KITS

12-16-2008 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, January 20, 2009 at 7:00 p.m.

CURRENT

1.	09-1-CZ15-1	FICUS VILLAS, LLC	08-148	08-56-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF TUESDAY, JANUARY 20, 2009

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 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. **FICUS VILLAS L. L. C. (09-1-CZ15-1/08-148)** **8-56-40**
Area 15/District 9

UNUSUAL USE to permit a convalescent home and home for the aged in conjunction with an existing apartment development.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Breeze at Ficus Creek," as prepared by Juan A. Rodriguez-Jomolca, Registered Architect, dated stamped received 10/28/08 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 10405 S.W. 212 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.64 Acres

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

1. FICUS VILLAS, LLC
(Applicant)

09-1-CZ15-1 (08-148)
Area 15/District 9
Hearing Date: 1/20/09

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1991	Pioneer Inv., Inc.	- Zone change from RU-1Z to RU-3M. - Non-use variances.	BCC	Approved

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

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15

APPLICANT: Ficus Villas L.L.C. **PH:** Z08-148 (09-1-CZ15-1)

SECTION: 8-56-40 **DATE:** January 20, 2009

COMMISSION DISTRICT: 9 **ITEM NO.:** 1

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A. INTRODUCTION

- **REQUEST:**

  UNUSUAL USE to permit a convalescent home and home for the aged in conjunction with an apartment development.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Breeze at Ficus Creek," as prepared by Juan A. Rodriguez-Jamolca, Registered Architect, dated stamped received 10/28/08 and consisting of 8 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUEST:**

  Approval of this application will allow the establishment of a convalescent home and home for the aged in conjunction with an apartment development.

- **LOCATION:**

  10405 SW 212 Street, Miami-Dade County, Florida.

- **SIZE:** 1.64 Acre

B. ZONING HEARINGS HISTORY:

The subject property was part of a larger tract of land that, in 1989, the Board of County Commissioners (BCC) rezoned from RU-1, Single-Family Residential District, to RU-1Z, Single-Family Zero Lot Line Development Residential District, pursuant to Resolution #Z-169-89. In 1991, pursuant to Resolution #Z-130-91, the BCC approved a zone change for the subject property from RU-1Z to RU-3M, Minimum Apartment House District.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities.** "Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. For example, a ten-acre site located in an area designated for six dwelling units per gross acre may be permitted up to 13 units per gross acre or in this instance, up to 130 units. Assuming 2.5 occupants per unit, up to 325 persons could occupy the site. The intensity of use that may be approved for "daytime service uses" such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code.

   If located in Estate, Low or **Low-Medium Density** neighborhoods, **congregate residential uses**, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility. In particular, **nursing homes** are best located on a Major or Minor Roadway and in, or adjacent to commercial or institutional areas, higher density areas or other situations transitional from lower density residential areas.

3. **Other Land Uses Not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

4. The next higher residential density category than that for which the site is designated under the Adopted 2015 and 2025 Land Use Plan is **Medium Density Residential**. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.

5. **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

6. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-3M; apartment buildings	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: City of Cutler Bay/RU-1Z; Single-family residences	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-4L; apartments	Low-Medium Density Residential, 6 to 13 dua
EAST: City of Cutler Bay/RU-1; Single-family residences	Low-Medium Density Residential, 6 to 13 dua
WEST: Florida Turnpike Extension	Expressway

The subject parcel is currently developed with 2 two-story apartment buildings located at 10405 SW 212 Street. The property is surrounded by single-family residences to the north and east, apartment buildings to the south and the Florida Turnpike to the west. A canal abuts the property on the north, east and west sides.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**

Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection***
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is located in a cul-de-sac at 10405 SW 212 Street, in an area characterized by single-family residences zoned RU-1, Single-Family Residential District, and RU-1Z, Single-Family Zero Lot Line Development Residential District, located to the north and east and apartments zoned, RU-4L, Limited Apartment House District, located to the south. The properties to the north and east are located in the City of Cutler Bay. To the west of the subject property is the Florida Turnpike and immediately adjacent to the subject property on the north, east and west are drainage canals. The applicant is seeking an unusual use to permit a convalescent home and home for the aged in conjunction with an apartment development. The plans submitted by the applicant depicts the 2 existing two-story buildings reconfigurated to allow for 75 beds for the convalescent home and home for the aged along with administrative offices for the staff for this facility and multipurpose living

and dining areas located throughout both buildings. Additionally, the plans depict the four existing condominium apartments, three of which are located in building "B" and one, located on the ground floor of building "A", which remain under separate ownership but are a part of the proposed development. Building "A" is located on the west, and building "B" on the east half of the subject property. The entrance into the development along with the driveway for the pick-up and drop-off of elderly patrons and their visitors abuts the RU-4L, zoned apartments to the south. Parking for the facility is provided along the front (south) and between the two buildings away from the right-of-way. The parking area on the south side of the site will be buffered from the adjacent roadway by a well landscaped strip comprised of an array of palm trees and assorted shrubbery. Similarly, the plans depict additional buffering comprised of a variety of palms and other trees along the rear (north) and interior sides (east and west) property lines. Access to the site is provided by three two-way drives from SW 212 Street on the south.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the request will not generate any additional peak hour vehicle trips. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application.

The approval of this application will allow the applicant to provide additional convalescent and senior citizen residential services to the community in conjunction with a residential apartment development. The Comprehensive Development Master Plan (CDMP) designates this property for **Low-Medium Density Residential** use. This category allows densities from a minimum of 6 to a maximum of 13 dwelling units per acre which would allow a minimum of 9 to a maximum of **21** units on the subject property. The interpretative text of the CDMP indicates that congregate living facilities, which are similar to the requested "home for the aged", and nursing homes, which are similar to the convalescent home, may be permitted at suitable locations in Residential Communities in keeping with a density allowance where each 2.5 occupants shall be considered to be one dwelling unit. The CDMP text further states that the maximum number of dwelling units allowed shall be no greater than the number allowed in the "next higher" residential density category than that for which the site is designated. The next higher residential density category, **Medium Density Residential**, allows a maximum density of **25** dwelling units per acre for this subject property. Staff notes that the 1.64-acre site allows a maximum density under the Medium Density designation of 41 dwelling units. Assuming the 2.5 occupants per unit, up to 102 resident clients could occupy the site. Staff therefore opines, that the proposed 75 resident clients for the aforementioned development is consistent with, and well within the density threshold allowed under the interpretative text of the CDMP that allows a maximum of 102 resident clients under the **Medium Density Residential** designation, the "next higher" land use category. As such, in staff's opinion, the applicant's proposal for a convalescent home and home for the aged in conjunction with an apartment development in the RU-3M zone, as proposed, is **consistent** with the numerical density threshold of the interpretative text of the CDMP for congregate living facilities and nursing homes.

Staff notes that the 2 two-story apartment buildings exist to the south and west of the existing single-family residences zoned RU-1Z and RU-1, respectively and located to the north of two RU-4L apartment complexes. To the west of the subject property is the Florida Turnpike. The property is surrounded by a canal on three sides, the north, east and west. The submitted plans indicate that the proposed development is within the confines of the existing apartment buildings that extend to a maximum height of 24'. The buildings meet all the required zoning regulation requirements for setbacks and parking for the proposed development. Further, the applicant has provided adequate buffering in the form of a mixture of palms, trees and shrubbery, which mitigate any visual impact on the residences to the north and west and apartments to the south. Additionally, the interpretative text of the CDMP states that, if located in Estate, Low or **Low-Medium Density** neighborhoods, **congregate residential uses**, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, **or on sites that are transitional to higher density or higher intensity land uses**, to public uses or to other areas of high activity or accessibility. In particular, **nursing homes** are best located on a Major or Minor Roadway and in, or adjacent to commercial or institutional areas, **higher density areas or other situations transitional from lower density residential areas**. As such, the location of the development between the single-family residential districts to the north and east and the more intensive apartments to the south is, in staff's opinion, transitional. Staff opines that the proposed development provides a compatible scale and intensity when compared with the surrounding properties to the south, east and north. Therefore, the proposed convalescent home and home for the aged in conjunction with the apartment development is **compatible** with the area and, is **consistent** with the CDMP's interpretative text, which indicates that 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 that uses should be limited when necessary to protect both adjacent and adjoining residential uses from such impacts.

The CDMP further indicates that many of the uses listed as "unusual uses" in the Zoning Code may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use provided that the use would be compatible and would not have an unfavorable effect on the surrounding area by causing an undue burden on transportation facilities including roadways. Staff is of the opinion that the proposed convalescent home and home for the aged in conjunction with an apartment development use is similar to congregate residential uses and nursing homes allowed in the Low-Medium Density designation. Additionally, the interpretative text of the CDMP indicates that such approval may be granted only if the requested use is consistent with the objectives and policies of the Master Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Staff notes that the proposed convalescent home and home for the aged in

conjunction with the apartment development would be located adjacent to single-family residences and apartments that exist immediately to the north, east and south of the subject site. As previously mentioned, staff is of the opinion that the proposed use is transitional in nature and that the height and scale of the existing buildings along with landscaping along the property lines to mitigate any negative visual impacts, would therefore be compatible with the area. Therefore, staff notes that the proposal would not have an unfavorable effect on the surrounding area by causing an undue burden on transportation facilities including roadways and mass transit, by providing inadequate off-street parking, service or loading areas, by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood, or by creating traffic, noise, odor, dust or glare that would be out of character with the neighborhood. As such, staff is of the opinion that the proposed utilization of the site for a convalescent home and home for the aged along with an apartment development is **compatible** with the area and **consistent** with the interpretative text of the CDMP.

When the request to permit a convalescent home and home for the aged along with an apartment development is analyzed under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), staff notes that these standards indicate that the Board shall hear applications for and grant or deny unusual uses, 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, 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. Staff opines that with the abundant landscaping provided and the subject site's location at the end of a cul-de-sac (SW 212 Street), the proposed convalescent home and home for the aged along with an apartment development, would not cause an unfavorable effect on the surrounding area or cause an undue burden on area roadways. Additionally, the subject site is easily accessible from SW 212 Street, which is a dead end road. Furthermore, the Public Works Department has no objections to this application. When considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff is of the opinion that the proposed senior citizen center on the subject property would not result in a detrimental impact to the area and would be **compatible** with same. However, in order to mitigate any aural and visual impact that the center may have on adjacent properties, staff will recommend that the Board impose conditions that all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations, specifically that any over-spill lighting unto adjacent properties shall not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures. As such, staff recommends approval with conditions of the application.

Staff is cognizant of the need for these types of facilities as well as the importance of them. Accordingly, based on the aforementioned, staff recommends approval with conditions of the application.

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not 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 "Breeze at Ficus Creek," as prepared by Juan A. Rodriguez-Jamolca, Registered Architect, dated stamped received 10/28/08 and consisting of 8 sheets.

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

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

5. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Department of Public Health, and the State of Florida Department of Health and Rehabilitative Services.

6. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that outdoor lighting installation shall not be placed in permanent use until a compliance letter from a registered engineer or architect is provided.

7. That the applicant obtain a new or revised Certificate of Use for the convalescent home and home for the aged use from , and promptly renew the same annually, with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM), the Public Works Department and the Miami-Dade Fire Rescue Department as contained in their memoranda pertaining to this application.

DATE INSPECTED: 03/12/07
DATE TYPED: 12/5/08
DATE REVISED: 12/10/08, 12/18/08, 12/23/08, 01/12/09
DATE FINALIZED: 01/12/09
MCL:MTF:NN:JV:CH

for Maria A. Rojo

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

Memorandum

MIAMI-DADE COUNTY

Date: August 28, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-15 #Z2008000148
Ficus Villas, LLC
10405 S.W. 212th Street
Unusual Use to Permit a Nursing Home
(RU-3M) (1.64 Acres)
08-56-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

The Cutler Ridge Canal, adjacent to the subject property, is maintained by Miami Dade County. The applicant is advised that no encroachment into the canal right-of-way is allowed. The DERM Water Control Section may be contacted at (305) 372-6681 for further information.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

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

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

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

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

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review 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 DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PH# Z2008000148
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:FICUS VILLAS, LLC

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

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

Raul A Pino, P.L.S.
02-OCT-08

REVISION 1

Memorandum

Date: 12-JAN-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000148

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated December 26, 2008.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to site plan date stamped October 28, 2008. All conditions shown on site plan are already existing.

Service Impact/Demand:

Development for the above Z2008000148
located at 10405 SW 212 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 3325 is proposed as the following:

21 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	21,000 nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 14.09 alarms-annually.
The estimated average travel time is: 6:31 minutes

Existing services:

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

Station 34 - Cuttler Ridge - 10850 SW 211 Street
Rescue, BLS 50' Squrt, 100' Platform, Squad

Planned Service Expansions:

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

None.

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped October 28, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 12/19/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

FICUS VILLAS, LLC

APPLICANT

10405 SW 212 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000148

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;
Case 200801007652 was opened based on enforcement history request and inspected on 12-18-08.
No violations were observed and case was closed.
Previous case history;
Case 200801005113 was opened based on enforcement history request and inspected on 08-12-08.
No violations were observed and case was closed.
.

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: Ficus Villas, LLC.

NAME AND ADDRESS	Percentage of Stock
Luis Machado	100%

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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208148
AUG - 4 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

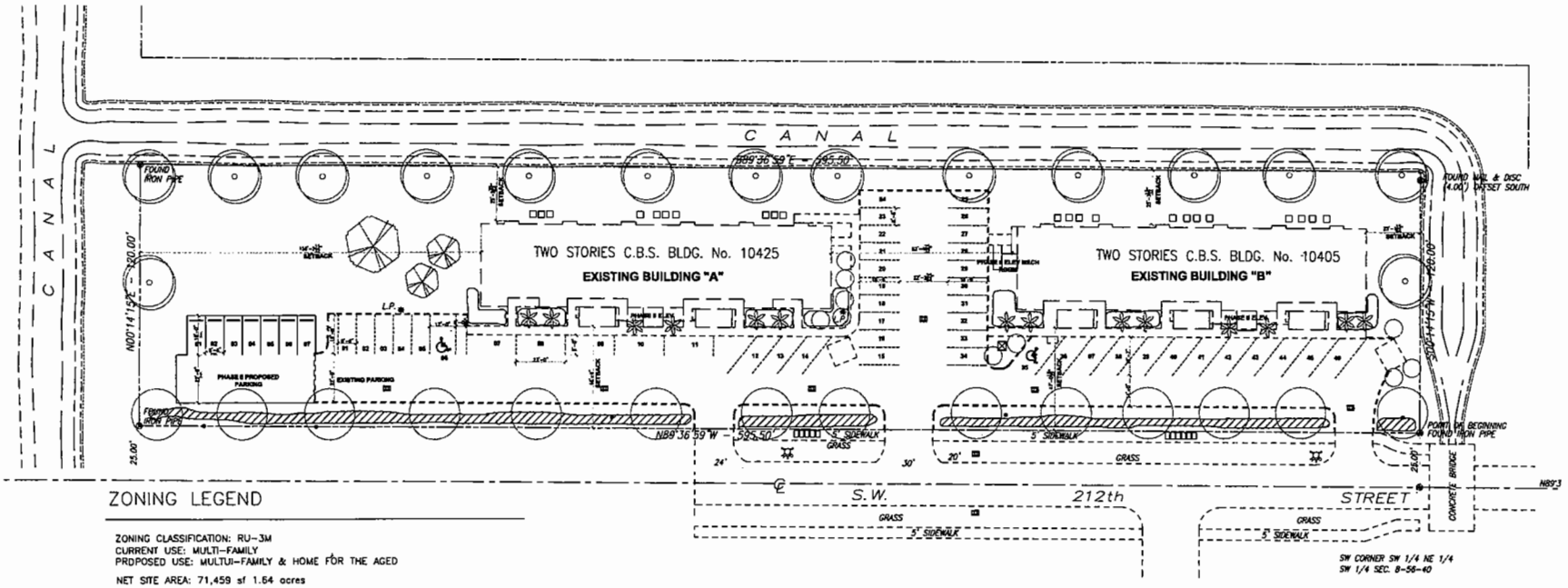
EXHIBIT "A"

LEGAL DESCRIPTION:
A parcel of land within Tract "B" of "CUTLER RIDGE SECTION 2" according to the Plat thereof as recorded in Plat Book 57 , at Page 39 of the Public Record of Dade County, Florida, more particularly described as follows

Commence at the NE corner of said Tract "B", thence run S00°13'56"W along the East line of said Tract "B" for a distance of 669.49 feet to a point; thence run N89°36'59"W along the centerline of SW 212th STREET for a distance of 670.50 feet to a point, said point being the SW corner of the SW 1/4 of the NE 1/4 of the SW 1/4 of the Section 8, Township 56 South, Range 40 East, Dade County, Florida; thence run N00°14'06"E for a distance of 25.00 feet to the Point of Beginning, thence continue N00°14'06"E for a distance of 120.00 feet to a point. Thence run N89°36'59"W for a distance of 595.50 feet to a point, thence run S00°14'15"W for a distance of 120.00 feet to a point; thence run S89°36'59"E for a distance of 595.50 feet to the Point of beginning

Containing 1.64 Acres more or less.

RECEIVED
08-148
AUG - 5 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY



EXISTING SITE PLAN
SCALE: 1"= 20'-0"

ZONING LEGEND

ZONING CLASSIFICATION: RU-3M
CURRENT USE: MULTI-FAMILY
PROPOSED USE: MULTUI-FAMILY & HOME FOR THE AGED

NET SITE AREA: 71,459 sf 1.64 acres

SETBACKS:	REQUIRED	EXISTING/PROVIDED
FRONT	25'-0"	46'-6"
REAR	25'-0"	25'-2"
SIDE	20'-0"	25'-1"

LOT COVERAGE ALLOWED 30%: 21,438 S.F.
LOT COVERAGE EXISTING 18.5%: 13.248 S.F.
LOT COVERAGE PHASE II 19.37%: 13.848 S.F.

F.A.R. PERMITTED: 0.50 TWO STORY
F.A.R. PERMITTED: 35,729 S.F.
F.A.R. EXISTING: 24,290 S.F.
HEIGHT EXISTING: 2 STORIES 24'-0" TOP OF RIDGE
REQUIRED OPEN SPACE: 25% MINIMUM OF LOT AREA
71,459 X .25 = 17,865 SF
EXISTING OPEN SPACE: 34,906 SF
PROPOSED OPEN SPACE PHASE II: 31,193 SF
MAXIMUM NUMBER OF UNITS ALLOWED UNDER RU-3M IS 12.9 UNITS PER NET ACRE
12.9 UNITS/ACRE X 1.64 =21 UNITS ALLOWED
EXISTING NUMBER OF UNITS: 21
PROPOSED NUMBER OF RESIDENTIAL UNITS: 4 MULTI-FAMILY
ALLOWED NUMBER OF BEDS: UNDER THE NEXT HIGHEST ZONING DENSITY RU-4L 23 UNITS/ACRE 2.5 BEDS
71,459 SF (LAND) - 13,507 SF (4 RESIDENTIAL UNITS @ RU-3M)= 57,952 SF OR 1.33 ACRES
1.33 ACRES X 23 UNITS/ACRES= 30 UNITS X 2.5 (BEDS/UNIT)= 75 ALLOWED BEDS
PROPOSED NUMBER OF BEDS IN PHASE I: 64

PARKING FOR HOME FOR THE AGED: 1 P.S./ 2 BEDS PLUS 1 P.S./ 2 STAFF
REQUIRED PARKING SPACES FOR PHASE I
REQUIRED PARKING SPACES PER BED: 64 BEDS/2= 32 P.S.
REQUIRED PARKING SPACES FOR STAFF: 9 STAFF/2= 5 P.S.
REQUIRED PARKING SPACES FOR RESIDENTIAL: 4 (3 BEDROOMS) X 2P.S./UNIT= 8 P.S.
TOTAL REQUIRED PARKING SPACES: 45 P.S.
EXISTING PROVIDED PARKING SPACES: 46 P.S.

REQUIRED PARKING SPACES FOR PHASE II
REQUIRED PARKING SPACES PER BED: 11 BEDS/2= 6 P.S.
REQUIRED PARKING SPACES FOR STAFF: 2 STAFF/2= 1 P.S.
TOTAL REQUIRED PARKING SPACES: 7 P.S.
PROVIDED PARKING SPACES: 7 P.S.

*PROPOSED SCOPE FOR PHASE II: ADD 7 PARKING SPACES TO ALLOW ADDITIONAL 11 BEDS TO MAKE A TOTAL OF 75 PROPOSED NUMBER OF BEDS. ADD ELEVATOR, ELEVATOR MACHINE ROOM AND 2ND FLOOR SLAD TO ALLOW CONNECTION AT 2ND FLOOR

LEGAL DESCRIPTION:
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Containing 1.64 Acres more or less.

Lot coverage
37.40x162.8=6,170.12
27.9x162.8=6,170.12
71,459 ·/. 12340.24
.17% Lot coverage
Not 30% permitted
Setback 25' Front
20' exterior street
25' side street
25' Rear
20' Interior Side
30' opening for wall
35' depth max
F.A.R lot to max
(Zoning)
Open space lot 25% lot
1 parking space for each 2 beds
1 parking space for each 2 staff
32 parking spaces req.
to parking spaces for staff
39 parking spaces req.

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OCT 23 2008
ZONING HEARINGS SECTION
BUILDING & ZONING DEVELOPMENT DIV.
BY

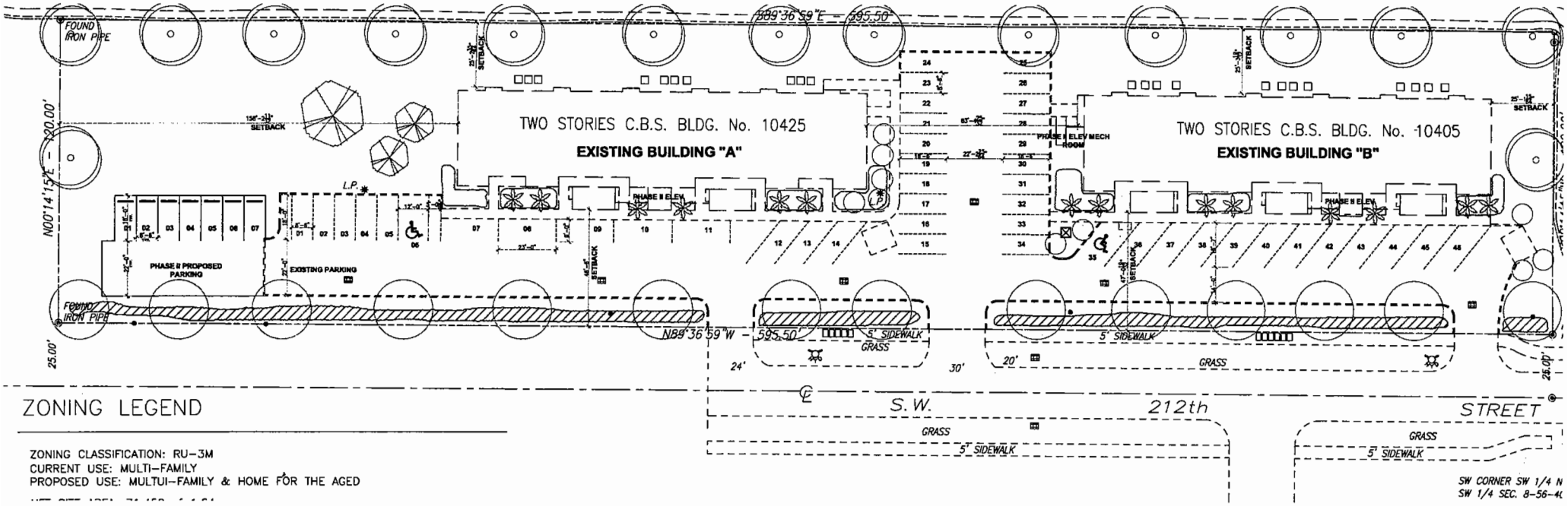
91

19

Juan A. Rodriguez - PA
KONCALCA
PROJECT ARCHITECT

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

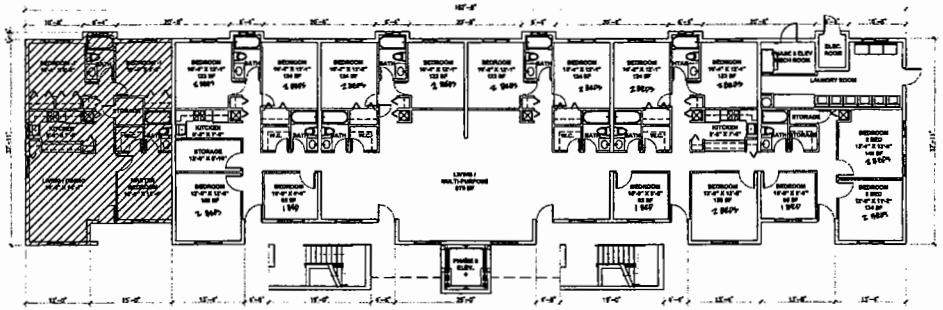
A2.0



ZONING LEGEND

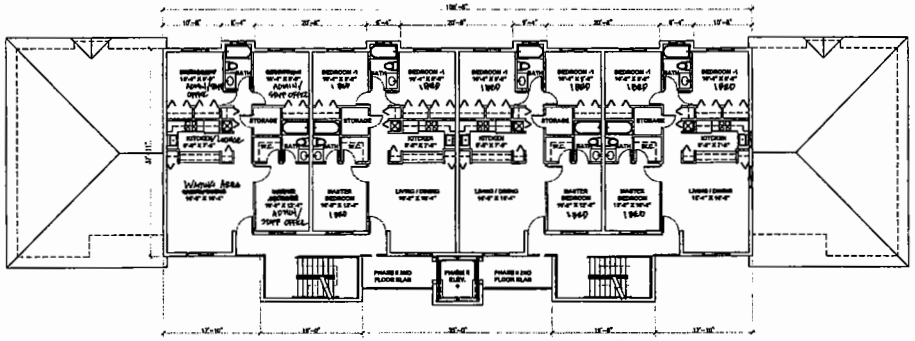
ZONING CLASSIFICATION: RU-3M
CURRENT USE: MULTI-FAMILY
PROPOSED USE: MULTUI-FAMILY & HOME FOR THE AGED

ENLARGED SITE PLAN



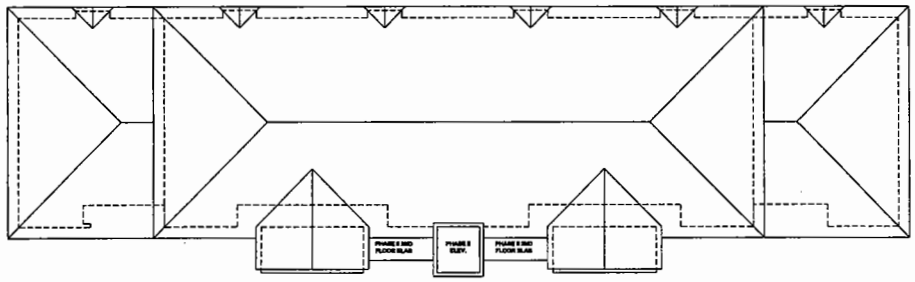
DEMOTES THE 4 UNITS TO REMAIN AS RESIDENTIAL.
27 TOTAL BEDS

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



9 TOTAL BEDS
3 ADMINISTRATION/STAFF OFFICES

BUILDING "A" EXISTING SECOND FLOOR PLAN
SCALE: 1/8"= 1'-0"



BUILDING "A" EXISTING ROOF PLAN
SCALE: 1/8"= 1'-0"

Juan A. Rodriguez-RA
ICOMOLCA

21

BREEZE AT FICUS CREEK
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Miami Dade County, FL 33189

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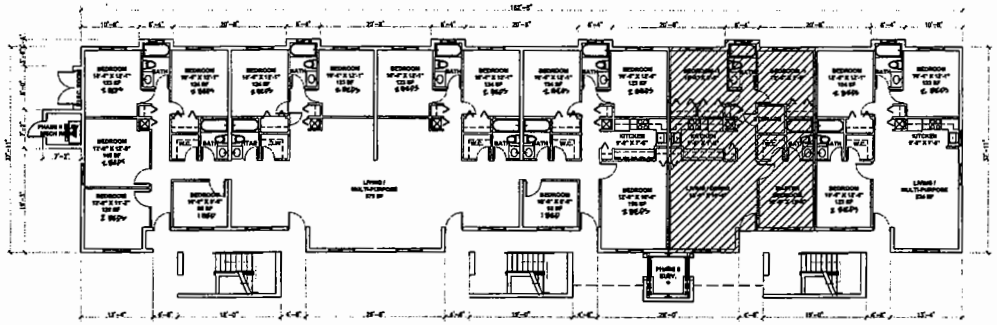
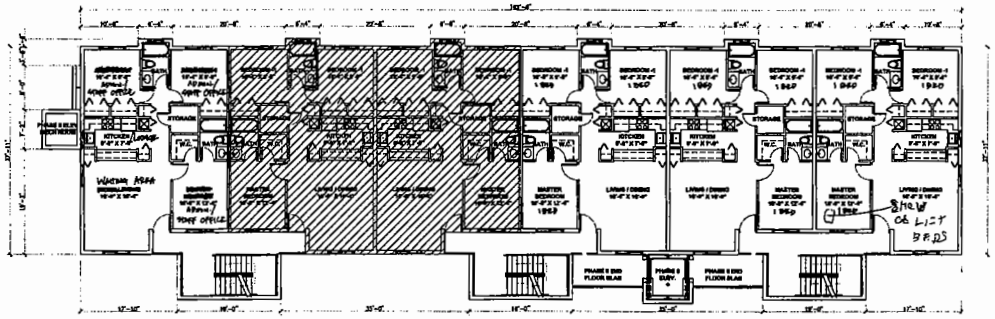


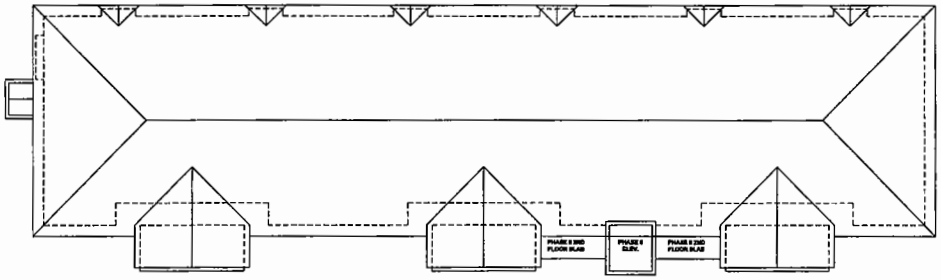
DENOTES THE 4 UNITS TO REMAIN AS RESIDENTIAL.
90 TOTAL BEDS

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



DENOTES THE 4 UNITS TO REMAIN AS RESIDENTIAL.
9 TOTAL BEDS
3 TOTAL ADMINISTRATION/STAFF OFFICE

BUILDING "B" EXISTING SECOND FLOOR PLAN
SCALE: 1/8"= 1'-0"



BUILDING "B" EXISTING ROOF PLAN
SCALE: 1/8"= 1'-0"

F2

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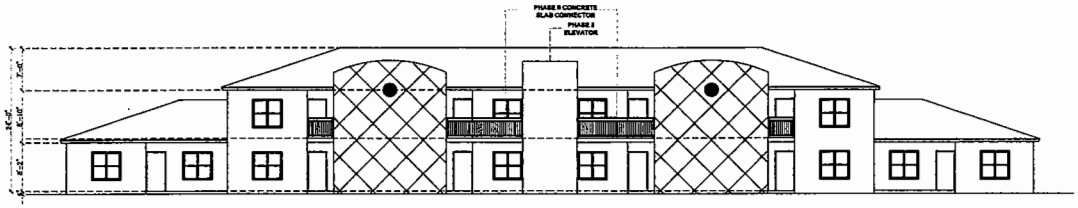
OCT 2 4 2013
ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

Juan A. Rodriguez - RA
KOMAS
PROJECT NO. 2013

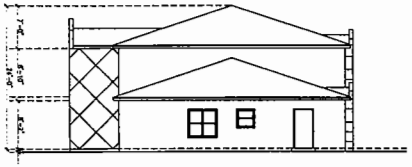
22

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

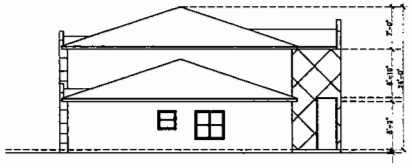
A3.02



BUILDIND "A" EXISTING SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



BUILDIND "A" EXISTING EAST ELEVATION
SCALE: 1/8"= 1'-0"



BUILDIND "A" EXISTING WEST ELEVATION
SCALE: 1/8"= 1'-0"

BUILDIND "A" EXISTING NORTH ELEVATION
SCALE: 1/8"= 1'-0"

23

Juan A. Rodriguez - RA
ICOMOLLA

JRJ

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

E1

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ZONING HEARINGS SECTION
PARKING PLANNING AND ZONING DEPT.
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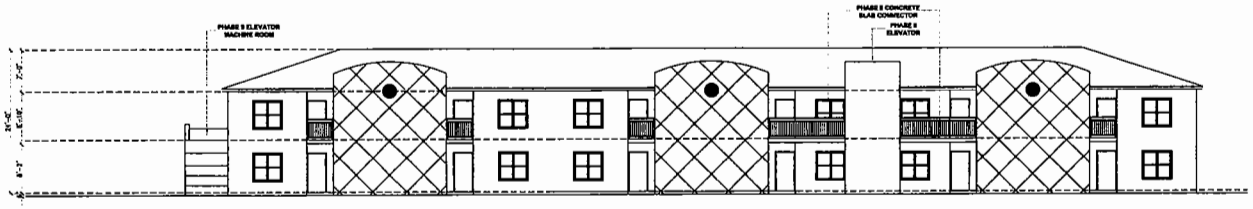
A4.01



BUILDIND "B" EXISTING SOUTH ELEVATION
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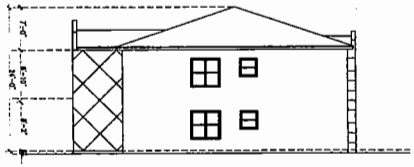

BUILDIND "B" EXISTING EAST ELEVATION
SCALE: 1/8"= 1'-0"

BUILDIND "B" EXISTING WEST ELEVATION
SCALE: 1/8"= 1'-0"

BUILDIND "B" EXISTING NORTH ELEVATION
SCALE: 1/8"= 1'-0"

24

E2

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Juan A. Rodriguez RA
KOMOLCA

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

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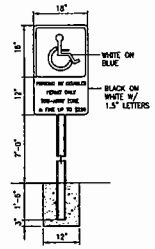
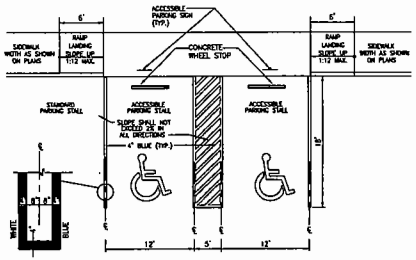
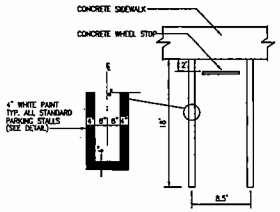


1 A5.00 HANDICAP PARKING SIGN
SCALE : N.T.S.

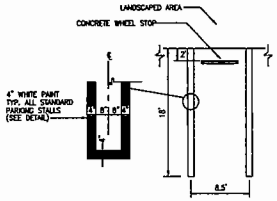


2 A5.00 HANDICAP PARKING DETAIL
SCALE : N.T.S.

3 A5.00 HANDICAP DETAIL PAINT SYMBOL
SCALE : N.T.S.

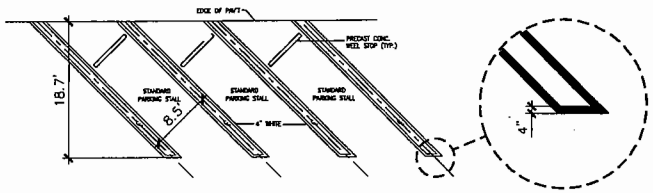


STALL ABUTTING CONCRETE SIDEWALK

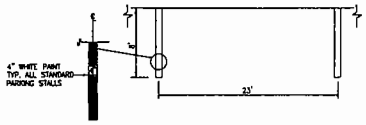


STALL ABUTTING LANDSCAPED AREAS

4 A5.00 TYPICAL PARKING STALLS
SCALE : N.T.S.



5 A5.00 45° DEGREE PAKING STALL
SCALE : N.T.S.



4 A5.00 TYPICAL PARKING STALLS
SCALE : N.T.S.

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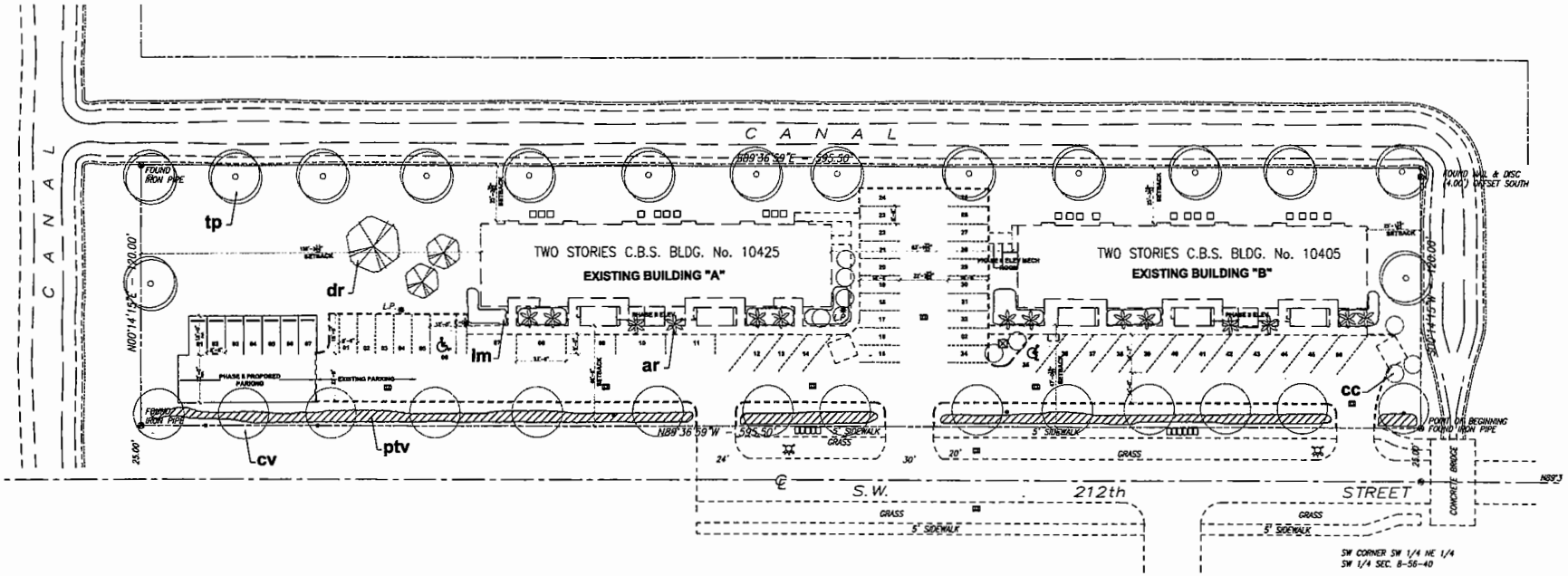
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

25

Juan A. Rodriguez - RA
JCMACI, C.A.
ARCHITECTS & CONSULTANTS
2333 BRICKELL AVE. SUITE 1-A
MIAMI, FLORIDA 33129
TEL: 305-856-1115
CERTIFICATE # 8663

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

A5.00



EXISTING LANDSCAPING PLAN
SCALE: 1"= 20'-0"

L1

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OCT 28 2008

L-1

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

26

plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ flourescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
18. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
23. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

landscape legend

Zoning District: RU-3M (Under Alternate Use) — Land Use - Educational Facility — Net Lot Area: 1.64 acres 71,459 s.f.

OPEN SPACE	REQUIRED	EXISTING/PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net Lot Area = 71,459 s.f. x 25 % = 17,865 s.f.	17,865	31,193

LAWN AREA CALCULATION		
A. 17,865 total s.f. of landscaped open space required by chapter 33	10,719	19,122 (Drout Tolerant Grass) 10,000 (St. Agustine)
B. Maximum lawn area (sod) permitted = 60 % x 17,865 s.f. =		

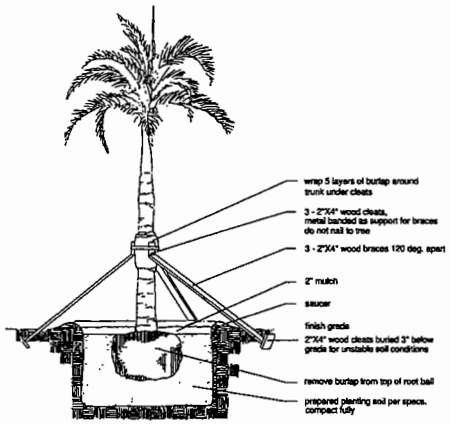
TREES		
A. No. trees required per net lot acre 28. Less existing number of trees meeting minimum requirements 28 trees x 1.64 Net Lot Acres	46	56
B. % Palms allowed: No trees provided x 30%	14	17
% Palms permitted to count as street trees on 1:1 basis x 30%	5	0
C. % Natives Required: No. trees provided x 30%	14	41
D. Street Trees (maximum average spacing of 35' o.c.): 338' linear feet along street / 35	10	14

SHRUBS		
A. No. trees required x 10 = No. of shrubs required	460	3,108
B. % Natives required: No. shrubs required x 30%	138	258

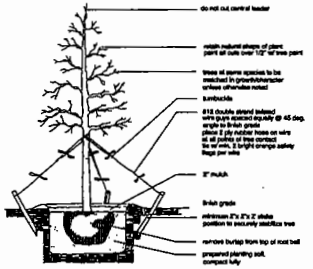
PLANT LIST

	Key	L-1	Description	Specification
Trees	ar	14	Arecastrum Rommanzoffianum (Queen Palm)	20'-22' ht. OA
	cc	10	Chamaedorer Cataractarum (Fountain Palm)	5'-6' ht. OA
	cv	14	Callistemon Viminalis (Weeping Bottlebrush)	15'-16' ht. OA Spread 12'-14'
	dr	3	Delonix Regia (Royal Ponciana)	20'-24' ht. OA Spread 18'
	tp	15	Tabebuia Pallida (pink Trumpet)	12'-14' ht. OA Spread 8'-9'
Shrubs	lm	2850	Liriope Muscari Evergreen Giant (Giant Liriope)	12" ht. Spread 12" full to base 12" o.c.
	pv	258	Pittosporum Tobira Variegatea (Variegated Pittos)	18" ht. Spread 18" full to base 24" o.c.

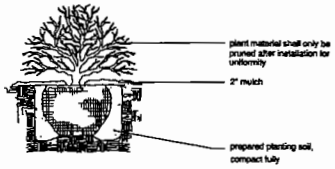
plant details



palm/large tree planting detail



small tree planting detail



shrub planting detail

L 2.

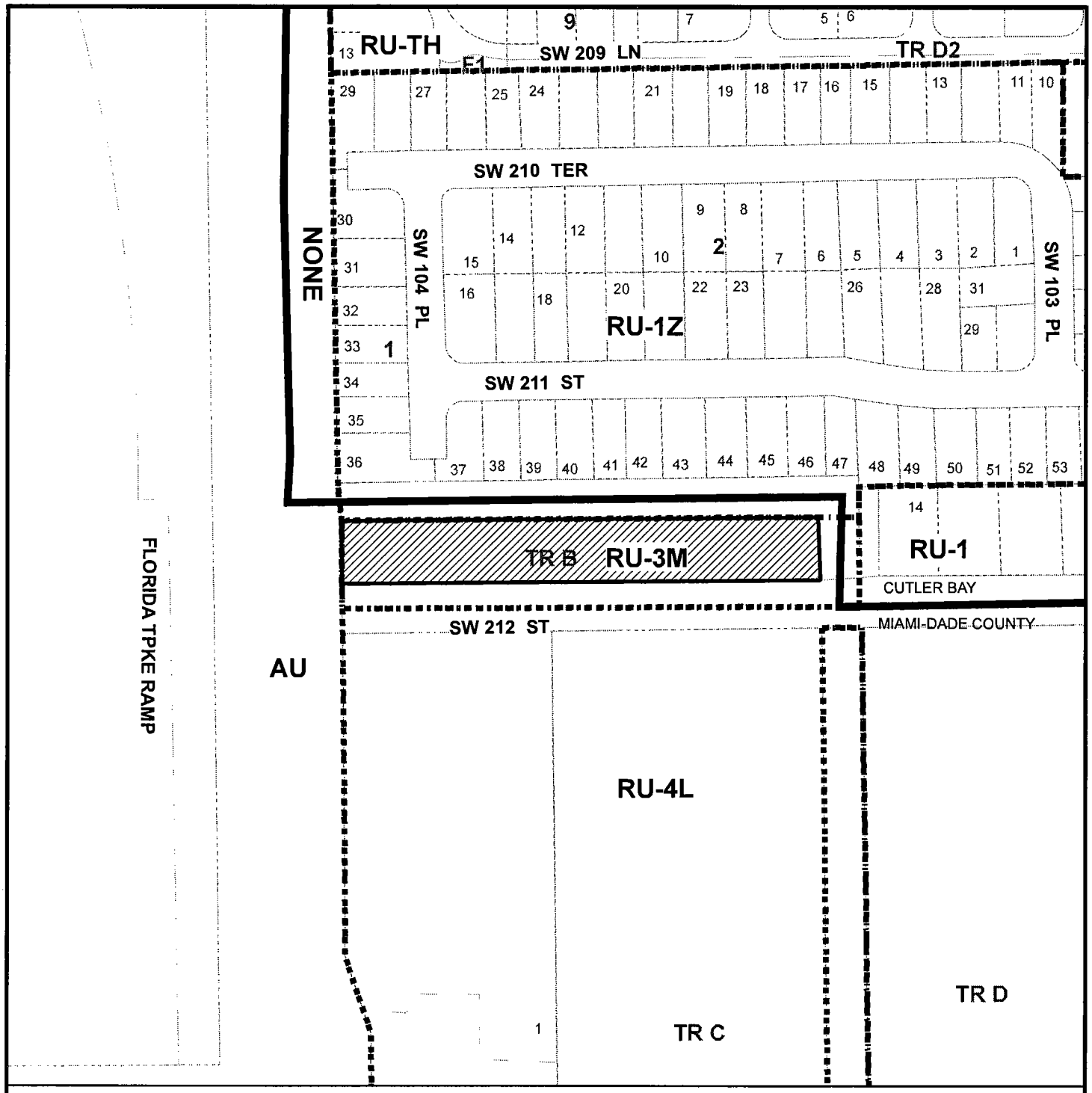
RECEIVED OCT 21 2008 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

Lian A. Rodriguez RA KONICA A.

BREEZE AT FICUS CREEK
10405 / 10425 S.W. 212 STREET
Miami Dade County, FL 33189

L-2

27



MIAMI-DADE COUNTY
HEARING MAP

Section: 08 Township: 56 Range: 40
Applicant: FICUS VILLAS, LLC.
Zoning Board: C15
Commission District: 09
Drafter ID: ALFREDO
Scale: NTS
---------- Zoning

Process Number
08-148

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 08/12/08

REVISION	DATE	BY
		28

MIAMI-DADE COUNTY

AERIAL YEAR 2008

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