 2012 revealed that the subject property contains specimen-sized trees (trunk diameter 18 inches or greater) and prohibited trees as defined in Section 24-49.9 of the Code. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject

to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. Also, pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development.

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

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

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 6, 2013

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

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

Subject: Z2007000143
Name: First Grace & Truth Pentecostal Holiness Church
Location: 24637 SW 137 Avenue
Section 23 Township 56 South Range 39 East

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

The property owner must provide an ingress/egress access easement for the abutting properties to the east.

This land complies with chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

Additional improvements may be required at time of permitting.

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

Memorandum



Date: August 31, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: Z2007000143: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH
Includes revised plans dated stamped received through 8/07/12

Application Name: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH

Project Location: The site is located at 24637 S.W. 137 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting non-use variance of setback & zoning regulations for a church expansion. Review includes revised plans dated stamped received through 8/07/12.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

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

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

Memorandum



Date: 20-SEP-12
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2007000143

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 6, 2012.
 APPROVAL
 No objection via case Z2007000143.

Service Impact/Demand

Development for the above Z2007000143
 located at 24637 S.W. 137 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2404 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	1,550 institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.48 alarms-annually.
 The estimated average travel time is: 6:35 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 5 - Goulds/Princeton - 13150 SW 238 Avenue
 Rescue, BLS Engine, Battalion 7.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 Station 70, SW 248 Street & SW 114 Place

Fire Planning Additional Comments

Current service impact calculated based on site plan. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 01-MAR-13
REVISION 3

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

FIRST GRACE & TRUTH
PENTECOSTAL HOLINESS
CHURCH

24637 S.W. 137 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000143

HEARING NUMBER

HISTORY:

NC: THERE ARE NO CURRENT OPENED OR CLOSED CASES ON FOLIO NUMBERS
3079030310012, 3079030310015, AND 3079030310010.

BLDG: THERE ARE NO CURRENT OPENED OR CLOSED CASES ON FOLIO NUMBERS
3079030310012 AND 3079030310015.

BLDG OPEN:

FOLIO: 3079030310010-Case #20130157779-B, WAS OPENED ON FEBRUARY 15, 2013, FOR
A CRACK IN THE CEILING IN THE LIVING ROOM AREA AND THE BEDROOMS. FURTHER
ENFORCEMENT IS PENDING REVIEW OF THE CASE AND THE RESULTS FROM THE INITIAL
INSPECTION.

CASE #A1013000774-X, WAS OPENED ON DECEMBER 11, 2012. A NOTICE OF VIOLATION
WAS ISSUED FOR EXPIRED PERMIT #2012027390. THE CASE REMAINS OPEN.

BLDG CLOSED: THERE ARE NO CURRENT CLOSED CASES.

VILLA CAPRI, INC., ET AL

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

UNKNOWN

RECEIVED
207-142
APR 17 2007
PL 0107013
MIAMI-DADE PLANNING AND ACCOUNTING DEPT

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: First Grace and Truth Pentecostal Holiness Church of Apostolic Faith

NAME AND ADDRESS Percentage of Stock

Not for profit, no shareholders
X JAMES Cherry, Pastor ϕ

Not-for-profit, no disclosure required

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

TRUST/ESTATE NAME: X JAMES Cherry

NAME AND ADDRESS Percentage of Stock

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: X JAMES Cherry

NAME AND ADDRESS Percentage of Stock

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____ Percentage of Stock _____

Date of contract: _____

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

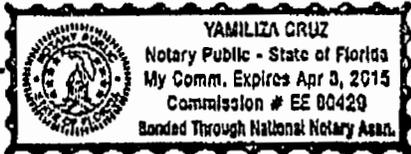
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: JAMES CHARLV _____

Sworn to and subscribed before me this 29 day of Sept, 2012. Affiant is personally known to me or has produced as identification.

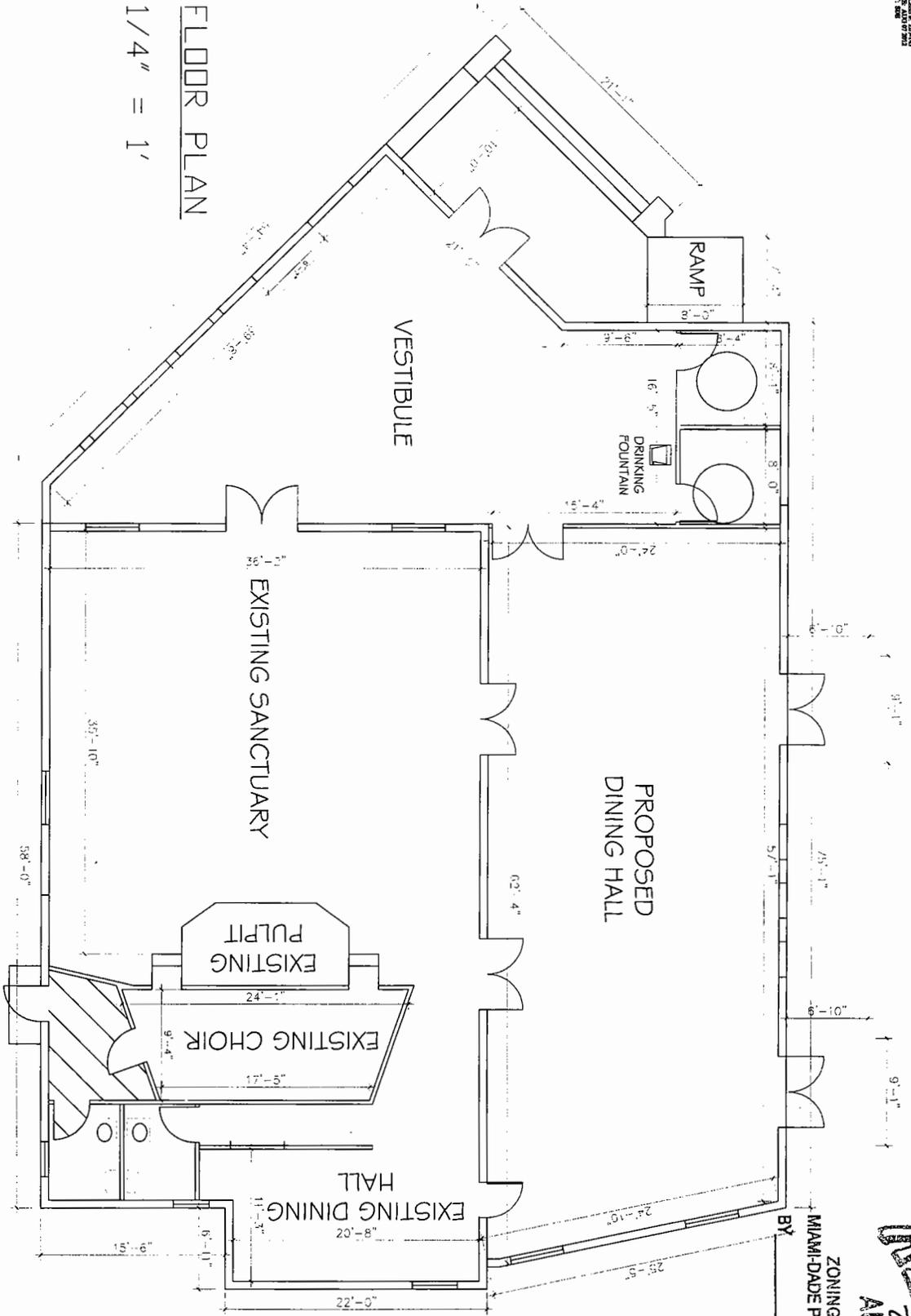
Yamiliza Cruz
(Notary Public)



My commission expires April 3, 2015

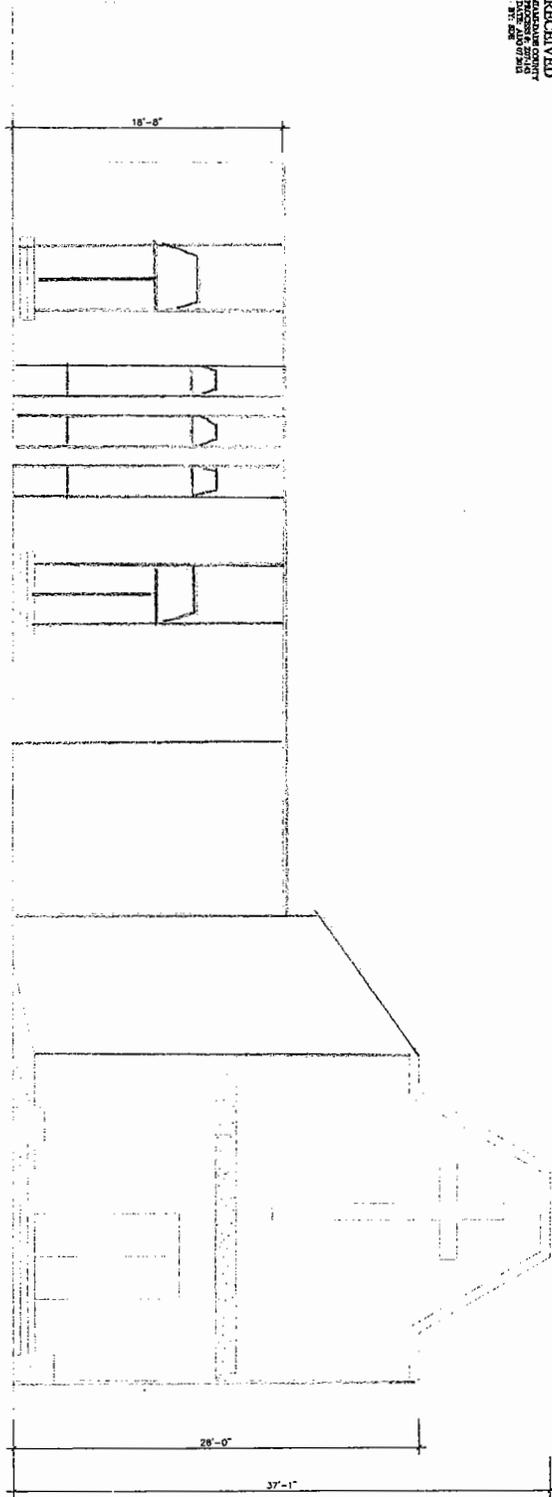
* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

FLOOR PLAN
1/4" = 1'



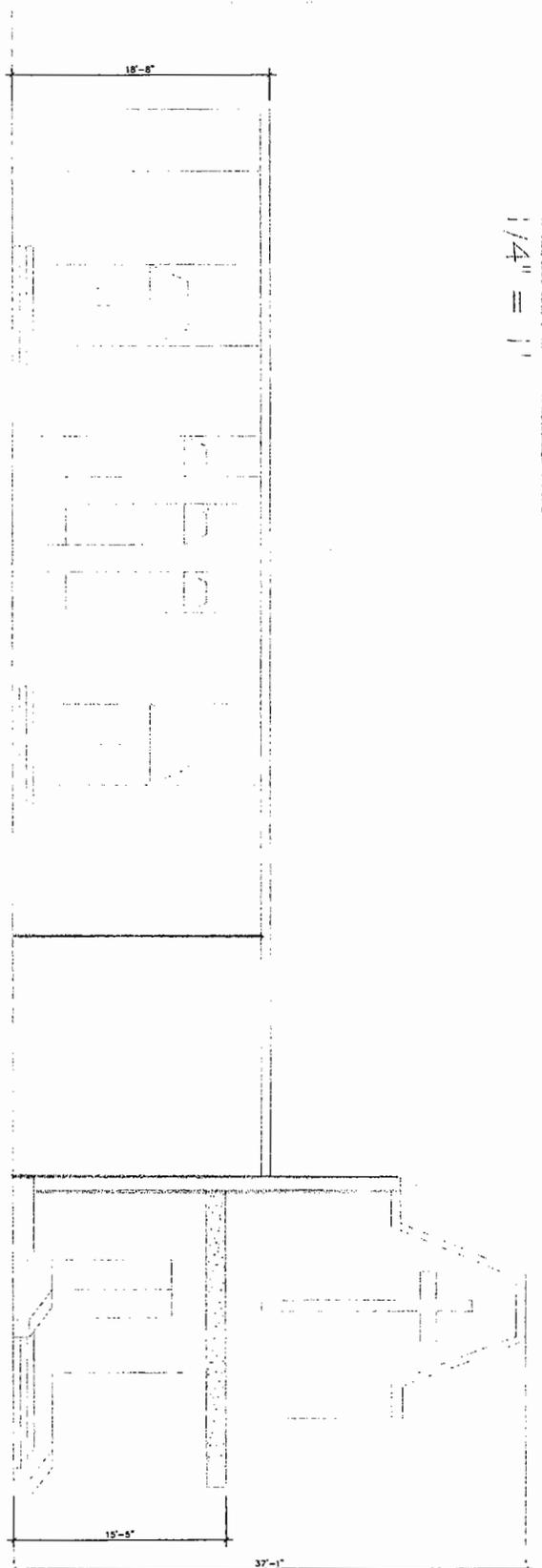
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2012-145
AUG 07 2012

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



NORTH ELEVATION

1/4" = 1'



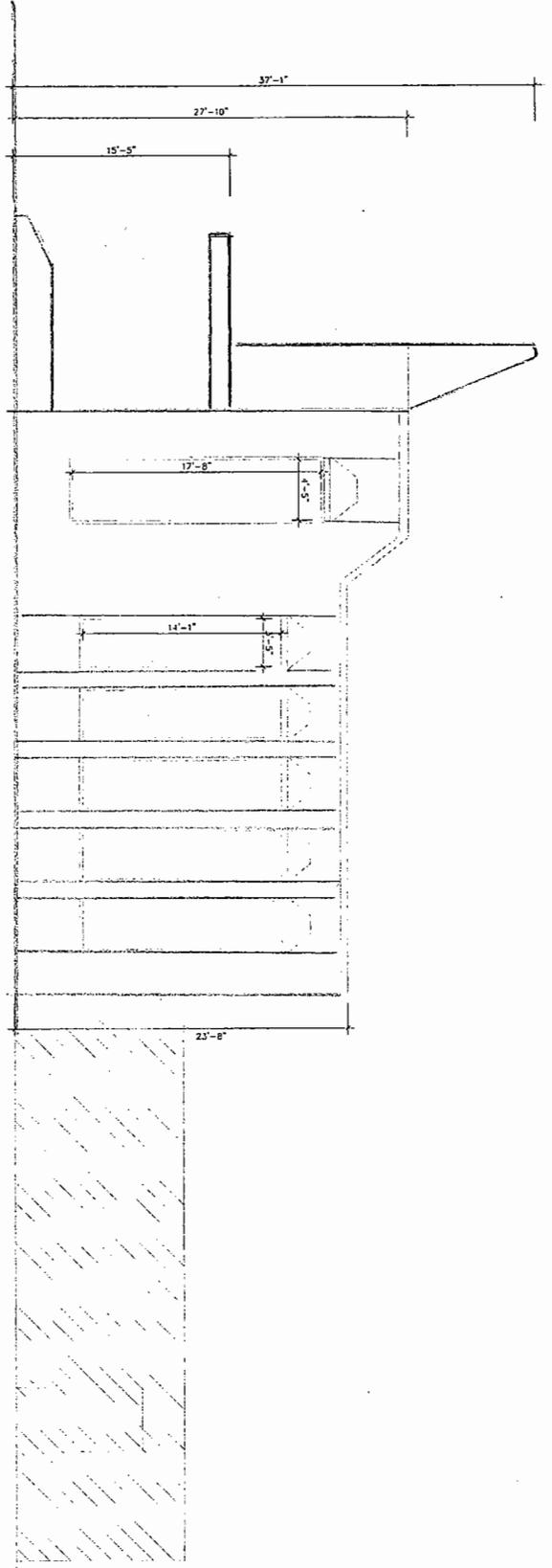
NORTH-EAST ELEVATION

1/4" = 1'

RECEIVED
AUG 07 2012

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

RECEIVED
AUG 07 2012

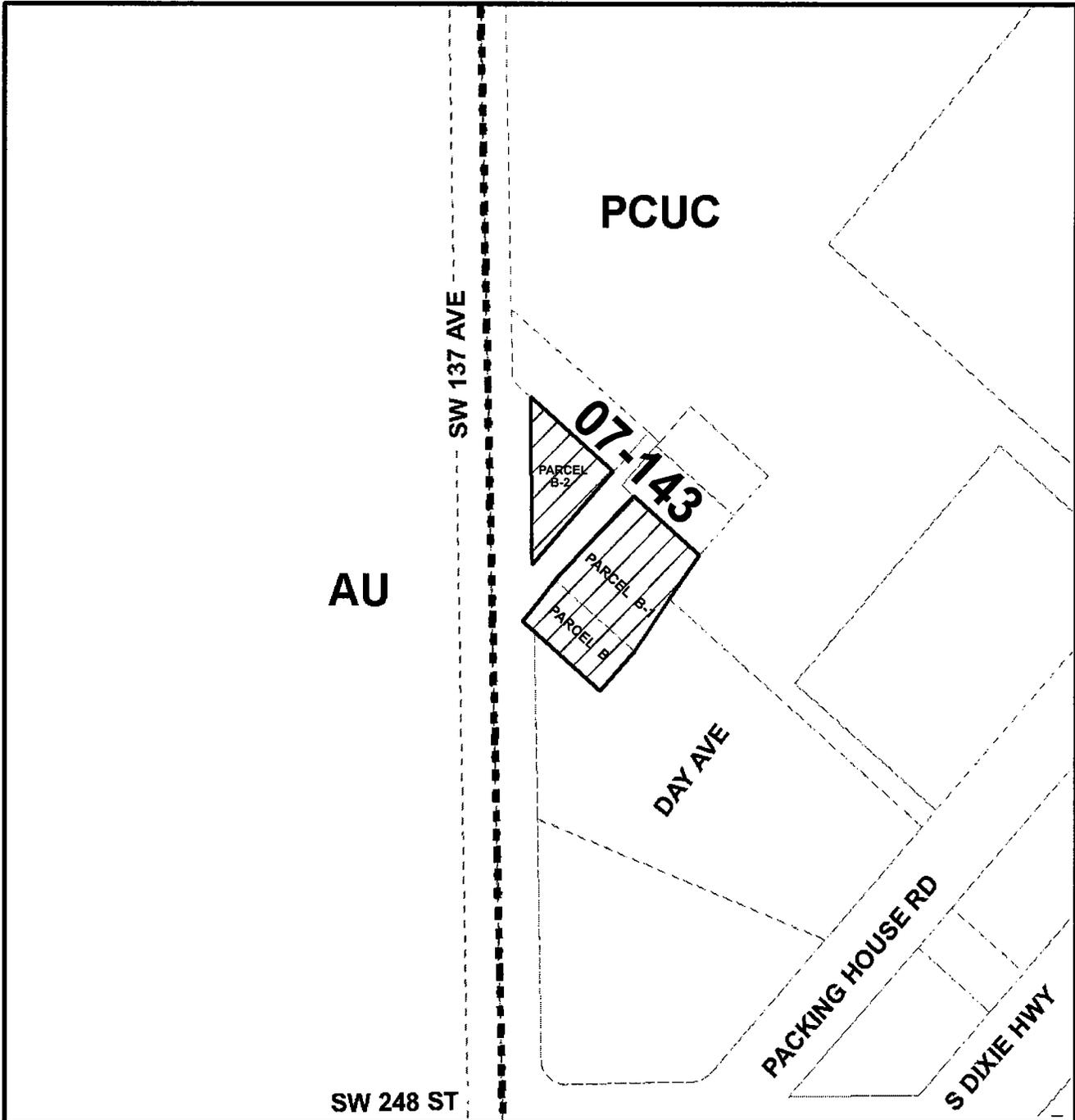


WEST ELEVATION
 1/4" = 1'

RECEIVED
 AUG 07 2012

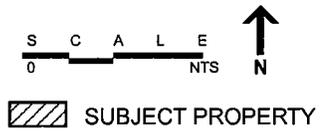
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AV

RECEIVED
 AUG 07 2012



**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 23 Township: 56 Range: 39
 Process Number: 07-143
 Applicant: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH
 Zoning Board: C14
 District Number: 08
 Cadastral: N'NAGBE
 Scale: NTS**



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 23 Township: 56 Range: 39

Process Number: 07-143

Applicant: FIRST GRACE & TRUTH PENTECOSTAL HOLINESS CHURCH

Zoning Board: C14

District Number: 08

Cadastral: N'NAGBE

Scale: NTS



SUBJECT PROPERTY



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z12-094 (13-04-CZ14-2)

April 10, 2013

Item No. 2

Recommendation Summary	
Commission District	8
Applicants	Ann Jordan
Summary of Requests	The applicant is seeking to allow an existing fountain in front of the main residence setback less than permitted.
Location	30955 SW 207 Avenue, Miami-Dade County, Florida
Property Size	5.14-acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Agriculture (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

REQUEST:

NON-USE VARIANCE to permit a decorative fountain in front of the main residence (not permitted) and setback 27.88' (75' required) from the front (west) property line.

A boundary survey is on file and may be examined in the Department of Regulatory and Economic prepared by D' Avila & Associates Service, Inc., dated stamped received 1/4/13 and consisting of 1 sheet.

PROJECT DESCRIPTION: Existing approximately 3,130 sq. ft. single-family residence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence	Agriculture
North	AU; row crops	Agriculture
South	AU; row crops	Agriculture
East	AU; row crops	Agriculture
West	AU; row crops	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single-family residence located at 30955 SW 207 Avenue. Agricultural uses characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

Approval of this application will permit an existing fountain in front of the main residence and setback less than required. Staff notes that the existing fountain is a decorative feature for the applicant to enjoy; however the existing fountain encroaches into the required front setback area and may have a visual impact on the adjacent right-of-way.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Agriculture** on the Adopted 2015-2025 Land Use Plan (LUP) map. The interpretative text of the Comprehensive Development Master Plan (CDMP) indicates that the area designated as "*Agriculture*" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved. Staff notes that approval will not change the existing farm residence use. As such, approval of the application with conditions is **consistent** with the interpretative text for Agriculture and the Agriculture CDMP LUP map designation.

ZONING ANALYSIS:

When the applicant's request to permit a fountain in front of the main residence and setback less than required is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion the approval of the request with conditions would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that the existing single-family residence was approved pursuant to Resolution No. 4-ZAB-230-88 to setback 40', where 50' is required from the front property line. Staff opines that the existing fountain located in the front setback area is a decorative feature that enhances the visual appeal of the property. The subject property is located along SW 207 Avenue which is currently unpaved and not highly traveled. Staff notes that the surrounding area is rural in character and that the property is surrounded by row crops. Although, staff did not find similar approvals for accessory structures encroaching into the front setback area, staff opines that the existing 47.12' encroachment into the front (west) setback area does not have a negative visual impact on the surrounding area. Further, staff notes that the required 75' setback for accessory structures anticipates that the structure will be located in the rear of the main residence on the property. Staff notes that SW 207 Avenue is currently unpaved and not highly traveled. **As such, staff recommends approval with conditions of this application under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

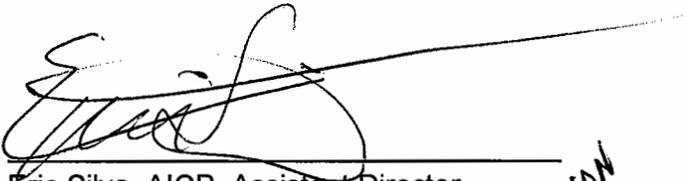
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey" prepared by D' Avila & Associates Service, Inc., dated stamped received 1/4/13 and consisting of 1 sheet. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:CH:AN



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

NDN

ZONING RECOMMENDATION ADDENDUM

Ann Jordan

Z12-094

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

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

<p>Agriculture (Pg. I-58)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

13-4-CZ14-2 (12-094)
Area 14/District 08
Hearing Date: 04/10/13

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1988	Clinton & Dora McVicker	- Non-Use Variance of Setback Requirements.	ZAB	Approved with Condition(s)

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

Memorandum 

Date: August 9, 2012

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

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

Subject: #Z2012000094
Ann Jordan
30955 SW 207th Avenue
Non Use Variance to Permit a Fountain for a Single Family
Residence Setback Less Than Required from Property Lines
(AU) (4.8 Acres)
10-57-38

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

PH# Z2012000094
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ANN JORDAN

This Department has no objections to this application.

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.

A handwritten signature in black ink, appearing to read "Raul", with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

03-AUG-12

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW # Z12-094

Ann Jordan

Application: *Ann Jordan* is requesting a non-use variance to allow for a fountain on the property, which is zoned in an Agricultural (AU) area.

Size: The subject property is approximately 4.55 acres.

Location: The subject property is located at 30955 S.W. 207th Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

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

3. Recycling

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

Memorandum



Date: August 31, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

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

Subject: Z2012000094: ANN JORDAN

Application Name: ANN JORDAN

Project Location: The site is located at 30955 SW 207 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a non-use variance to permit a fountain in the front yard.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 31-JUL-12
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2012000094

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2012000094
 located at 3095 SW 207 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2587 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 8:02 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 16 - Homestead - 325 NW 2 Street
 Rescue, ALS Engine, Rescue (Station 72)

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 DEPARTMENT

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

ANN JORDAN

30955 SW 207 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000094

HEARING NUMBER

HISTORY:

NC OPEN: CASE #201201000698, WAS OPENED FEBRUARY 7, 2012, FOR FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1 [DECORATIVE GARDEN-TYPE FOUNTAIN]. A WARNING LETTER WAS ISSUED THE SAME DAY. CITATION #T026520, WAS ISSUED ON MARCH 26, 2012 FOR NON-COMPLIANCE. FURTHER ENFORCEMENT IS PENDING THE RESULTS OF THE REQUESTED PUBLIC HEARING.

NC CLOSED: THERE ARE NO CURRENT CLOSED CASES.

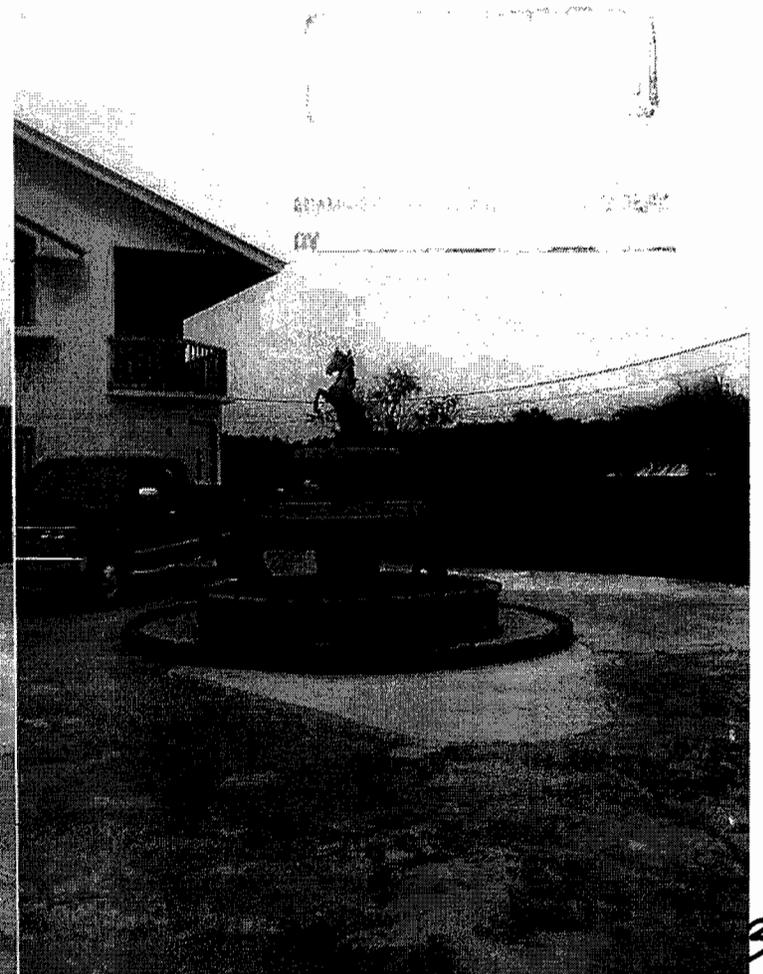
BLDG OPEN:
CASE #20120150750-B, WAS OPENED ON FEBRUARY 10, 2012. A NOTICE OF VIOLATION WAS ISSUED FOR FAILURE TO OBTAIN THE REQUIRED PERMIT(S) PRIOR TO COMMENCING WORK ON A DETACHED ADDITION, A ROOF IN THE REAR OF THE PROPERTY, A NEW METAL ROOF, WINDOWS, ELECTRICAL WORK, PLUMBING, AND MECHANICAL WORK. THE PROPERTY OWNER PAID THE ENFORCEMENT FEE AND HAS AN EXTENSION ON FILE UNTIL MARCH 24, 2013. THE CASE REMAINS OPEN.

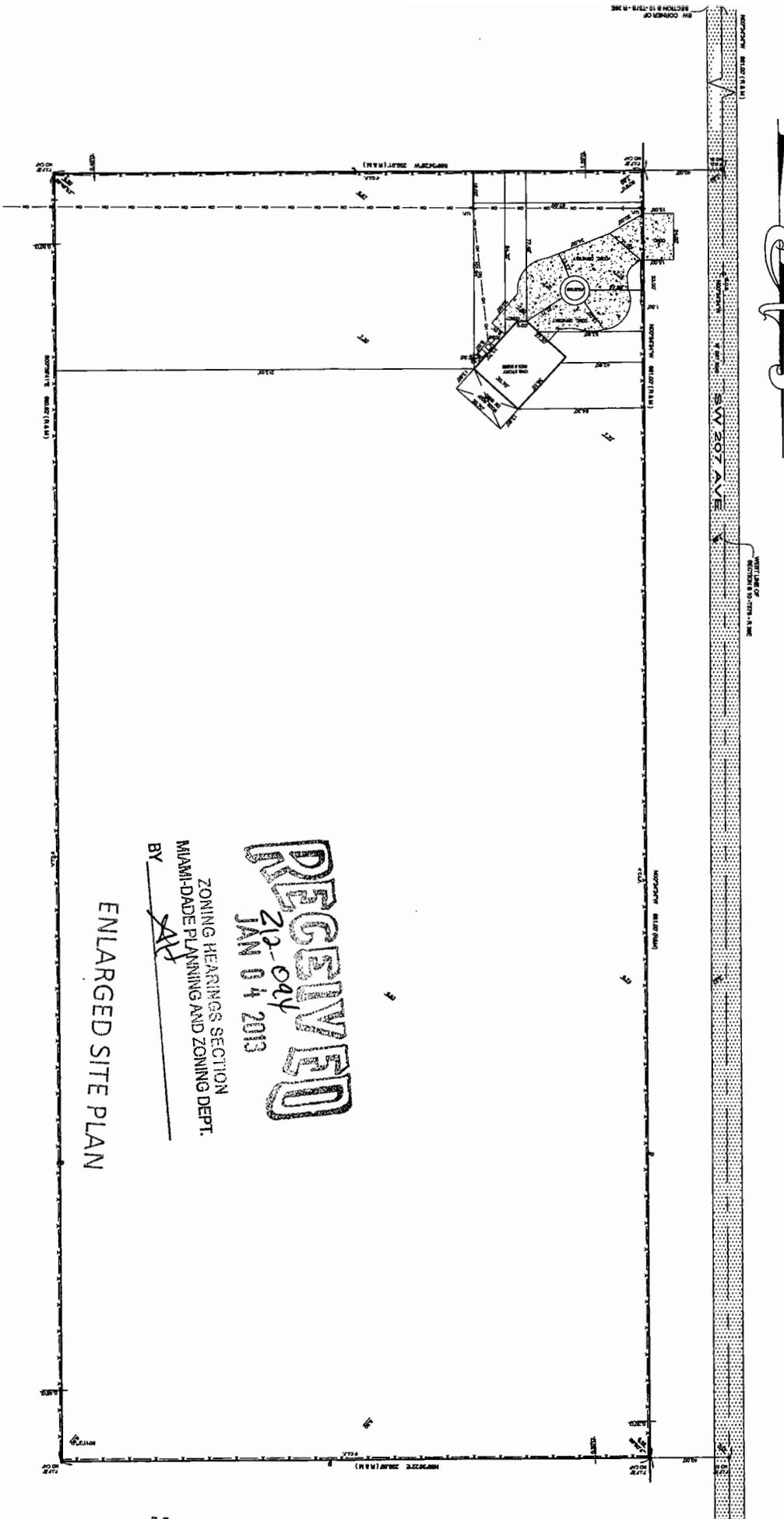
BLDG CLOSED: THERE ARE NO CURRENT CLOSED CASES.

ANN JORDAN

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

UNKNOWN

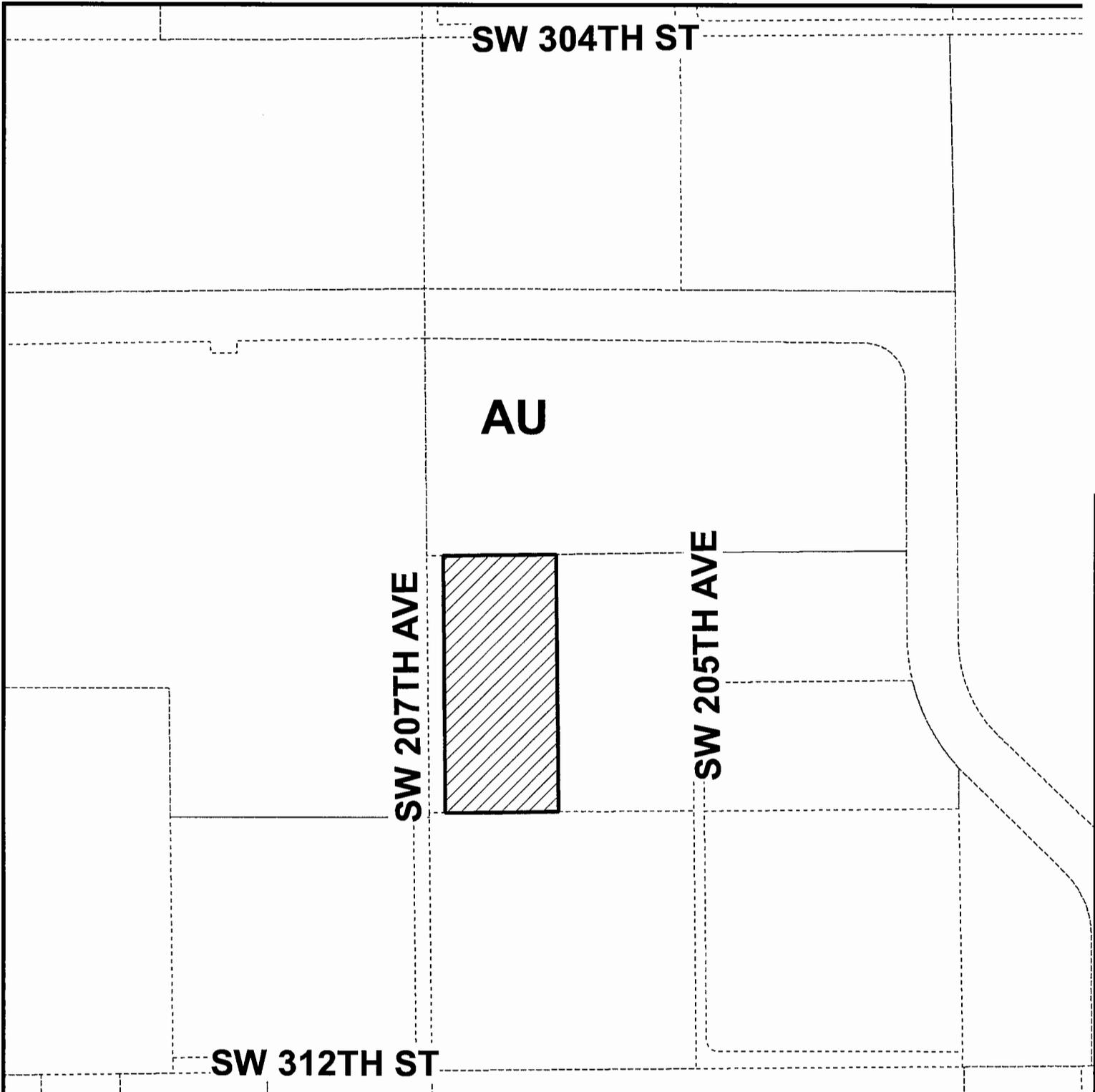




RECEIVED
 2/2-04
 JAN 04 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AP

ENLARGED SITE PLAN

RECEIVED
 2/2-04
 JAN 04
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AP



**MIAMI-DADE COUNTY
HEARING MAP**

**Process Number
Z2012000094**



**Section: 10 Township: 57 Range: 38
Applicant: ANN JORDAN
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS**

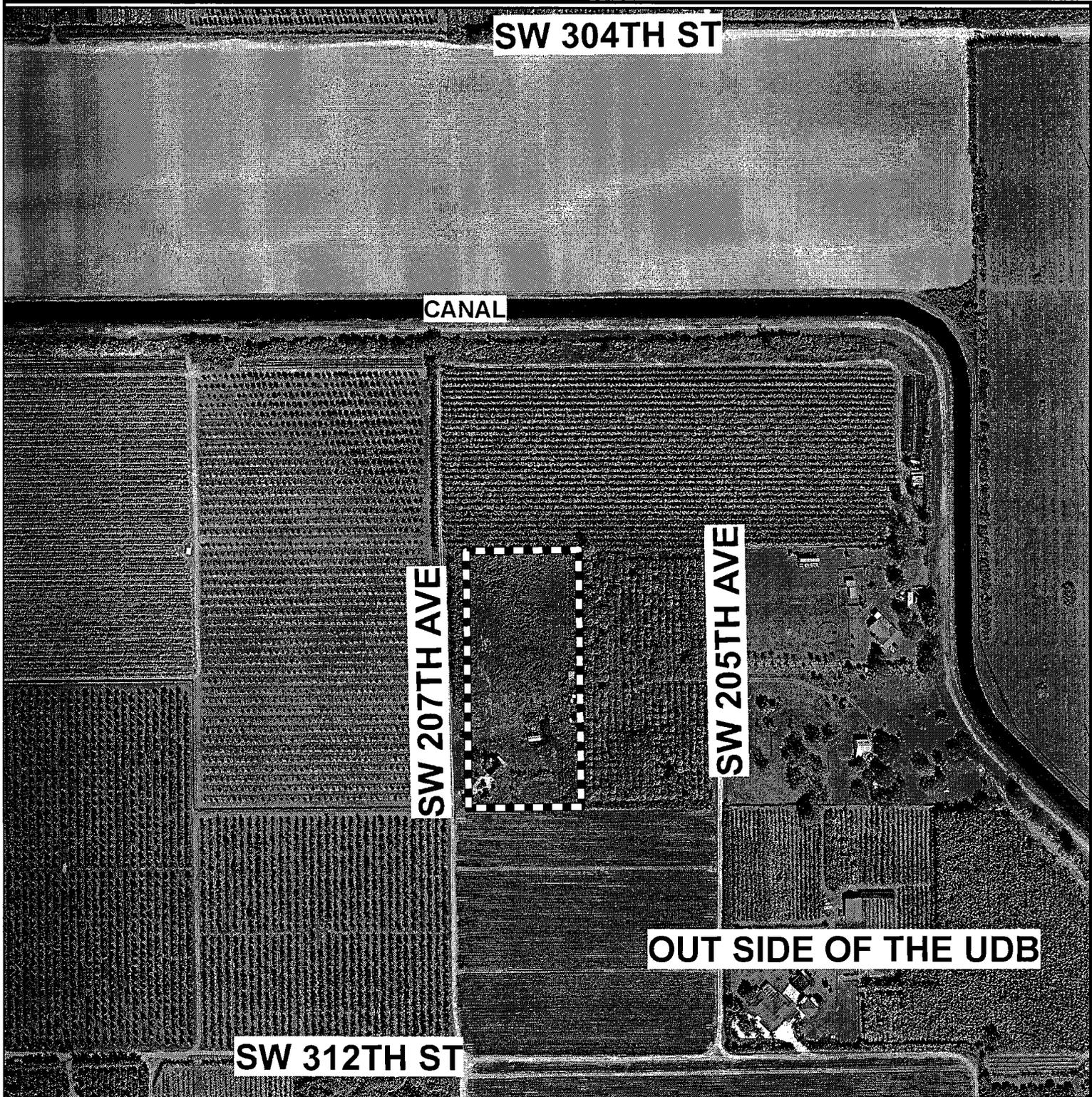
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, August 13, 2012

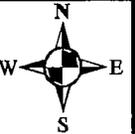
REVISION	DATE	BY
		16



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2012000094



Section: 10 Township: 57 Range: 38
 Applicant: ANN JORDAN
 Zoning Board: C14
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

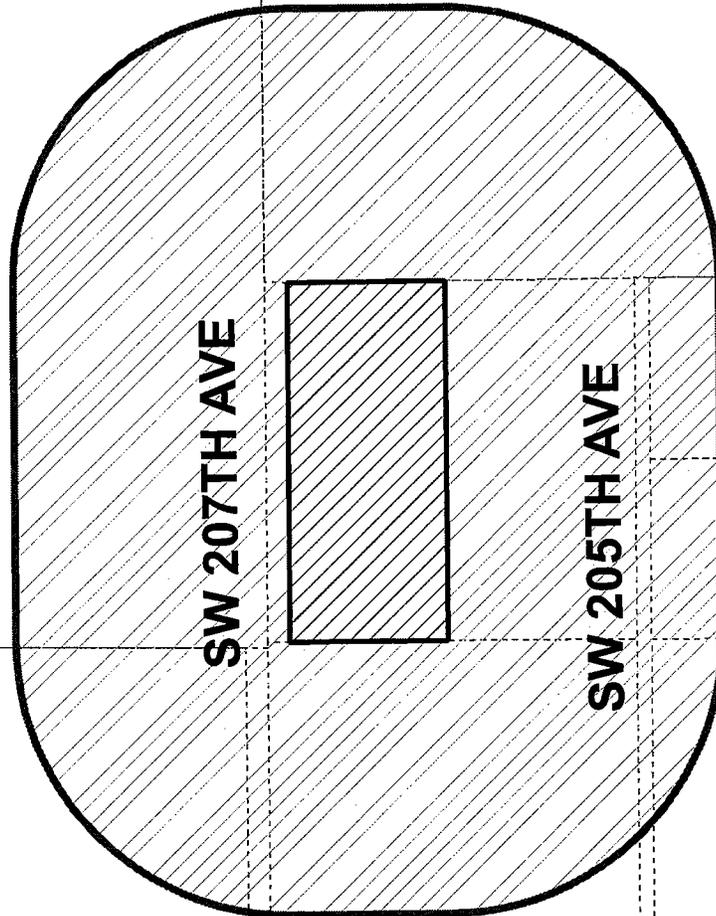
 Subject Property



SKETCH CREATED ON: Monday, August 13, 2012

REVISION	DATE	BY
		17

SW 304TH ST



SW 207TH AVE

SW 205TH AVE

SW 312TH ST

MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2012000094

RADIUS: 500



Section: 10 Township: 57 Range: 38
 Applicant: ANN JORDAN
 Zoning Board: C14
 Commission District: 8
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Monday, August 13, 2012

REVISION	DATE	BY
		18

SW 304TH ST

WATER

AGRICULTURE

SW 207TH AVE

SW 205TH AVE



OUT SIDE OF THE UDB

SW 312TH ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000094



Section: 10 Township: 57 Range: 38
Applicant: ANN JORDAN
Zoning Board: C14
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, August 13, 2012

REVISION	DATE	BY

**Miami-Dade County Regulatory and Economic Resources
Staff Report to Community Council No. 14**

PH: Z13-001 (13-4-CZ14-3)

April 10, 2013

Item No. 3

Recommendation Summary	
Commission District	9
Applicant	Capital Telecom, LLC
Summary of Request	The applicant is seeking to permit a 150' high wireless supported facility.
Location	19400 SW 106 Avenue, Miami-Dade County, Florida.
Property Size	11.50-acre
Existing Zoning	IU-1, Light Industrial Manufacturing District
Existing Land Use	Retail store
2015-2025 CDMP Land Use Designation	Industrial and Office and Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3)(a), Unusual Uses For Wireless Supported Service Facilities <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

UNUSUAL USE to permit a 150' high Wireless Supported Service Facility and ancillary equipment.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Cutler Bay, as prepared by James T. Fennell with sheet L-2 dated stamped received 02/02/13 and the remaining 7 sheets dated stamped received 01/07/13 for a total of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts a proposed 150' high monopole antenna and ancillary equipment on the parcel that already contains an existing 123,000 sq. ft. retail store.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; home improvement store	Business and Office/Industrial and Office
North	IU-1; warehouse, retail stores	Industrial and Office
South	GU; Miami-Dade Busway	Transportation
East	GU; Miami-Dade Busway IU-1; storage building	Transportation Industrial and Office
West	GU; Turnpike Extension	Transportation

NEIGHBORHOOD COMPATIBILITY:

The subject property is an 11.5-acre tract containing an existing industrial retail use that abuts other industrial and commercial uses to the north and east. Additionally, the subject parcel abuts the elevated Turnpike Extension expressway to the west and the Miami-Dade Transit Busway located to the east. The lease area on which the facility is proposed, is located at the southernmost point of the triangular shaped parcel where the Turnpike extension crosses over the Busway and South Dixie Highway that runs parallel to and east of the Busway.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional wireless coverage in this area of the County. However, approval of the 150' high antenna structure could have a visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant is requesting approval to add a 150' high wireless supported facility to the existing retail use located on the subject property. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates southern approximately 507' of the subject property is designated **Business and Office**. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations.* Staff notes that the submitted site plans depict the proposed wireless supported facility on this portion of the subject property.

Policy LU-4A of the Land Use Element interpretative text requires the County to among other things, consider height, bulk, scale of architectural elements, landscaping and buffering as applicable when evaluating compatibility among proximate land uses. Staff opines that the location of the proposed 150' high wireless supported facility and ancillary structures at the southernmost point of the triangular shaped, 11.50 acre subject property, abutting the elevated Turnpike Extension, will not create a negative visual impact on the surrounding area. As such, staff opines that the proposed facility will be **compatible** with the area based on the criteria outlined in Policy LU-4A.

The remaining northern, approximately 704' of the subject property is designated for **Industrial and Office** use on the CDMP Land Use Plan (LUP) map. The CDMP Land Use Element interpretative text under the Industrial and Office land use category allows *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers and similar uses. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers is also allowed*

Therefore, staff opines that approval with conditions of the proposed wireless tower use would be **compatible** with the area based on the criteria outlined in the CDMP Land Use Element,

Policy LU-4A and **consistent** with the CDMP Land Use Element interpretative text and the CDMP Industrial and Office and Business and Office designation on the LUP map.

ZONING ANALYSIS:

When the application, to permit a wireless supported service facility designed as a 150' high telecommunications tower and ancillary facilities is analyzed under Section 33-311(A)(3)(a), (Unusual Uses for Wireless Supported Service Facilities), staff opines that approval of the request would be **compatible** with the surrounding area. Staff opines that based on the memoranda submitted by the Departments concerned with reviewing this application, approval with conditions of this application will not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance. Further, said memoranda indicate that the application meets the level of service standards for an initial development order. In addition, for the reasons stated below, staff opines that approval with conditions of the request would be compatible with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned.

The proposed facility will be located on a 2,625 sq. ft. leased area of the 11.5-acre tract. This parcel is located at the southern point of the triangular shaped parcel that abuts the elevated Turnpike Extension located to the west, and the Miami-Dade Transit Busway located to the east. To the south of the parcel, the Turnpike expressway overlaps the Busway and South Dixie Highway. Staff notes that the proposed 150' high wireless facility would be taller than any structure in the immediate surrounding area. Staff's inspection of the site and the review of aerial photographs of the site and the surrounding area from the County's Geographical Information Systems (GIS) indicated that there were multiple utility poles along the elevated expressway, South Dixie Highway and the Busway within the vicinity of the site. Therefore, staff opines that the approval of the 150' high wireless tower will not have a significant visual impact on the surrounding area.

Further, staff notes that although the tower will be visible from the upper floors of the multi-story apartment buildings that are located to the west of the Turnpike Extension, said buildings are located approximately 450' from the lease area and are separated from the lease area by the elevated Turnpike Extension. In addition, the proposed facility is located more than 700' northwest of the closest single-family residences that are located in the City of Cutler Bay, to the east of the Busway and South Dixie Highway which abut the subject property. As such, staff opines that the 150' high tower will not have a negative visual impact on the multi-family residences located to the west or the single-family residences located to the east. Further, the submitted plans indicate that the leased area will be surrounded by an 8' high wood fence. Staff's review of aerial photographs of the area in the County's GIS also indicate a continuous row of trees along the Busway that abuts the subject property and staff notes that additional plans submitted by the applicant indicate additional trees along the property line abutting the leased area. As such, staff opines that due to the existing and proposed foliage around the leased area, the ancillary facilities at the base of the tower will be visually buffered from the passersby along the abutting Busway and South Dixie Highway that are located immediately to the east of the Busway.

The applicants have indicated in their letter of intent that the purpose of the application is to address reliable **wireless coverage and capacity** in this area. *Section 33-311(A)(3)(a)(i)* of the Code requires the applicant *to demonstrate that the proposed tower will cure signal interference*

problems, or the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility. The applicant has provided staff with coverage maps that indicate existing coverage in the area of the proposed site as well as the projected coverage of the proposed facility. Said maps indicate the areas of marginal or poor in-building coverage which the applicants' letter of intent indicates will be improved by the proposed telecommunication facility. As such, staff opines that the applicant has provided the necessary documentation to demonstrate *the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed wireless supported service facility.* In summary, the applicant's Letter of Intent attested that the application meets all applicable Code requirements based on the aforementioned and the supporting documentation. Further, the County's Information Technology Department (ITD) has reviewed the documents submitted and confirmed that they meet the technical standards to continue the process of permitting the site.

As such, staff opines that approval of the applicant's request for an unusual use to permit a 150' high telecommunications tower and ancillary equipment would not be visually intrusive and would be **compatible** with the surrounding industrial, commercial and residential uses. Therefore, **staff recommends approval with conditions of the application under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site through the parking lot for the Home Depot store from SW 106 Avenue to the proposed facility for service vehicles.

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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Cutler Bay, as prepared by James T. Fennell with sheet L-2 dated stamped received 02/02/13 and the remaining 7 sheets dated stamped received 01/07/13 for a total of 8 sheets.
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 wireless supported service facility 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 the wireless supported service facility comply with all FAA and FCC lighting requirements.

ES:MW:NN:AN:CH



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

NDW

ZONING RECOMMENDATION ADDENDUM

Capital Telecom, LLC

PH: Z13-001

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

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

<p>Industrial and Office (Pg. 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 telecommunication facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Free-standing retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections.</i></p>
<p>Business and Office (Page I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>

ZONING RECOMMENDATION ADDENDUM

Capital Telecom, LLC
PH: Z13-001

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3)(a) Unusual uses for Wireless Supported Facilities</p>	<p>Hear application for and grant or deny unusual uses for Wireless Supported Service Facilities, which by the regulations are only permitted upon approval after public hearing; provided the applied for use, 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 use in relation to the present and future development of the area concerned and the compatibility of the applied for use with such area and its development, provided that:</p> <ul style="list-style-type: none">i. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:<ul style="list-style-type: none">a. signal interference problems; orb. the applicant's lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facilityii. The applicant shall provide information to permit independent verification of factual data relied upon by the applicant to establish 3(a)(i) above, including, but not limited to the following:<ul style="list-style-type: none">a. the purpose for the proposed Wireless Supported Service Facility; andb. the following technical data for the proposed Wireless Supported Service Facility and for each existing, authorized, pending and proposed adjacent facility:<ul style="list-style-type: none">i. site name or other reference;ii. facility latitude and longitude;iii. site elevation;iv. for each antenna at each of the included facilities:<ul style="list-style-type: none">1. height of antenna radiation center;2. antenna type and manufacturer;3. maximum effective radiated output power, including the maximum total power radiated from all channels;4. azimuth of main antenna lobe; and5. beam tilt and null-fill of each antenna.c. a complete up- and down-link power budget for the proposed Wireless Supported Service Facility, including any differences that may exist with the power budgets of the adjacent facilities, to ensure that all of the gain and loss factors used by the applicant are included in a verification analysis.d. complete descriptions of methodology, formulas, data presented in appropriate parameter data units (e.g., Erlangs, Watts, dBm, ft.), existing traffic studies and
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ZONING RECOMMENDATION ADDENDUM

Capital Telecom, LLC

PH: Z13-001

	<p><i>trend analyses if the proposed facility is intended to cure a lack of capacity, and any other information necessary for an independent engineer to verify statements concerning signal interference or lack of capacity or coverage; and</i></p> <p><i>e. identification of any equipment that differs from industry standards.</i></p> <p><i>iii. that the applicant shall reimburse the department for fees charged to the department for independent verification of factual data relied upon by the applicant, as required pursuant to paragraph 3 a ii above.</i></p>
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3. CAPITAL TELECOM, LLC
(Applicant)

13-4-CZ14-3 (13-001)
Area 14/District 09
Hearing Date: 04/10/13

Property Owner (if different from applicant) **Home Depot USA, Inc.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1957	Dworman Associates	- Zone change from RU-2, BU-2 to IU-1.	BCC	Approved with Condition(s)
1993	Home Depot U.S.A., Inc.	- Non-Use Variance of Signs.	ZAB	Approved with Condition(s)

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

Memorandum

Date: February 12, 2013

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

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

Subject: C-14 #Z2013000001
Home Depot USA, Inc.
19400 SW 106th Avenue, 33157
Unusual Use to Permit a Wireless Supported Services Facility
(IU-1) (15.35 Acres)
06-56-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Flood Protection

The application site does not lie within a Special Flood Hazard Zone as per determined by the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 7.00 ft NGVD. The proposed concrete slab for the emergency generator for the wireless supported service facility proposed in the zoning request for a variance of set backs, must be 4 inches above the highest crown of road and County Flood Criteria. For more information please contact the Floodplain Program at (786)-315-2800.

Stormwater Management

Be advised that the proposed wireless monopole cannot interfere with the existing stormwater management system.

Wetlands

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

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

Tree Preservation

The proposed use to permit a wireless supported service facility will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 7, 2013
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: José A. Ramos, R.A., Director, Aviation Planning Division
Aviation Department
Subject: Capital Telecom, LLC (PH: 13-001)
MDAD DN-13-01-1099

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for an unusual use to permit a 159' AMSL cell tower (monopole) located at 19400 SW 106 Avenue in Miami-Dade County, Florida.

Based upon the information provided, MDAD determined that a monopole at this location at an elevation of 159' AMSL conforms to the Code of Miami-Dade County, Chapter 33, Airport Zoning. **However, an FAA Airspace Determination is required to coordinate frequency activation and verify that no interference is caused to FAA facilities prior to beginning any transmission from the site.**

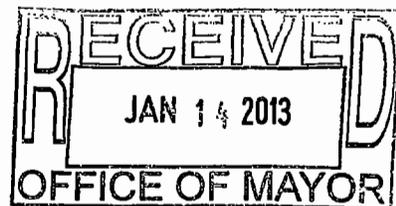
In addition, any cranes for this project at this location reaching or exceeding 200 feet AMSL (Above Mean Sea Level) must be filed with the Federal Aviation Administration (FAA) using Form 7460-1 'Notice of Proposed Construction Alteration for Determination of Known Hazards'. The form is available through this office or through the FAA website: <https://oeaaa.faa.gov>. This form should be mailed to: Federal Aviation Administration, Air Traffic Airspace Branch - ASW-520, 2601 Meacham Blvd, Ft. Worth, TX 76137-0520. Alternatively, the applicant may "e-file" online at <https://oeaaa.faa.gov>.

The applicant may need to coordinate with Mr. Larry Ventura, the contact at Homestead Air Reserve Base. He may be reached at 305-224-7163 or at Lawrence.ventura@homestead.af.mil

This determination is based, in part, on the description provided to us by you, which includes specific building locations and heights. Any changes in structure location/layouts or heights will void this determination. Any future construction or alteration, including an increase to heights requires a separate notice to the FAA and MDAD.

Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

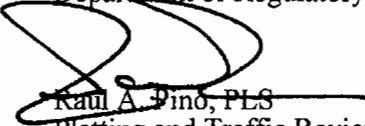


Memorandum



Date: February 26, 2013

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

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

Subject: Z2013000001
Name: Capital Telecom, LLC
Location: 19400 SW 106 Avenue
Section 06 Township 56 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract "B" of Plat Book 154, Page 73.

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.

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

#13-001

Capital Telecom, LLC update

Application: *Capital Telecom Acquisitions, LLC* is revising the request for an Unusual Use to a Special Exemption to permit a 150' non camouflaged wireless supported services facility, otherwise known as a 'monopole', on a property currently zoned in an Industrial District, light manufacturing (IU-1).

Size: The subject property is approximately 15.35 acres.

Location: The subject property is located at 19400 SW 106th Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

The Public Works and Waste Management Department (PWWM) maintains the response provided via memo dated October 29, 2012, as the supplemental information provided in the application does not affect the waste management service provided. The placement of a wireless supported services facility, or 'monopole' within an Industrial District will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

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

3. Recycling: Commercial Establishments

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

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: January 29, 2013

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

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

Subject: Z2013000001: CAPITAL TELECOM, LLC

Application Name: CAPITAL TELECOM, LLC

Project Location: The site is located at 19400 SW 106 AVENUE, Miami-Dade County.
The request is for an unusual use to permit a non-camouflaged wireless monopole located in a Home Depot shopping center.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 07-FEB-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000001

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2013000001
 located at 19400 SW 106 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2205 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 7:03 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 50 - Perrine - 9798 Hibiscus Street
 Rescue

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 28-FEB-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CAPITAL TELECOM, LLC

19400 SW 106 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000001

HEARING NUMBER

HISTORY:

NC OPEN: THERE ARE NO CURRENT OPEN CASES

NC CLOSED: CASE #201201005112, WAS OPENED ON SEPTEMBER 25, 2012, FOR AN UNAUTHORIZED COLLECTION BIN. NO COLLECTION BIN WAS OBSERVED AT THE TIME OF THE INSPECTION. THE CASE IS CLOSED.

CASE #201201009296, WAS OPENED ON DECEMBER 6, 2012, FOR A PARKING LOT VIOLATION [TENT IN THE PARKING LOT]. THE TENT WAS REMOVED AND THE CASE WAS CLOSED.

BLDG OPEN: THERE ARE NO CURRENT CLOSED CASES

BLDG CLOSED: CASE #A2013000440-X, WAS OPENED ON NOVEMBER 11, 2012, FOR EXPIRED PERMIT #2011050481, A NOTICE OF VIOLATION WAS ISSUED THE SAME DAY. THE VIOLATION WAS CORRECTED AND THE CASE WAS CLOSED ON DECEMBER 7, 2012.

CAPITAL TELECOM, LLC

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

UNKNOWN



PROPOSED 150'
TOWER LOCATION

View 1

PROPERTY NORTH
CUTLER BAY, FL

CAPITAL TELECOM

Created By: Mike Murphy



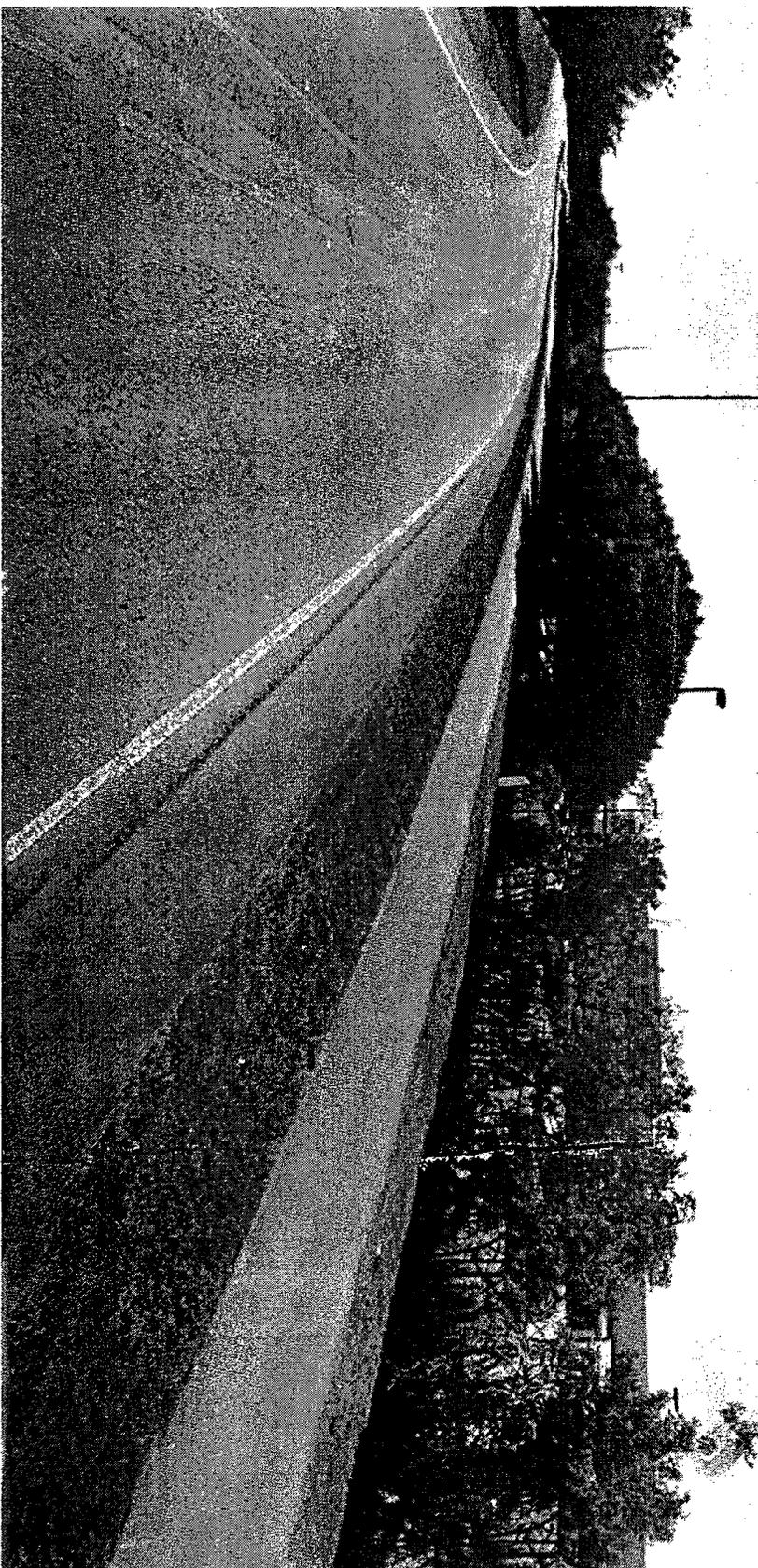
For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

PROPOSED 150'
TOWER LOCATION

RECEIVED
2/3/09
JAN 07 2013

ZONING HEARINGS SECTION
MUNICIPAL PLANNING AND ZONING DEPT.
BY: *X*

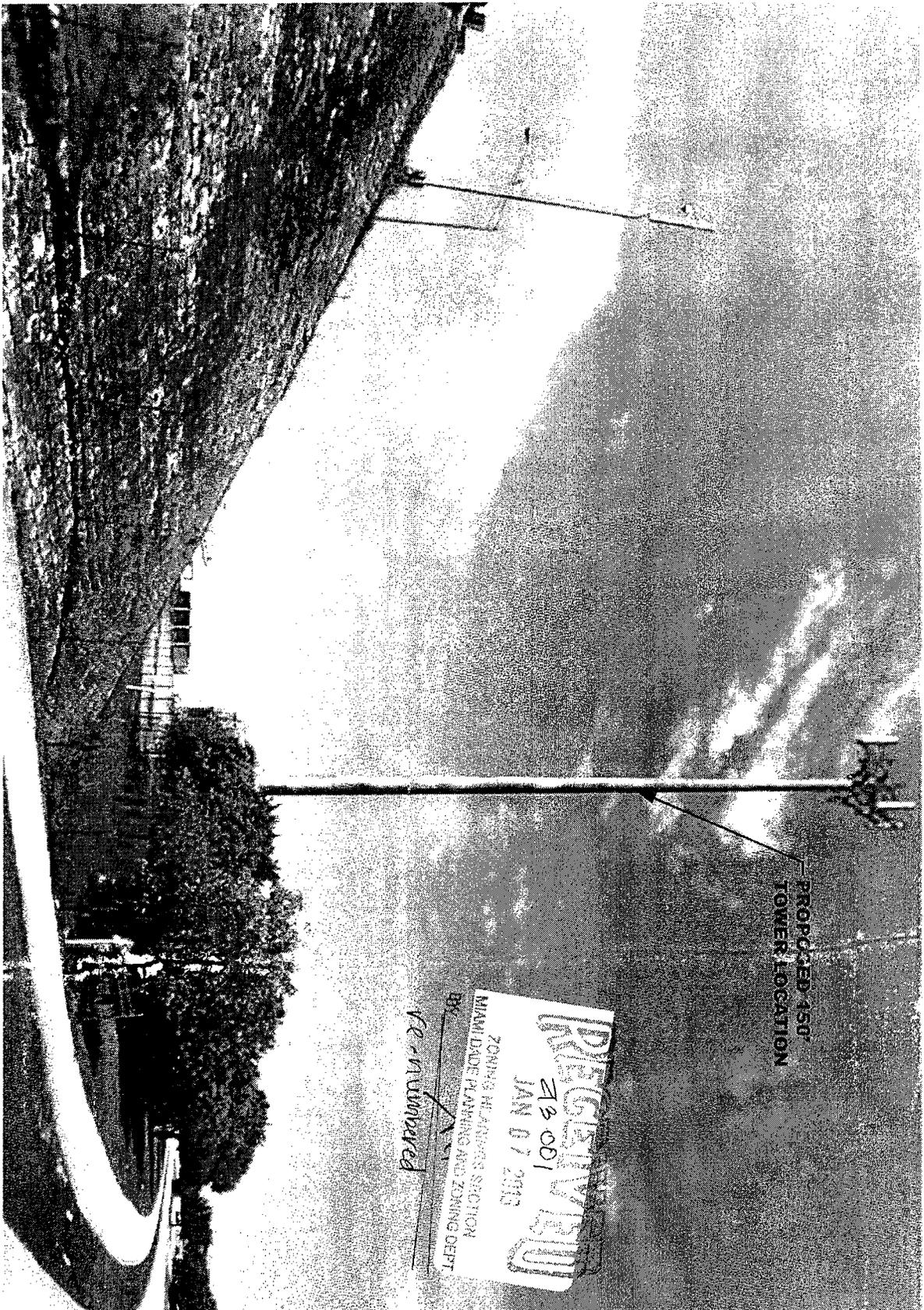
Ve-numbered



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

View 2
PROPERTY EAST
CUTLER BAY, FL
CAPITAL TELECOM

Created By: Mike Murphy
CALTRUP
Telecom



PROPOSED 150'
TOWER LOCATION

REGISTRATION
7/2 001
JAN 07 2015
ZONING HEARING SECTION
MIAMI DADE PLANNING AND ZONING DEPT
BY: *re-removed*

View 3

PROPERTY SOUTH
CUTLER BAY, FL

CAPITAL TELECOM

Created By: Mike Murphy



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.



PROPOSED 150'
TOWER LOCATION

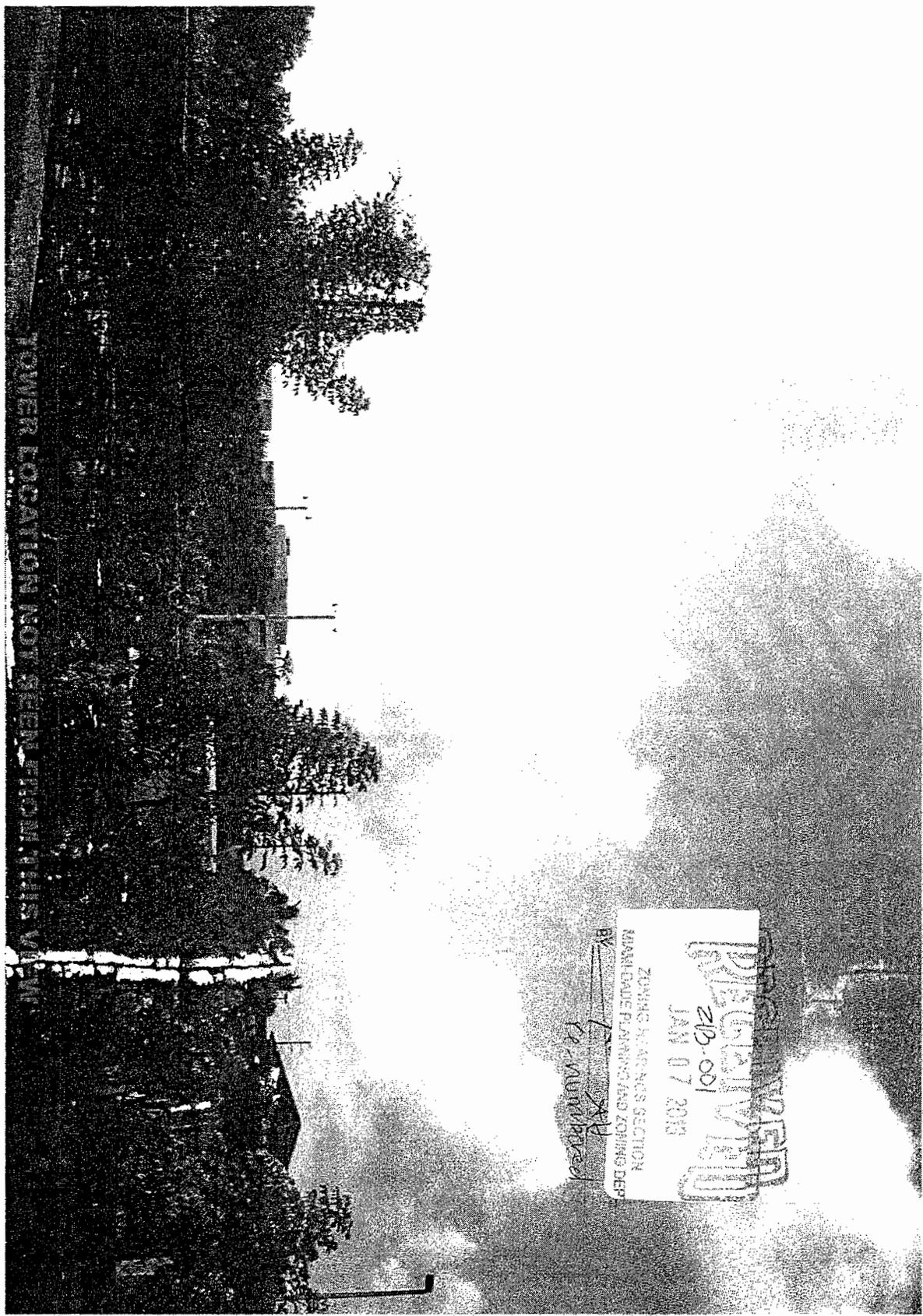
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2/3-001
JAN 07 2019
ZONING II DEPT. SECTION
MUNICIPAL PLANNING AND ZONING DEPT.
X 9
re-numbered

For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

View 4
PROPERTY WEST
CUTLER BAY, FL

CAPITAL TELECOM





TOWER LOCATION NOT SEEN FROM THIS VIEW

View 5

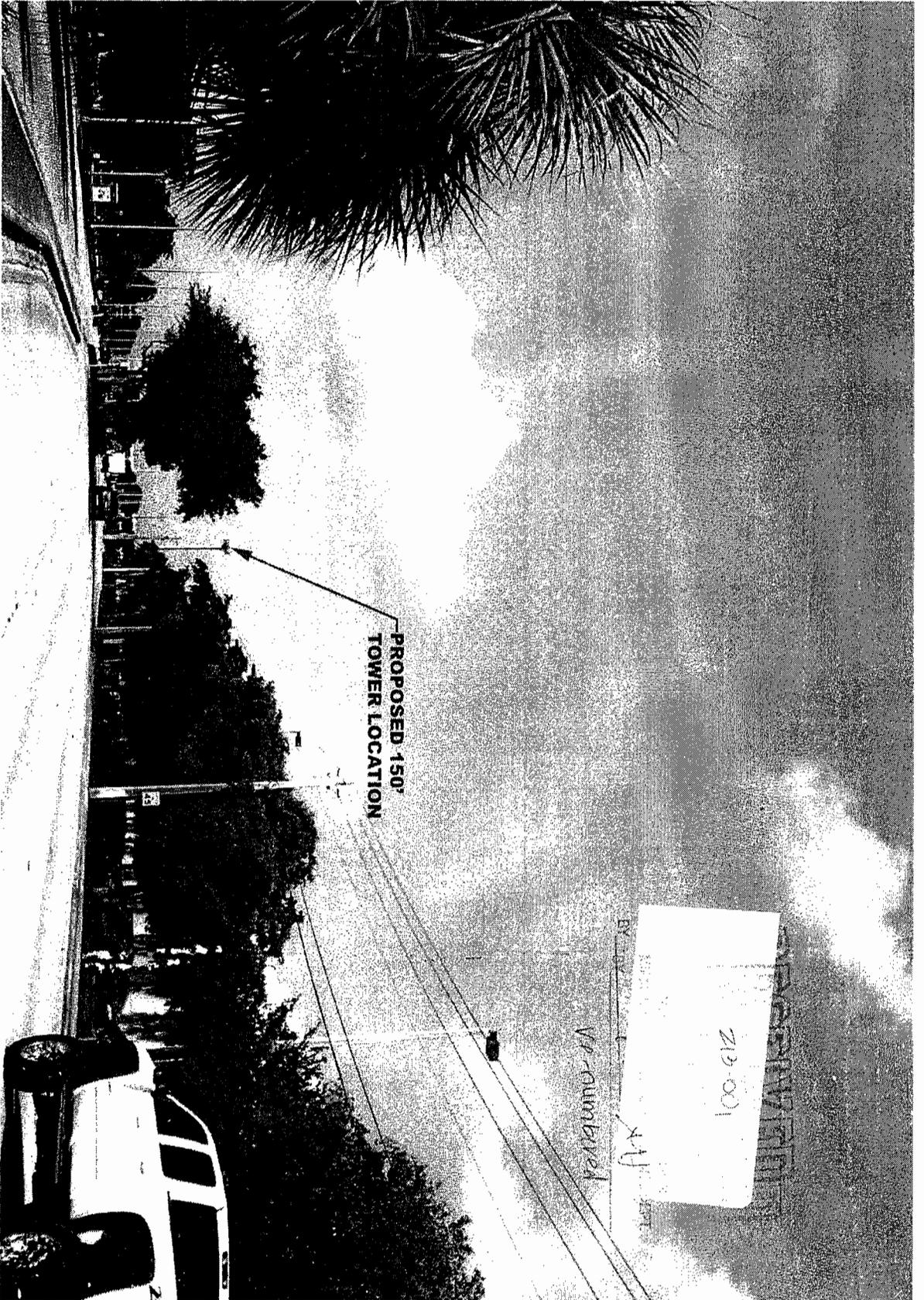
RESIDENTIAL NORTH
CUTLER BAY, FL

CAPITAL TELECOM

Created By: Mike Murphy



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.



**PROPOSED 150'
TOWER LOCATION**

**View 6
RESIDENTIAL EAST
CUTLER BAY, FL**

CAPITAL TELECOM

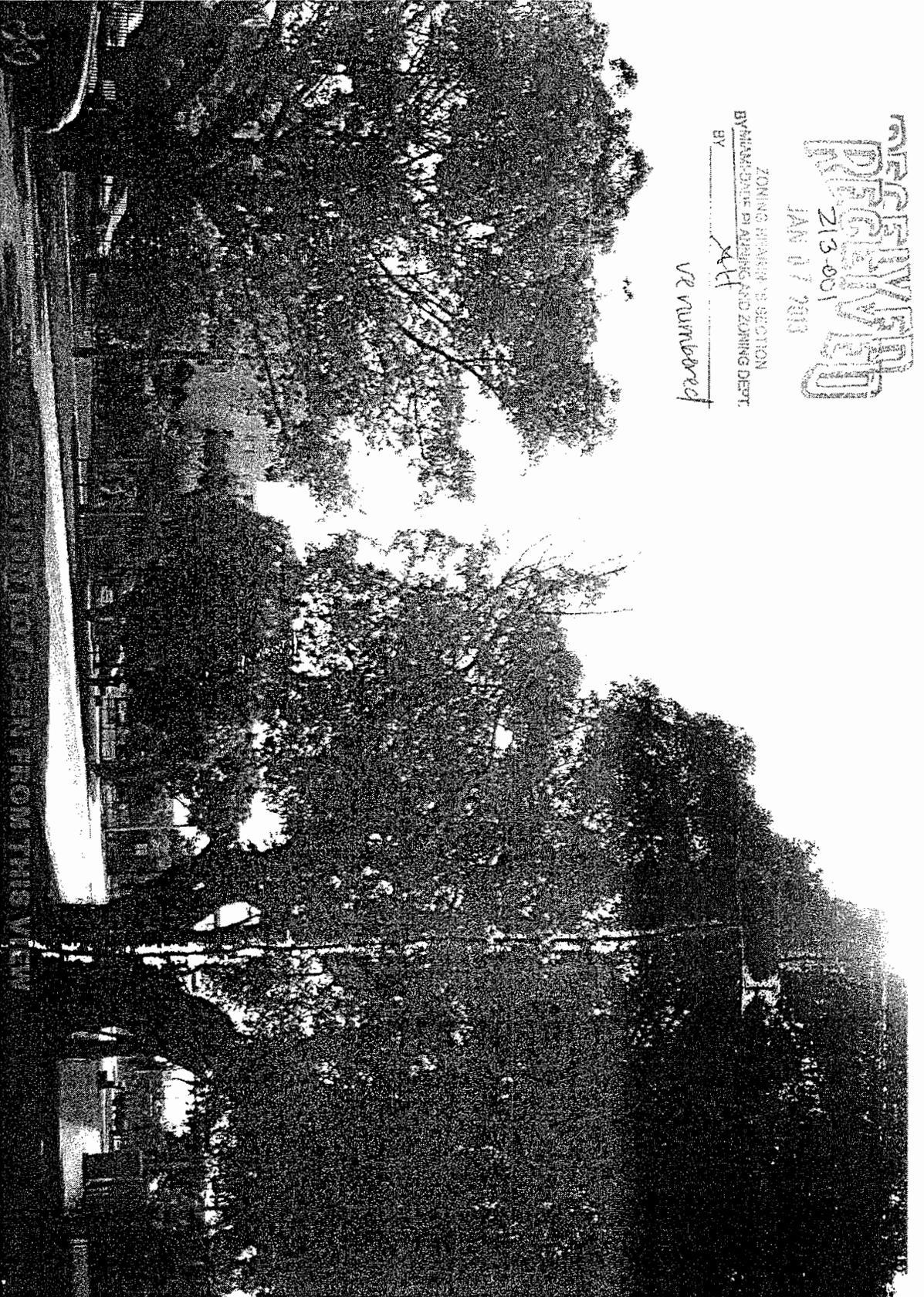
Created By: Mike Murphy



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

RECEIVED
2/3-001
JAN 07 2013

ZONING HEARINGS SECTION
BY PLANNING, READING AND ZONING DEPT.
BY XLF
VE Numbered



For visual reference only. Actual visibility is dependant upon weather conditions, season, sunlight and viewer location.

View 8
RESIDENTIAL WEST
CUTLER BAY, FL
CAPITAL TELECOM

Created By: Mike Murphy



DISCLOSURE OF INTEREST*

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

CORPORATION NAME: N/A

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

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

TRUST/ESTATE NAME: N/A

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

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 213-001
 JAN 07 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AT
 re-numbered

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: CAPITAL TELECOM ACQUISITION, LLC
1500 Mt Kemble Avenue, Ste 203, Morristown, NJ 07960

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>CHARLES LOURIA - same address as above</u>	<u>30%</u>
<u>CRAIG LETTS - same address as above</u>	<u>30%</u>
<u>VINCENT CASIERO - same address as above</u>	<u>30%</u>
<u>THOMAS WANIEWSKI - same address as above</u>	<u>10%</u>
	<u>100%</u>

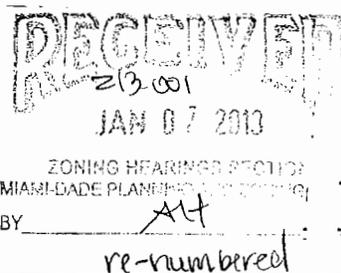
If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or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

NAME OF PURCHASER: Lessee/ Capital Telecom Acquisition LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
See Disclosure of Interest for Capital Telecom Acquisition, LLC	

Date of contract: Lease

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



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

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

BY:

Signature: [Signature]
 Print Name: VINCENT CASIERO (Applicant), Capital Telecom Acquisition, LLC

Print Title: PRINCIPAL

Sworn to and subscribed before me this 13TH day of AUGUST, 2012. Affiant is personally known to me or has produced NJ DRIVER LICENSE as identification.

[Signature]
 (Notary Public)

C. MARC HARRIS
 Notary Public - State of New Jersey
 No. 2311723
 My Commission Expires: 26 FEB 2014

My commission expires 26 FEB 2014

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: HOME DEPOT USA, INC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Publicly Traded Company</u>	

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

TRUST/ESTATE NAME: N/A

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

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 JAN 07 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: AS
 re-numbered

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

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

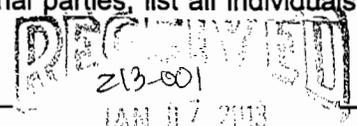
If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or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


 BY: Att
 re-numbered

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

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

BY: [Signature]
 Signature: _____
 Print Name: VINCENT CASIERO (Applicant) Capital Telecom Acquisition, LLC

Print Title: PRINCIPAL
 Sworn to and subscribed before me this 13TH day of AUGUST, 2012. Affiant is personally known to me or has produced NJ DRIVER LICENSE as identification.

[Signature]
 (Notary Public)

C. MARC HARRIS
 Notary Public - State of New Jersey
 No. 2311723
 My Commission Expires: 26 FEB 2014

My commission expires 26 FEB 2014

*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.

200' 0'
 FOR 24"x36" D
 GRAPHIC SCALE:
 FOR 11"x17" D
 GRAPHIC SCALE:

PARCEL ID#
 30-6006-051-0020
 MARVIN W BARON TRS
 ELEANOR S BARON TRS
 ZONED IU-1

PARCEL ID#
 30-6006-051-0010
 TRIPLE H & S LTD LLC ZONED
 IU-1

PARCEL ID#
 30-6006-028-0070
 U STORE IT LP
 ZONED IU-1

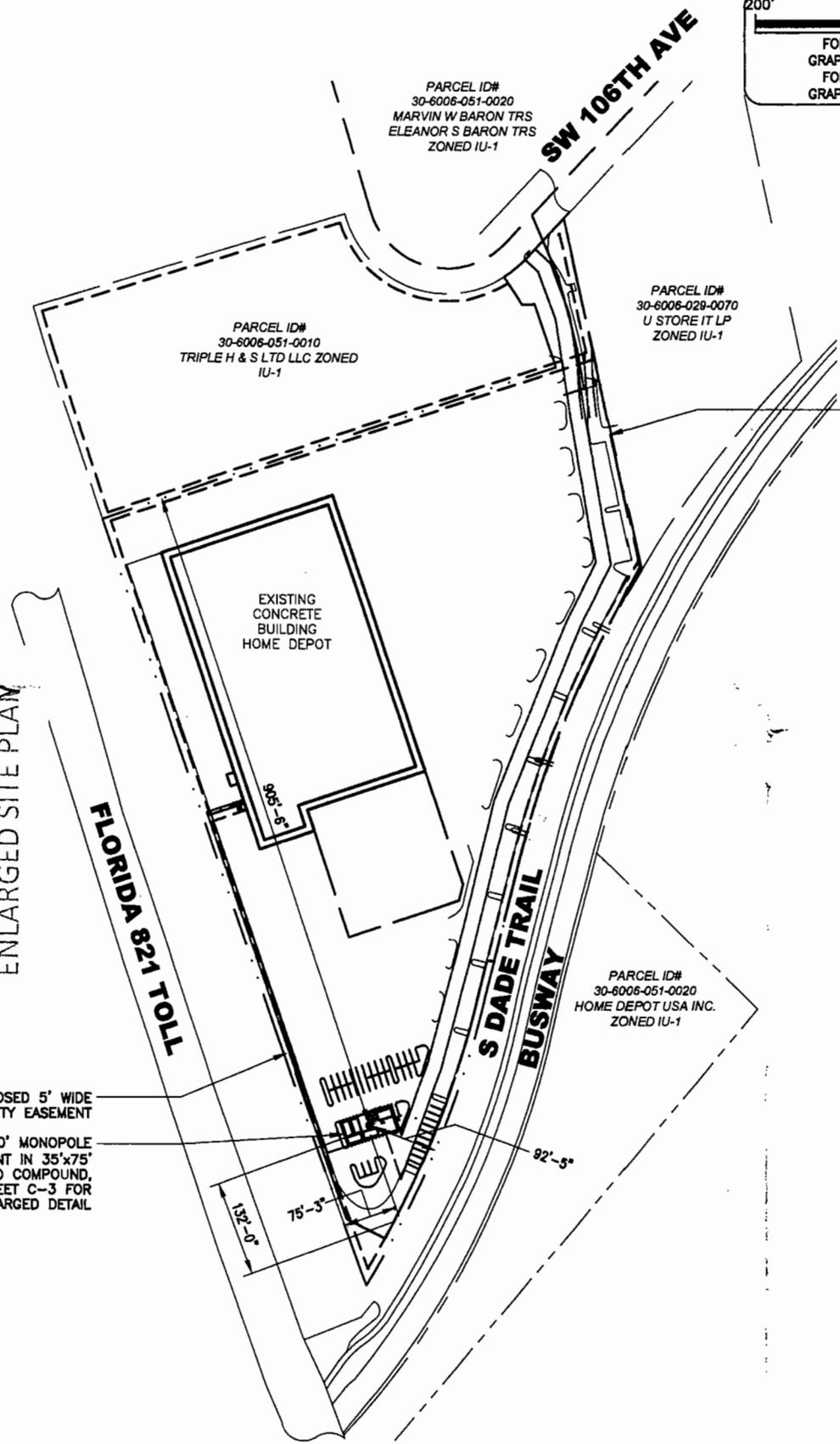
PARCEL ID#
 30-6006-051-0020
 HOME DEPOT USA INC.
 ZONED IU-1

SEWER.
 RE
 WITH
 UPON
 /2012.

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 2013-001
 JAN 07 2013

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

ENLARGED SITE PLAN



PROPOSED
 NON-EXCL
 ACCESS /
 EASEMENT

PROPOSED 5' WIDE
 UTILITY EASEMENT
 PROPOSED 150' MONOPOLE
 AND EQUIPMENT IN 35'x75'
 FENCED COMPOUND,
 SEE SHEET C-3 FOR
 ENLARGED DETAIL

PROVALS

ORD: _____

CONST. MGR.: _____

ENGINEER: _____

ACQUISITION AGENT: _____

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 2013-001
 JAN 0
 ZONING HEAR
 MIAMI-DADE PLANNING
 BY *[Signature]*
 RE-PLAN

SITE DATA

- ZONING : U-1 (INDUSTRIAL USE)
PARCEL NUMBER : 30-0006-051-0020
PARENT PARCEL AREA: 330,000 SF (8.03 ACRES)
PARENT PERM: 1000 ADL
FLOOD ZONE: X
LEASE AREA: 2825 SF
PROPOSED AREA: 2825 SF
OWNER : PO BOX 109442
ATLANTA, GA 30348-5442
JURISDICTION: MIAMI DADE COUNTY
- VEHICULAR USE:
APPROXIMATE ONE TO THREE SITE VISITS PER MONTH.
- WATER AND SEWER:
COMMUNICATION FACILITY SHALL NOT BE SERVICED BY WATER OR SEWER.
- UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT.
- STORM WATER MANAGEMENT:
TOWER OWNER TO ENSURE THAT THE SITE SHALL COMPLY WITH ALL STATE AND COUNTY STORM WATER REGULATIONS.
- TOWER OWNER TO ENSURE THAT THE PROPOSED TOWER SHALL COMPLY WITH ALL APPLICABLE FAA AND FCC REGULATIONS.
- TOWER OWNER TO ENSURE THAT THE TOWER SHALL NOT INTERFERE WITH NORMAL RADIO AND TELEVISION RECEPTION IN THE VICINITY.
- TOWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF STANDARD EIA/ITA 222-G.
- INFORMATION FOR THE PARENT TRACT SHOWN HEREIN IS BASED UPON A SURVEY PREPARED BY OUTLIER CORPORATION, DATED 03/07/2012.
- PROPOSED TOWER SETBACKS TO PROPERTY LINE:
PROPOSED TOWER SETBACK: 10'
EASEMENT OF EGRESS:
NORTH _____ 905'-6" (±)
SOUTH _____ 132'-0" (±)
EAST _____ 92'-5" (±)
WEST _____ 75'-3" (±)
RES. PROP. _____ 550' WEST (±)
EAST. TOWER _____ 1400' WEST (±)
(ROOF-TOP ANTENNAS)
EXIST. TOWER _____ 4200' WEST (±)



SITE PLAN

"SUNSHINE STATE ONE CALL OF FLORIDA, INC."
1-800-432-4770
WWW.CALLSUNSHINE.COM
RECORDED BY FLORIDA STATE ARCHIVES
A PUBLIC RECORD AS OF 01/07/2013
BEFORE YOU SIGN, YOU ARE TO NOTIFY
SUNSHINE STATE ONE CALL OF FLORIDA
SEE 22C14M/00V CONE, LATEST EDITION

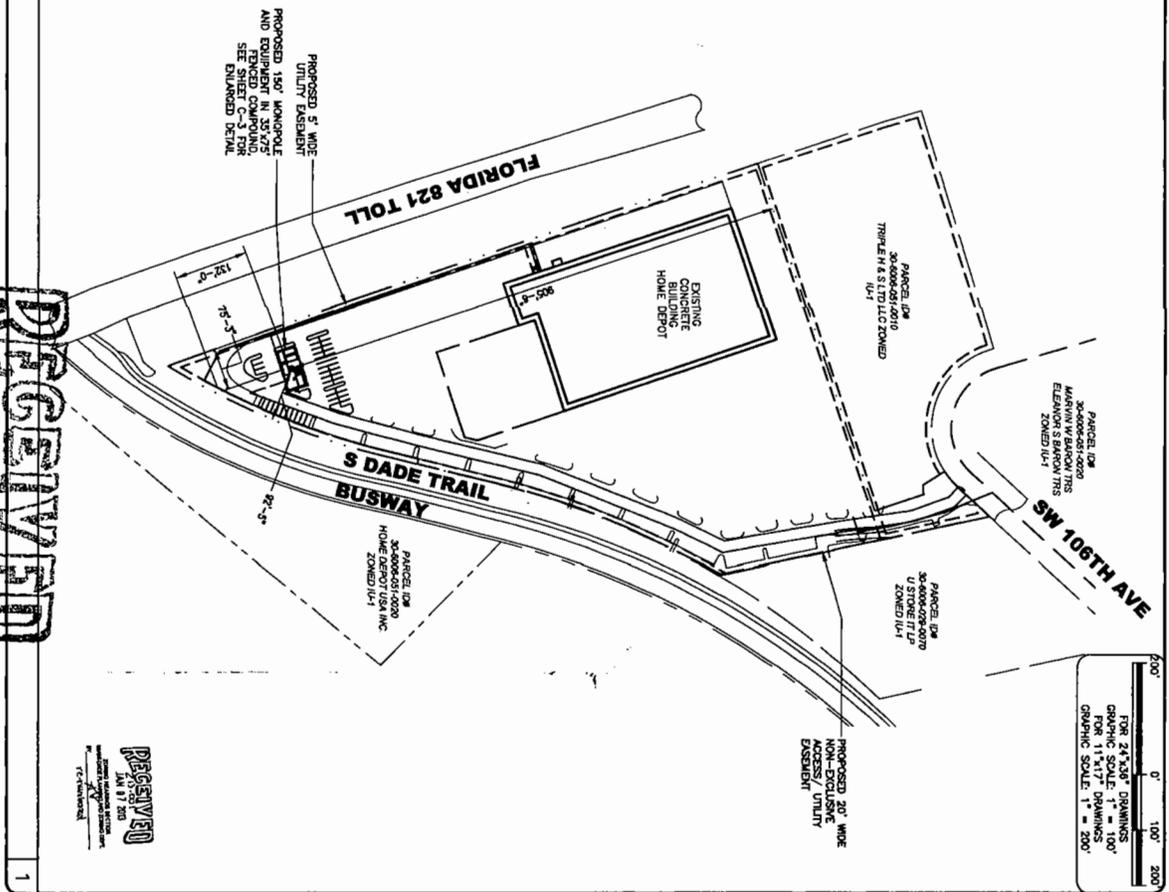
APPROVALS

LANDOWNER: _____

FIELD CONST. MGR.: _____

RF ENGINEER: _____

SITE ACQUISITION AGENT: _____



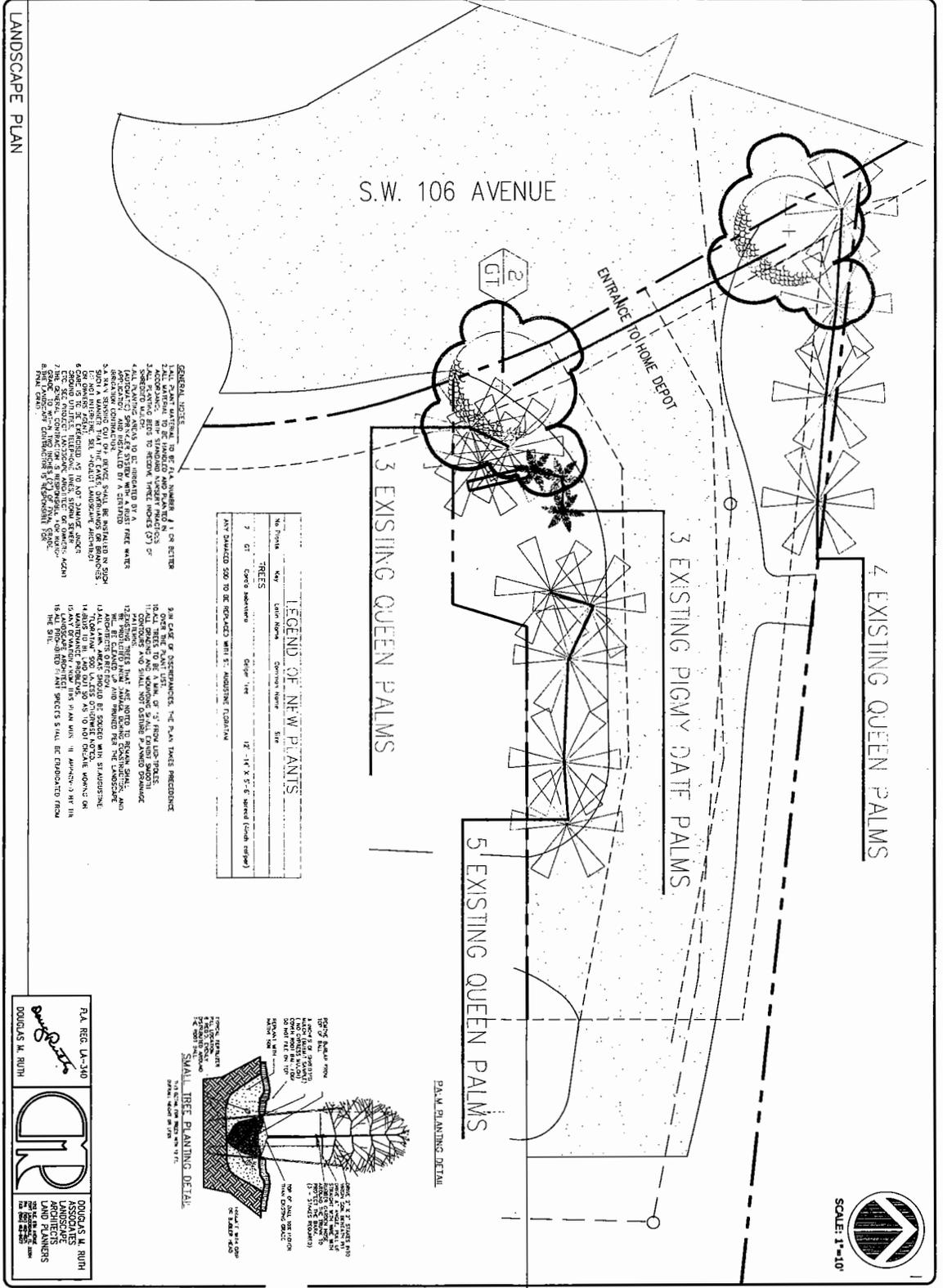
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2/13-001
JAN 07 2013

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

200' 0' 100' 200'

TOWN 24-308 ORDINANCE FOR 11317 ORDINANCE GRAPHIC SCALE 1" = 200'

<p>DATE: 09/17/12</p> <p>DESCRIPTION: ZONING PLANS ISSUED</p>	<p>PROJECT NO.: 11040715</p> <p>DESIGN BY: C. BOSOVA</p> <p>PROJECT NUMBER: 1. URBAN</p> <p>CREATED BY: 1. TOWNELL</p>	<p>THIS DRAWING IS COPYRIGHTED AND IS THE PROPERTY OF CAPITAL TELECOM. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE OWNER.</p>	<p>WITH HONOR RICHARD HENRY TOWN, FL 33022 (954) 925-7928 CORPORATE OFFICE - MIAMI, FL 33144</p> <p>CAPITROIP Telecom</p>	<p>CAPITAL TELECOM ACQUISITION, LLC 1400 SW 106TH AVE, SUITE 200 MIAMI, FL 33186 407.541.2222</p>	<p>AMAS T. TOWNELL, P.L. LIC# 83096</p> <p>OUTLIER BAY, FL.</p> <p>1440 SW 106TH AVE OUTLIER BAY, MIAMI MIAMI, FL 33187</p>	<p>SHEET NAME: SITE PLAN</p> <p>SHEET NUMBER: C-2</p>
---	--	--	--	---	---	---



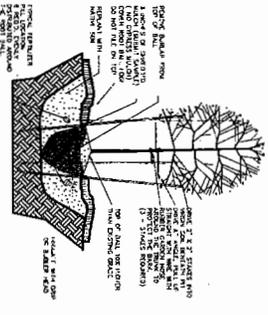
GENERAL NOTES:

1. ALL PLANT MATERIAL TO BE F.A. NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL TO BE SUPPLIED BY THE CONTRACTOR.
3. ALL PLANT MATERIAL TO BE DELIVERED TO THE SITE BY THE CONTRACTOR.
4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.
7. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.
8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.

LEGEND OF N.W. PLANTS

No. From	Key	Latin Name	Common Name	Size
2	GT	Carica papaya	Papaya	12' - 14' x 5' - 6' spread (fruit ripens)

ANY DETAILED SPEC TO BE PROVIDED WITH SITE ADJUSTING PLAN.



P.A. REG. LA-340

DR

DOUGLAS M. RUTH
 ARCHITECTS
 LANDSCAPE ARCHITECTS
 AND PLANNERS

<p>REV DATE DESCRIPTION</p> <p>19/14/13</p>	<p>PROJECT NO. 110457-06</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p>	<p>PROJECT NO. 110457-06</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p>	<p>PROJECT NO. 110457-06</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p>	<p>PROJECT NO. 110457-06</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p>	<p>PROJECT NO. 110457-06</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p> <p>PROJECT NUMBER: 1 JLS004</p>
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THIS DATA WAS OBTAINED FROM THE CITY OF MIAMI AND IS PROVIDED AS IS. THE CITY OF MIAMI DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND/OR THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

6075 NORTH MIAMI AVENUE
 SUITE 200
 MIAMI, FL 33157
 (305) 553-3333
 WWW.CALTRIP.COM

DATE OF AMENDMENT: 2014

CAPITAL TELECOM ACQUISITION, LLC
 1000 N. MIAMI AVE. 600
 MIAMI, FL 33132
 (305) 553-3333
 WWW.CALTRIP.COM

PREPARED BY
 JAMES T. DENNELL, P.E., LIC.# 82008
 DATE OF SUBMITTAL: 01/07/2013

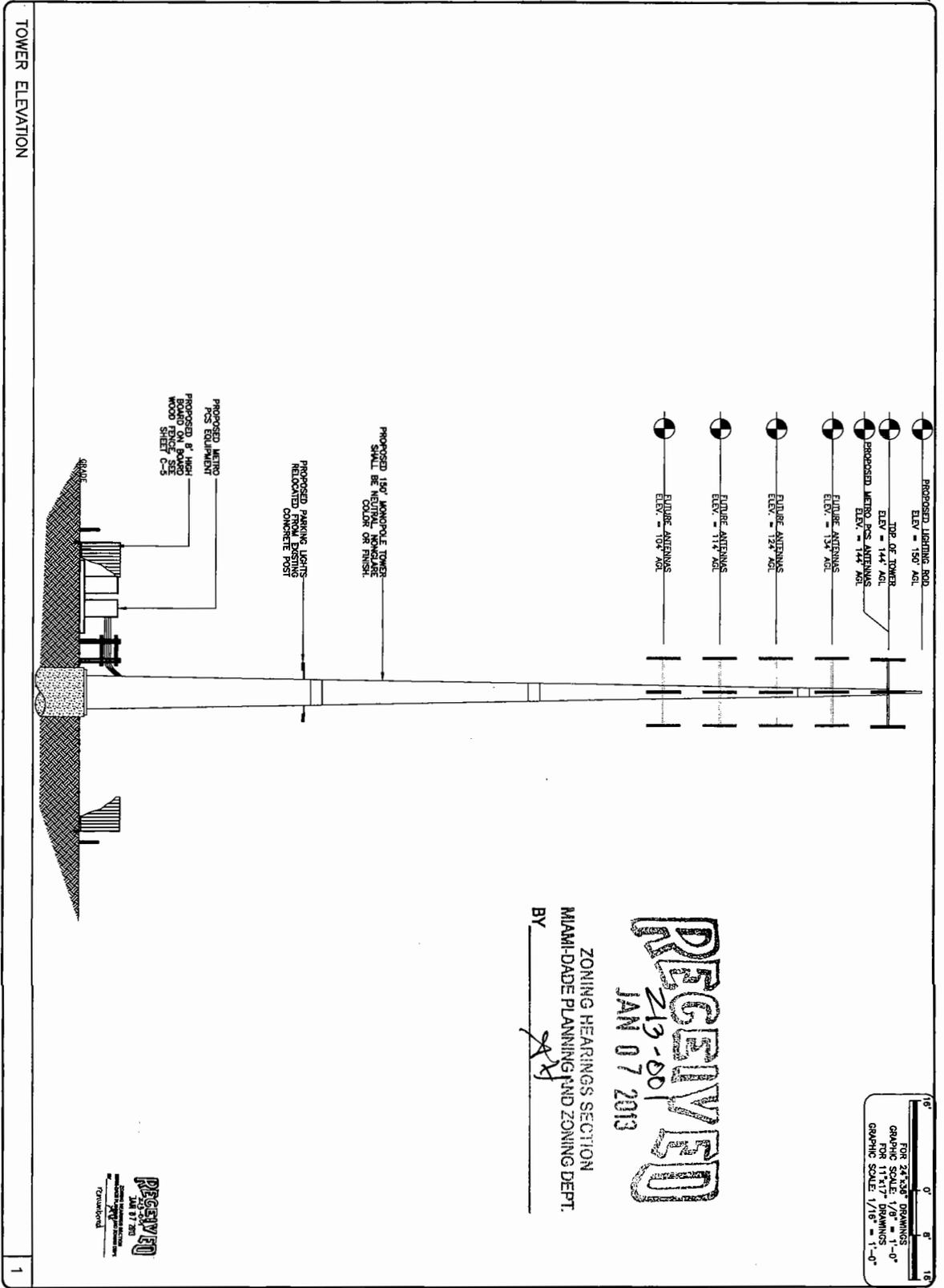
RECEIVED
 JAN 11 2013
 MIAMI-DADE PLANNING AND ZONING DEPT.

SHEET NAME: LANDSCAPE PLAN
 SHEET NUMBER: L-1

RECEIVED
 1/13/2013
 JAN 07 2013

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

RECEIVED
 COMMUNITY DEVELOPMENT
 1000 N. W. 10TH AVE.
 MIAMI, FL 33136



TOWER ELEVATION

1/8" = 1'-0"
 0' 5' 10'
 FOR 24x36" DRAWINGS
 GRAPHIC SCALE 1/8" = 1'-0"
 FOR 11x17" DRAWINGS
 GRAPHIC SCALE 1/16" = 1'-0"

RECEIVED
 2-13-2013
 JAN 07 2013

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

RECEIVED
 1000 N. W. 10TH AVE.
 MIAMI, FL 33136
 JAN 07 2013

REV	DATE	DESCRIPTION
0	04/17/12	ZONING PLANS ISSUED

PROJECT NO.	11042715
DRAWN BY	C. GOSWAMI
PROJECT MANAGER	T. LIBROSI
CHECKED BY	A. FENWELL

THE DRAWING IS CONSIDERED VALID AND IS TO BE USED AS SUCH. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE COMPANY.

CALTRIP
 Telecom

8075 BUCKLE SHOULDER DRIVE
 TALLAHASSEE, FL 32317
 (904) 949-2524
 CORPORATION OF MICHIGAN 20124

CAPITAL TELECOM ACQUISITION, LLC
 1000 N.W. 10TH AVE., 5TH FLOOR
 MIAMI, FL 33136

CAPITAL TELECOM

JAMES T. FENWELL, FL LIC# 43890

CUTLER BAY, FL
 18400 SW 10TH AVE.
 CUTLER BAY, FL 33187
 (MIAMI-DADE COUNTY)

SHEET NAME
 TOWER ELEVATION
 SHEET NUMBER
 C-6

RECEIVED
 FEB 02 2008
 213-001

ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY ALT

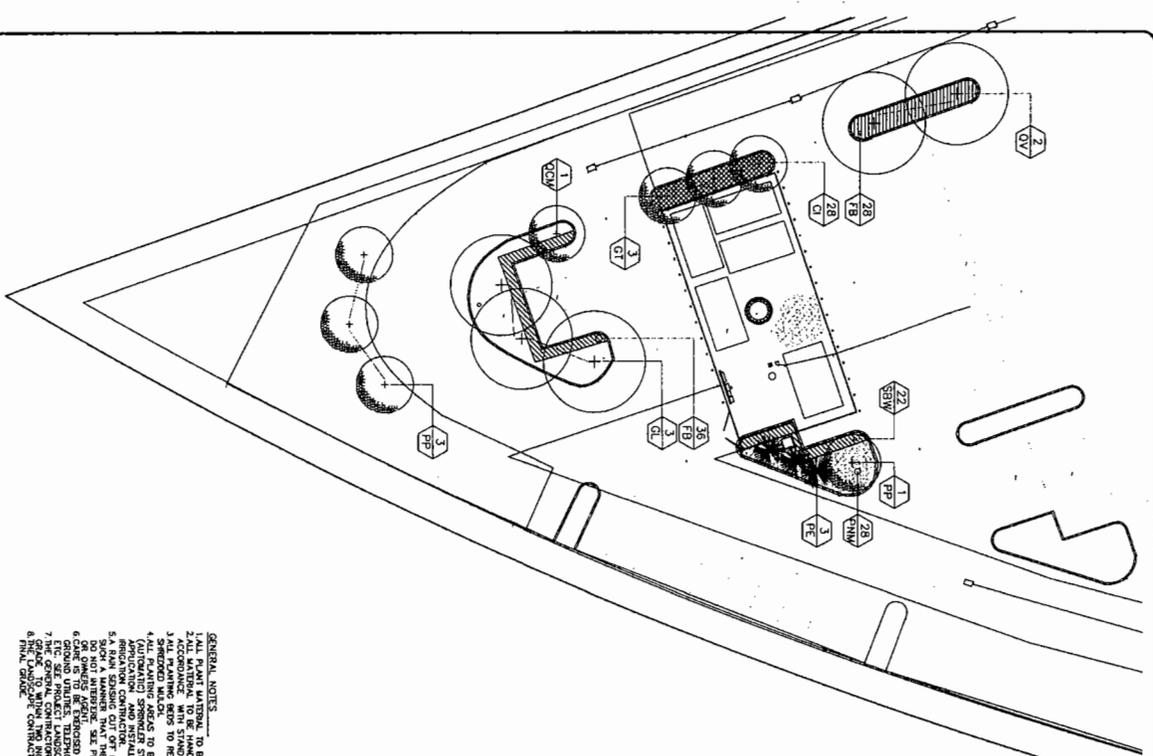


SCALE: 1"=30'

LEGEND

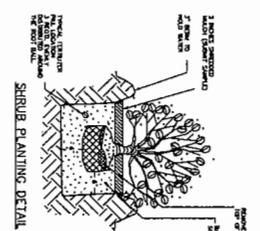
No Plants	Key	Latin Name	Common Name	Size
TREES				
3	CL	Bursera simarouba	Gumbo Limbo	12'-14'-45'-6'-Spr. (6' clear trunk min.)
4	PT	Coccoloba diversifolia	Pigeon Plum	12'-14'-45'-6'-Spr. (6' clear trunk min.)
3	GP	Cordia alliodora	Geiger Tree	12'-14'-45'-6'-Spr. (6' clear trunk min.)
1	OCM	Lagerstrœmia speciosa	Ocean Cape Myrtle	12'-14'-45'-6'-Spr. (6' clear trunk min.)
3	PE	Pinus elliotii	Slash Pine	12'-14'-45'-6'-Spr. (3' col. min.) (6' clear trunk min.)
2	OV	Quercus virginica	Live Oak	12'-14'-45'-6'-Spr. (3' col. min.) (6' clear trunk min.)
SHRUBS				
28	CI	Chrysobalanus icaco	Coco Plum	3' x 3' spr.
22	SBW	Conocarpus erectus seroticus	Silverbutton Wood	3' x 3' spr.
64	FB	Homalium polens	Firebush	3' x 3' spr.
MULCH				
28	PMU	Pine needle mulch	28 CU. YDS. SPREAD TO 3 INCHES DEEP IN PLANTER	

ANY SOD AREAS DAMAGED DURING PLANTING SHALL BE SOODED WITH FLORATAM SOD.

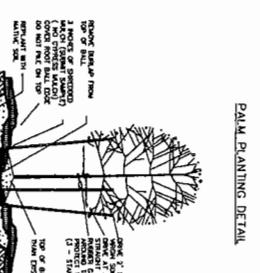


MITIGATION LANDSCAPE PLAN

- GENERAL NOTES:**
1. ALL PLANTING TO BE IN PLANTERS 1' OR DEEPER.
 2. ALL PLANTING TO BE INSTALLED AND PLANTED IN ACCORDANCE WITH STANDARD HANDBOOK PRACTICES.
 3. PLANTING TO BE INSTALLED AND PLANTED IN ACCORDANCE WITH STANDARD HANDBOOK PRACTICES.
 4. ALL PLANTING AREAS TO BE INSTALLED BY A LICENSED LANDSCAPE ARCHITECT.
 5. ALL PLANTING AREAS TO BE INSTALLED BY A LICENSED LANDSCAPE ARCHITECT.
 6. ALL PLANTING AREAS TO BE INSTALLED BY A LICENSED LANDSCAPE ARCHITECT.
 7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL PLANTING AREAS TO BE INSTALLED BY A LICENSED LANDSCAPE ARCHITECT.



IN CASE OF DISAPPROPRIATE PLANTING PERFORMANCE, THE PLANTER SHALL BE REPLANTED WITH A PLANT OF THE SAME SPECIES AND SIZE. THE PLANTER SHALL BE REPLANTED WITH A PLANT OF THE SAME SPECIES AND SIZE. THE PLANTER SHALL BE REPLANTED WITH A PLANT OF THE SAME SPECIES AND SIZE.



SMALL TREE PLANTING DETAIL showing a cross-section of a small tree in a planter with labels for 'SMALL TREE PLANTING DETAIL', 'SMALL TREE', 'MULCH', and 'PLANTER'.

FLA. REG. LA-340
 DOUGLAS M. ROTH

 DOUGLAS M. ROTH
 LANDSCAPE ARCHITECT
 LAND PLANNERS
 1000 S.W. 10TH AVE.
 MIAMI, FL 33135
 (305) 371-1111

SHEET NAME:
MITIGATION LANDSCAPE PLAN
 SHEET NUMBER:
L-2

CUTLER BAY, FL
 SW SW 10TH AVE.
 CUTLER BAY, FL
 (MIAMI-DADE COUNTY)

JAMES I. FENWELL, F.L. LIC.# 63006
 DATE OF SIGNATURE: 2/1/2008

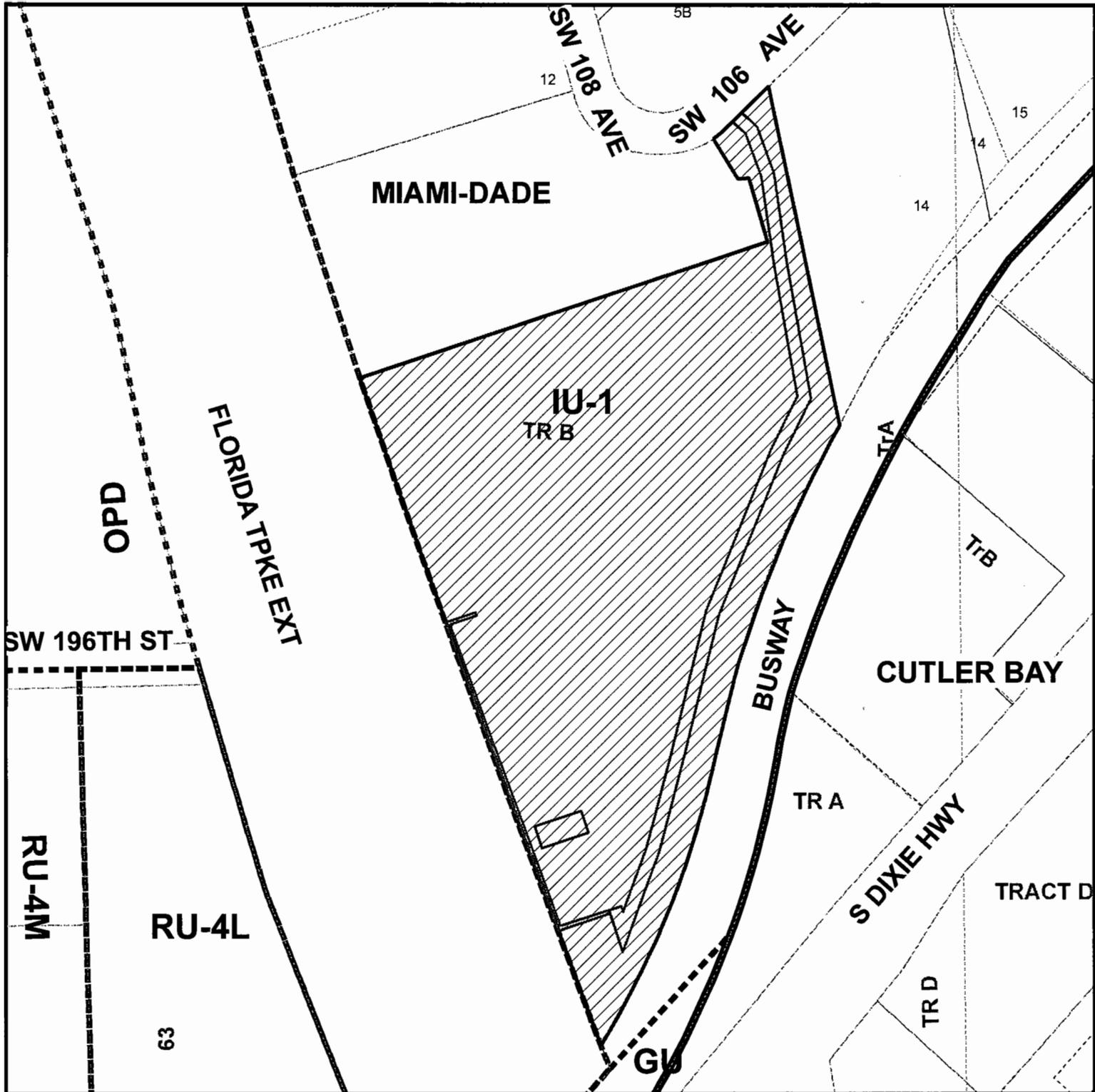
 JAMES I. FENWELL
 LANDSCAPE ARCHITECT
 LAND PLANNERS
 1000 S.W. 10TH AVE.
 MIAMI, FL 33135
 (305) 371-1111

CAPITAL TELECOM ACQUISITION, LLC
 1500 MI. ROAD, AVE. #200
 WESTON, FL 32793
 (813) 913-2322

6031 HIGHWAY 9809 NW
 SUITE 200
 WESTON, FL 32793
 (813) 913-2322
 CENTRE OF ALPHAZATION 2011A

THIS DRAWING IS CONSIDERED VOID AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT THIS DRAWING OR ANY PART THEREOF IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

REV	DATE	DESCRIPTION
8	02/05/13	MITIGATION PLAN



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2013000001

Section: 06 Township: 56 Range: 40
 Applicant: CAPITAL TELECOM, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

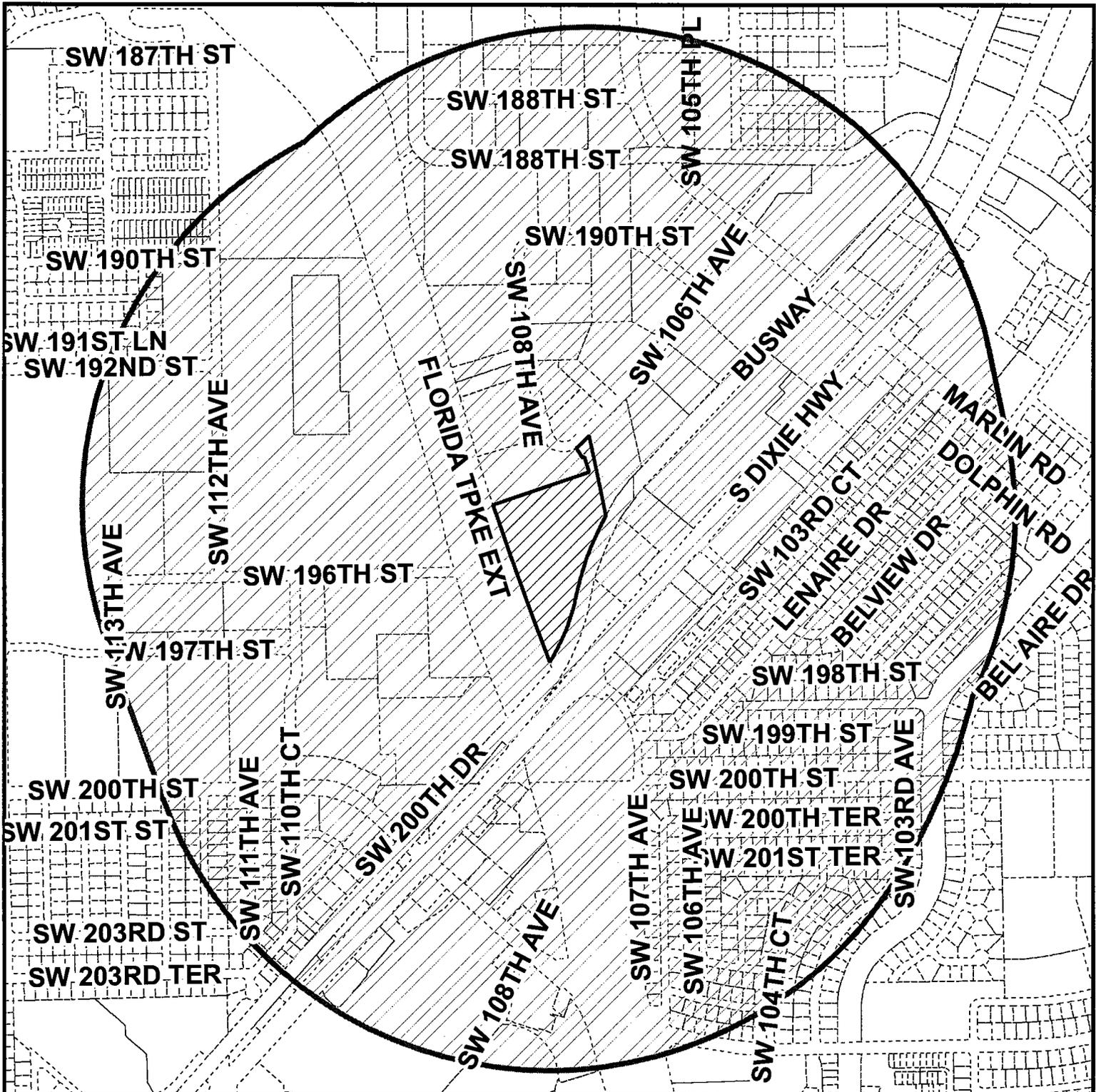
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 Subject Property Case



SKETCH CREATED ON: Tuesday, January 29, 2013

REVISION	DATE	BY
		40



MIAMI-DADE COUNTY
RADIUS MAP

Section: 06 Township: 56 Range: 40
 Applicant: CAPITAL TELECOM, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2013000001
 RADIUS: 2640



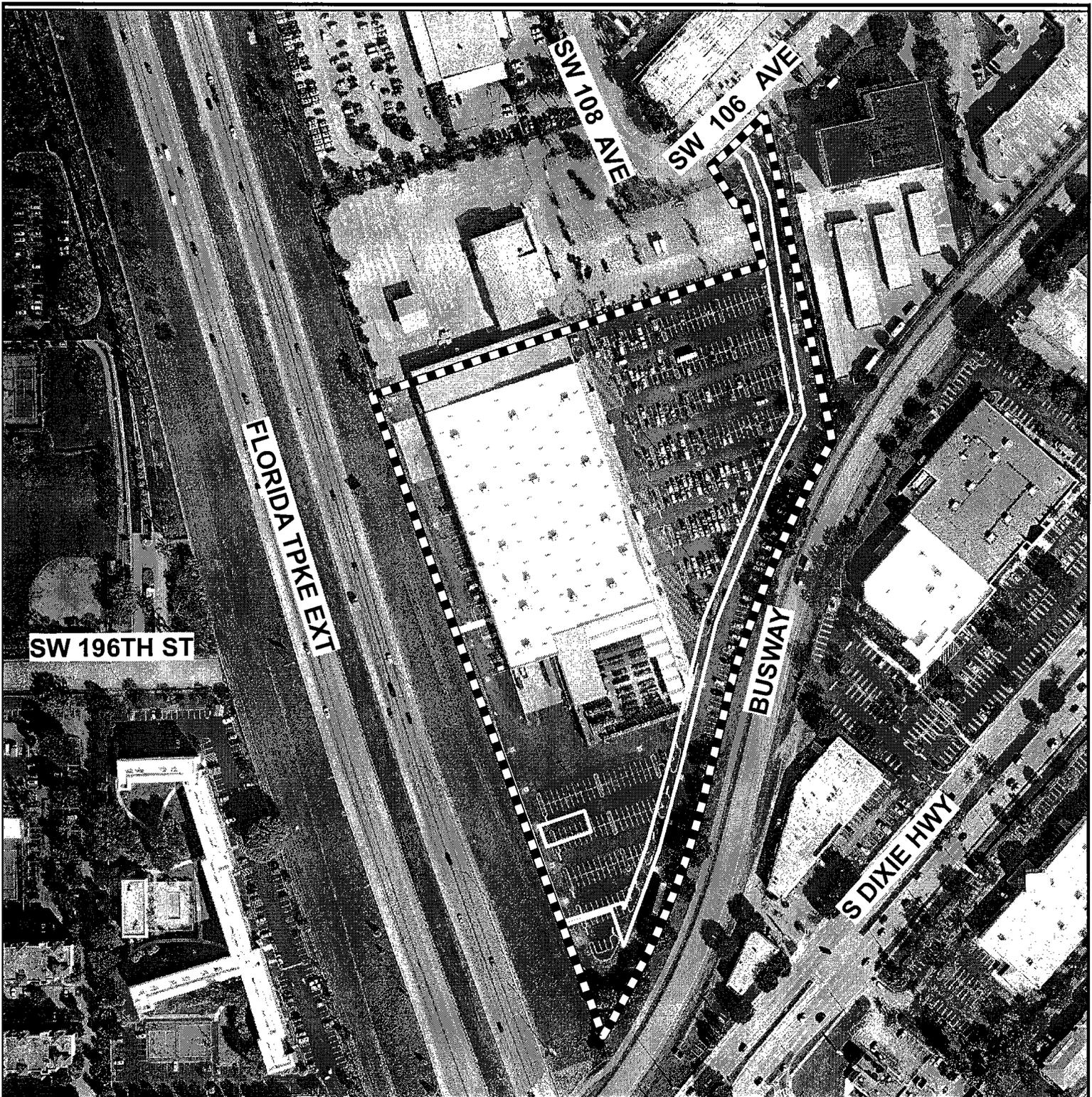
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-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, January 25, 2013

REVISION	DATE	BY
		41



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z201300001



Section: 06 Township: 56 Range: 40
 Applicant: CAPITAL TELECOM, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

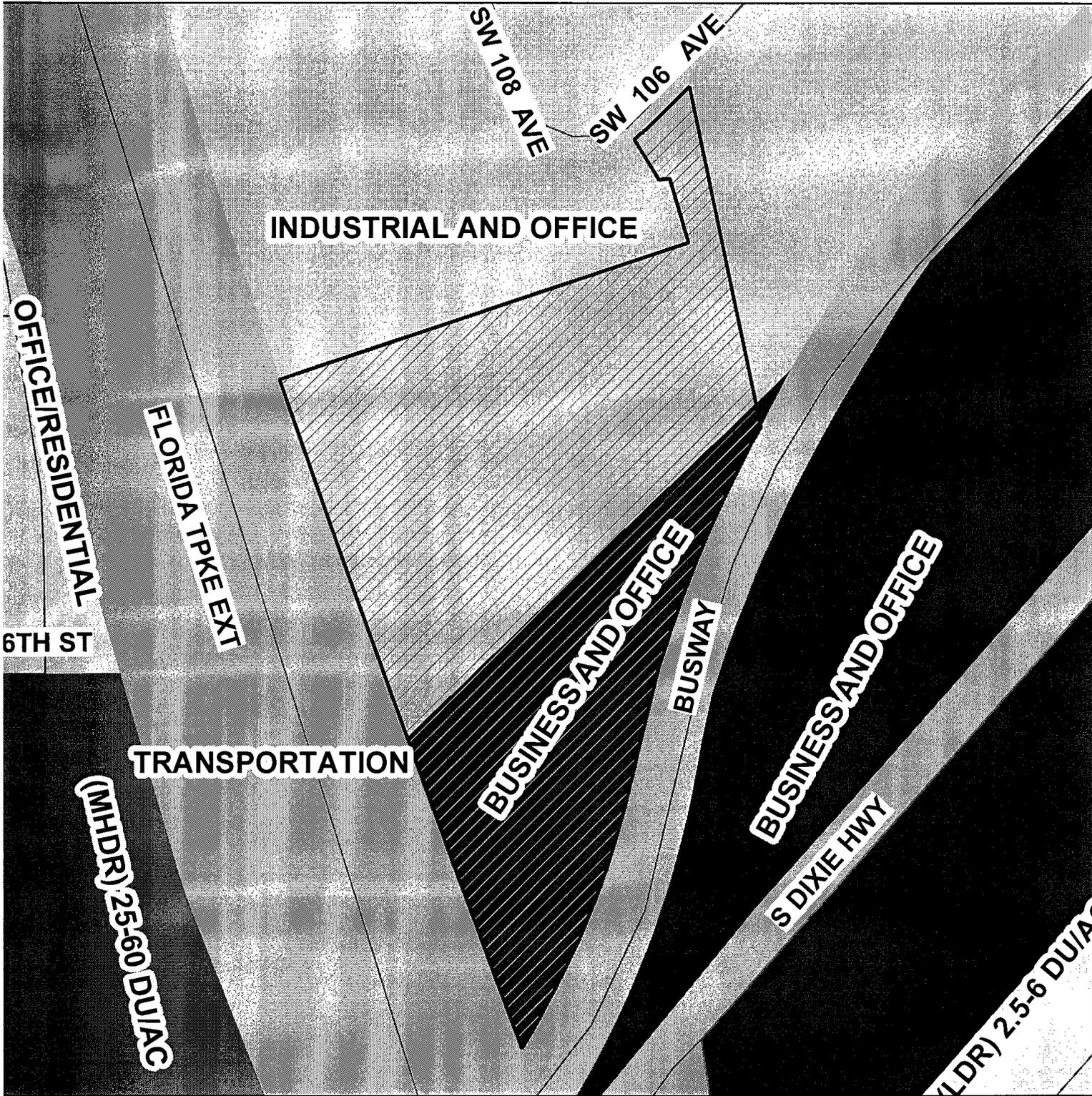
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 Subject Property



SKETCH CREATED ON: Tuesday, January 29, 2013

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000001



Section: 06 Township: 56 Range: 40
 Applicant: CAPITAL TELECOM, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, January 29, 2013

REVISION	DATE	BY