

KITS

2-2-2010 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Thursday, March 11, 2010 at 7:00 p.m.

CURRENT

1. 10-3-CZ15-1 BAPTIST HEALTH SOUTH FLORIDA, INC 09-61 30-56-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF THURSDAY, MARCH 11, 2010

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

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

1. BAPTIST HEALTH SOUTH FLORIDA, INC.
(Applicant)

10-3-CZ15-1 (09-061)
Area 15/District 8
Hearing Date: 03/11/10

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> |
|--------------------|-------------------------|-------------------------------------|---------------------|------------------------|
| 1979 | Directors | - Zone change from GU & RU-2 to AU. | 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: March 11, 2010

To: The Community Zoning Appeals Board - 15

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Baptist Health South Florida, LLC (Z09-061)

SUMMARY OF REQUESTS:

The applicant seeks to change the zoning on the property from AU, Agricultural District, to BU-3, Liberal Business District. The applicant also seeks to permit a lake excavation. Additionally, the applicant is requesting to waive the zoning regulation requiring a 5' high masonry wall where a business lot abuts AU, GU, RU or EU zoned property.

LOCATION: Southeast corner of SW 248 Street and SW 112 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application went before the Developmental Impact Committee due to the size of the property. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenant as set forth in the Department of Planning and Zoning's recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions and the acceptance of the proffered covenant, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z09-61
BAPTIST HEALTH SOUTH FLORIDA, INC

Respectfully Submitted,

DIC Executive Council
January 20, 2010

Ysela Llort
Assistant County Manager

Absent

Manny Mena, Assistant Fire Chief
Miami-Dade Fire Rescue Department



AYE

Jose Luis Mesa, Director
Metropolitan Planning Organization Secretariat

Absent

Subrata Basu, Assistant Director of Planning
Department of Planning and Zoning



AYE

Esther Calas, P.E., Director
Public Works Department

Absent

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

Jorge S. Rodriguez, P.E., Assistant Director
Miami-Dade Water and Sewer Department



AYE

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO DEVELOPMENT IMPACT COMMITTEE**

APPLICANT: Baptist Health South Florida, Inc.

PH: Z09-061

SECTION: 4-56-40

DIC DATE: January 20, 2010

COMMISSION DISTRICT: 8

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A. INTRODUCTION:

o **REQUESTS:**

- (1) DBC from AU to BU-3
- (2) UNUSUAL USE to permit a lake excavation.
- (3) Applicant is requesting to waive the zoning regulation requiring a 5' high masonry wall where a business lot abuts AU, GU, RU or EU zoned property.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Baptist Health South Florida Corporate Administrative Support Campus," as prepared by Zycovich Architects, consisting of 17 sheets dated stamped received 8-27-09. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicant to change the zoning on the property from AU, Agricultural District, to BU-3, Liberal Business District. The applicant also seeks an unusual use to permit a lake excavation and to waive the zoning regulation requiring a 5' high masonry wall where a business lot abuts AU, GU, RU or EU zoned property.

o **LOCATION:**

Southeast corner of SW 248 Street and SW 112 Avenue, Miami-Dade County, Florida.

o **SIZE:** 25.07 acres

B. ZONING HEARINGS HISTORY:

In 1979, pursuant to Resolution Z-82-79 a portion of the subject property was granted a district boundary change from GU, Interim District and RU-2, Two Family Residential District to AU, Agricultural District.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The subject property is located approximately 2.83 miles east of and within the Urban Development Boundary (UDB). The 2015 and 2025 Adopted Land Use Plan designates the subject property as being located within the Urban Development Boundary for **Business and Office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking systems. 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 uses.
2. **Uses and Zoning Not Specifically Depicted on the LUP Map.**
Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing 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 commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.
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 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. **Policy LU-2A.** All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
5. **Policy LU-4D.** 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 compatible and complementary elements and buffer any potentially incompatible elements.
6. **Policy LU-4E.** Zoning shall be examined to determine consistency with the Comprehensive Plan, and if deemed necessary to remedy an inconsistency, rezoning action shall be initiated. Examination could occur through a special zoning study, area planning activity, or through a study of related issues.
7. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.
8. **Water.** This category includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and water-related uses along coastal shorelines as discussed under Objective CM-5 as well as ancillary structures or uses may be permitted for flood control or recreational purposes. **Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.**
9. **CON-5A.** The Stormwater Management (Drainage) Level of Service (LOS) Standards for Miami-Dade County contain both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable Flood Protection Level of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County, or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant land (groves)

Business & Office

Surrounding Properties

NORTH: BU-1A, RU-TH; single-family residences; retail

Low Density Residential 2.5-6 dua

SOUTH: AU; groves
 Florida Turnpike

Agriculture (across ROW)
 Transportation

EAST: AU; groves
 Florida Turnpike

Agriculture (across ROW)
 Transportation

WEST: AU; groves

Business and Office

E. SITE AND BUILDINGS:

Site Plan Review:
 Scale/Utilization of Site:
 Location of Buildings:
 Compatibility:
 Landscape Treatment:
 Open Space:
 Buffering:
 Access:
 Parking Layout/Circulation:
 Visibility/Visual Screening:
 Urban Design:

(Site plan submitted.)
Acceptable
Acceptable
Acceptable
Acceptable
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Acceptable
Acceptable
Acceptable
Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to

minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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 regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

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

G. NEIGHBORHOOD SERVICES:

| | |
|--------------|----------------------|
| DERM | No objection* |
| Public Works | No objection* |
| Parks | No comment |
| MDT | No objection |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No comment |
| Solid Waste | No objection |
| Aviation | No objection |

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is currently zoned AU, Agricultural District, and is located at the southeast corner of SW 248 Street and SW 112 Avenue. The applicant is requesting the rezoning of subject property from AU, Agricultural District, to BU-3, Liberal Business District. In addition, the applicant is requesting an unusual use for a lake excavation and to waive the requirement for a 5' high masonry wall where a business lot abuts a residential zoning district. The rezoning of the subject property from AU to BU-3 would allow, without restriction, the applicant to develop a wide range of commercial uses. The applicant has proffered a covenant which indicates that the proposed warehouse, storage, and distribution facility (depicted as "Consolidated Service Center" on the proposed site plan) shall only be used in conjunction with, or in support of, the activities, business or operations of the then owner of the subject property or related/affiliated entities, provided that the owner or a related/affiliated entity of same also maintains a certificate of use over a minimum of fifty percent (50%) of the office space constructed on the subject property. Also the covenant indicates that the Consolidated Service Center use on the subject property shall not exceed 40,000 square feet and delivery vehicles serving the Consolidated Service Center shall not be permitted to arrive or depart between the hours of 11:00 p.m. and 5:00 a.m. except in the event and aftermath of a major storm or other emergency event and all fill materials acquired from the excavation of the proposed lake shall be used solely on-site. The covenant proffered also limits the principal uses on the subject property by prohibiting certain uses including airports, airport hangars and airplane repair facilities, liquor package stores, automobile body and top work and painting, open lot car rental, marinas, lumber yards, residential uses and other BU-1, BU-1A and BU-2 uses. The site plan depicts nine and seven story office buildings located at the western portion of the site and three surface parking lots at the southwestern, northern and southeastern portions of the subject property. The parking lots located at the southwestern and southeastern portions of the site are aligned with the Florida Turnpike to the east of the site. In addition, a proposed childcare center is located within the seven story office building and there is also a proposed two-story energy plant. Except for the distribution center, all the office buildings are located south of the proposed lake which is located at the northwestern portion of the site.

The Business and Office designation accommodates a full range of sales and service activities which include, among other things, retail, wholesale, personal and professional services, **commercial and professional offices**, hotels, motels, **hospitals, medical**

buildings, nursing homes, entertainment and cultural facilities, amusements and **commercial recreation establishments**. The interpretative text of the CDMP allows for certain uses that are not authorized under any LUP map category, including many of the uses listed as “**unusual uses**” in the zoning code. The proposed lake which will be utilized for storm water management is located at the northwestern portion of the subject property. Staff opines that the proposed zone change to BU-3, as limited by the proffered covenant, is **consistent** with the **Business and Office** designation for the subject property and **compatible** with nearby BU-1A and BU-2 zones in the area. Staff notes that the applicant has proffered a covenant, which among other things, prohibits the wider range of BU-2 uses which are also permitted in the BU-3 zoning district, with the exception of the distribution center which is a BU-3 use.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. 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**, Miami Dade Aviation Department (**MDAD**), Miami-Dade Transit (**MDT**), and **Miami-Dade Aviation Department** have **no objections** to this application. The Solid Waste Department (**SWD**) has **no objection** to this application and has indicated that they will work with Public Works Department and will monitor traffic pattern changes as the development is constructed. The **Miami-Dade Fire Department** has **no objections** to the application and their memorandum indicates that the estimated average travel response time is **6:50 minutes**.

The rezoning of the subject property will allow the applicant to develop an administrative support/corporate office facility that will provide offices, a distribution center, a day nursery for employees of the hospital and other ancillary uses. The applicant has indicated that the rezoning to BU-3, rather than a less intensive zoning, is solely for the purpose of the construction and operation of the proposed distribution center. Although BU-3 zoning would be generally compatible with the surrounding area, the applicant has submitted a covenant restricting the uses, including the wider range of uses under BU-2 that could be incompatible with the surrounding area and prohibiting residential uses. Staff is of the opinion that this development will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by the various departments including the Department of Environmental Resources Management (DERM). The proposed development does not unduly burden or affect public transportation facilities as indicated in the Public Works Department and Miami-Dade Transit memoranda submitted for this application. However, while staff notes that the Solid Waste Department does not object to this application, their memorandum indicates that they will monitor the proposed traffic pattern changes as the site is developed and work closely with the Public Works Department staff to implement any necessary changes. The applicant has indicated in their Letter of Intent that the new facility will bring over 1,100 jobs to the area. Staff notes that the requested BU-3 zone changes would make the application **consistent** with the recent CDMP amendment which changed the land use designation from Low Density Residential to Business and Office. Staff is of the opinion that the approval of the requested BU-3 district boundary change would not have an unfavorable effect on the surrounding area and would not be contrary to the public interest. Therefore staff recommends approval of the district

boundary change from AU to BU-3 (request #1), subject to the Board's acceptance of the proffered covenant.

The applicant is also seeking an unusual use to permit a lake excavation (request #2). The applicant is proposing an approximately 135,000 square foot lake in the northwest portion of the subject property. The CDMP specifies that certain uses are not expressly 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. Because lakes are permitted in all land designations it meets the substantially similar requirement. Staff is of the opinion that, based on the memoranda from Public Works, Fire Rescue and DERM, the proposed unusual uses (request #2) would not have an unfavorable effect on the surrounding area, create an undue burden on transportation facilities or other services, including fire, or pose a threat to the natural environment. The proposed lake will serve as a storm water management area and will provide an amenity to the employees of the proposed development. Staff opines that the proposed lake excavation will not detrimentally impact the surrounding residential and commercial uses and is **consistent** with the Comprehensive Development Master Plan (CDMP). In addition, the CDMP indicates that the **Water category** includes all natural waters such as coastal waters and navigable rivers or waters. **Water-dependent uses and water-related uses may be permitted for flood control or recreational purposes. Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.** The proposed lake excavation is in keeping with the minimum lake area required by DERM in order to meet stormwater management requirements, to ensure stormwater retention on the site, and to prevent on-site and off-site flooding. Staff opines that the proposed lake excavation would be **compatible** with the area, would prevent the possible threat of flooding, and would not detrimentally impact the surrounding area. Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(3).

When request #3 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this request would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. The applicant is requesting to waive the required 5' masonry wall required where a business lot abuts an AU, GU, RU or EU zoned property. The required wall would be located along the southern and eastern portions of the site which runs parallel to the Florida Turnpike. Staff opines that the Florida Turnpike provides more than an adequate buffer for the RU-2 zoned area located south and east of the subject property. Furthermore, staff opines that the proposed abundantly landscaped areas on the southern and eastern portions of the subject property would be a more aesthetically acceptable option than a masonry wall which lends itself to unwanted graffiti. Based on the aforementioned, staff recommends approval with conditions of this request under Section 33-311(A)(4)(b) (NUV).

Based on all of the aforementioned, staff is of the opinion that the application is **consistent** with the LUP map designation of the CDMP, and that the applicant's proposed utilization of the site, as shown on the submitted site plans is **compatible** with the surrounding area. Accordingly, staff recommends approval of request #1 upon the Board's acceptance of the proffered covenant; approval with conditions of request #2

under Section 33-311(A)(3) and approval with conditions of request #3 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval of request #1 upon the Board's acceptance of the proffered covenant and approval with conditions of requests #2 and #3.

J. CONDITIONS: For requests #2 and #3

1. That a site plan as it pertains to the lots with proposed lake excavations 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 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 "Baptist Health South Florida Corporate Administrative Support Campus," as prepared by Zyscovich Architects, consisting of 17 sheets dated stamped received 8/27/09.
3. That the applicant submit to the Department of Planning and Zoning 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.
4. That the use be established and maintained in accordance with the approved plan.
5. That the lake be permitted in accordance with approved plan.
6. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled 'Baptist Health South Florida Corporate Administrative Support Campus,' as prepared by Zyscovich Architects, consisting of 17 sheets and dated stamped received 8/27/09.
7. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. The applicant will submit, "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at final completion of the excavation, or upon request of the Director of the Department of Planning and Zoning and the Director of Environmental Resources Management.
8. That the time for the completion of the project including the lake excavation, grading, etc., shall be determined by the Director and the work shall be carried on continuously and expeditiously so that the same will be completed within twelve months.

9. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
10. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director of Planning and Zoning shall be posted with the Department, payable to Miami-Dade County, in an amount as may be determined and established by the Director; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc. The bond amount shall be based on the volume of cut required to create the approved slope configuration.
11. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
12. That the property shall be staked to meet with the approval of the Director of Planning and Zoning and the Director of Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
13. That the applicant obtain a lake excavation use permit from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
14. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director of Planning and Zoning and the Director of DERM.
15. That once the excavation permit is issued, the title to the property in question shall not be transferred without the approval of the Director of Planning and Zoning unless the excavation of the subject property has been completed and/or unless the bond has been released.
16. That all excavations shall be completely enclosed by a safety barrier, minimum height of 6 feet, consisting of either orange plastic safety fence or wood slat storm fencing installed on a 4" x 4" posts spaced every 10 feet. Said barrier shall be installed prior to issuance of the excavation permit and commencement of excavating and shall remain in place until work is complete and performance bond is released.
17. That all excavations shall be posted every 50 feet with warning signs a minimum of 18' x 18' in size.
18. That the hours of the lake excavation operation shall be controlled by the Director of Planning and Zoning, except that the applicant shall be permitted to operate between the hours of 7:00 a.m. and 5:00 p.m. on weekdays, Saturday and/or Sunday operation and/or other hours of operation than 7:00 a.m. to 5:00 p.m., may be permitted by the Director of Planning and Zoning only if the same does not become a nuisance to the surrounding area.

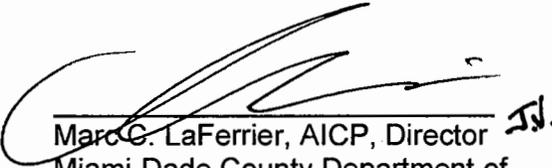
19. That the applicant obtain an excavation use permit from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
20. Excess excavated material may be removed from the premises; however, the sale of said material shall be strictly prohibited.
21. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the January 20, 2010 DIC of this application and incorporated herein by reference.
22. That delivery vehicles serving the Consolidated Service Center shall not be permitted to arrive or depart between the hours of 11:00 p.m. and 5:00 a.m. except in the event and aftermath of a major storm or other emergency event.
23. That all fill materials acquired from the excavation of the proposed lake on the subject property shall be used for on-site purposes only.
24. That the Consolidated Service Center use on the subject property shall not exceed 40,000 square feet.
25. That the warehouse, storage, and distribution facility shall only be used in conjunction with, or in support of, the activities, business or operations of the then owner of the subject property or related/affiliated entities provided that the owner or a related/affiliated entity of same also maintains a certificate of use over a minimum of fifty percent (50%) of the office space constructed on the subject property.

DATE TYPED: 9/10/09

DATE REVISED: 9/15/09, 9/16/09, 9/21/09, 9/22/09, 10/16/09, 10/19/09, 10/20/09,
10/23/09, 10/29/09, 10/30/09, 11/03/09, 11/10/09, 11/19/09, 1/8/10
1/13/10

DATE FINALIZED:

MCL:NN:JV:CI



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

Memorandum



Date: October 1, 2009

To: Marc C. LaFerrier, A.I.C.P.
Director
Planning & Zoning Department

From: Esther L. Calas, P.E.
Director
Public Works Department

Subject: DIC09-061
Name: Baptist Health South Florida, Inc. (Support Campus)
Location: SW 248th Street e/o SW 112th Avenue
Sec. 30 Twp. 56 Rge. 40

I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

- A. Trip Generation
562 PM Peak Hour trip ends
- B. Cardinal Distribution
North 80.0 % East 2.0 %
South 3.0 % West 15.0 %

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

- A. Location: SW 248TH St. SW 112 Ave. Fla. Tnpk (SR 821)
 - B. Description: Section Line Half Section Line Highway
- | | | | |
|---------------|---|---|---|
| No. of lanes: | 4 | 4 | 4 |
|---------------|---|---|---|

III. IMPACT ON EXISTING ROADWAYS

A. CONCURRENCY:

Station 50 located on SW 112th Ave n/o Florida Turnpike has a maximum LOS "SUMA" of **3390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1372** vehicles and **1051** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 50** with its **2423** PHP and assigned vehicles is at LOS "B". The **181** vehicles generated by this development when combined with the **2423** equals **2604** and LOS "B" where the range of LOS "B" is from **460** to **2780** vehicles.

Station 2264 located on Florida Turnpike e/o 112th Avenue has a maximum LOS "D" of **6510** vehicles during the PM Peak Hour. It has a current PHP of **1871** vehicles and **283** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 2264** with its **2154** PHP and assigned vehicles is at LOS "A". The **364** vehicles generated by this development when combined with the **2154** equals **2518** vehicles and LOS "B" where the range of LOS "B" is from **2310** to **3840** vehicles

Station 9738 located on SW 112 Avenue n/o SW 268th Street has a maximum LOS "D" of **1950** vehicles during the PM Peak Hour. It has a current PHP of **1561** vehicles and **264** vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9738** with its **1825** PHP and assigned vehicles is at LOS "B". The **17** vehicles generated by this development when combined with the **1825** equals **1842** and LOS "C" where the range of LOS "C" is from **1840** to **1950** vehicles.

IV. SITE PLAN CRITIQUE

- A. The required roadway dedications shall be accomplished during the platting procedure.
- B. Additional dedications, improvements and traffic signal contribution requirements will be determined during the platting procedure.
- C. Roundabout at site may require design modifications as part at the Paving and Drainage Permitting process.

V. STANDARD CONDITIONS

- A. The land may require to be platted.
- B. Street lights, as well as other right-of-way improvements are required per Miami-Dade County Public Works Department Standards.
- C. Provide appropriate radii at the main entrance to allow large vehicles such as Fire, Rescue and Solid Waste Departments.
- D. Driveways shall be no less than twenty feet (22') in width and shall be strong enough for large vehicles.
- E. Driveways shall be no less than twenty feet (22') in width and shall be strong enough for large vehicles.
- F. All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works Manual.
- G. Entrance features are not reviewed and/or approved under this application. They must be submitted to the Plat Committee as an entrance feature application.
- H. All signing, markings and traffic signal plans, on site and offsite, shall be submitted to the Public Works Department for Paving & Drainage review and approval.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. In addition it will be subject to the payment of road Impact Fees.

cc: Jorge Vital, Development Impact Coordinator, Planning and Zoning Department
Joan Shen, P.E., PhD, Manager, Traffic Engineering Division
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Armando E. Hernandez, Special Administrator for Concurrency, Traffic Engineering Division

Memorandum



Date: September 25, 2009

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

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

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

Subject: DIC No. Z2009000061-4th Revision
Baptist Health South Florida, Inc.
10880 S.W. 248th Street
Request a District Boundary Change from AU to BU3, Unusual Use to
Permit a Lake Excavation, and to Permit a Private Recreational Facility
(AU) (25.5 Acres)
56-40-30

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

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). The closest public water is a 12-inch water main abutting the subject property along S.W. 112th Avenue. There is also a 16-inch water distribution main abutting the property along S.W. 248th Street. Connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. The estimated demand for this project is 30,013 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

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.

Notwithstanding that adequate system capacity is available for this project; DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the Florida Building Code in order to more efficiently use the Southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is the use of drought tolerant plants, which reduce the use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Sanitary Sewer Service

The property is located within the franchised sewer service area of the MDWASD. The closest public sanitary sewer is a 12-inch force main abutting the subject property. Also abutting the property is a 24-inch force main located along S.W. 248th Street. Downstream flow is directed to the South District Wastewater Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed development to the public sanitary sewer system shall be required in accordance with the Code requirements.

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

The transmission system as well as the Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree.

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 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

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures. 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.

Any crossing of, or encroachment into the Canal Right-of-Way has to be approved by Water Control Section and a Class III permit will be required.

Lake Excavation

DERM has reviewed the plans entitled "Baptist Health South Florida Corporate Administrative Support Campus-Lake Sections Future Plan-AS-153", as prepared by Zyscovich Architects, and offers no objections to the proposed lake excavation, as depicted therein.

Wetlands

A Binding Letter of Interpretation was issued for these properties on December 17, 2008. This Binding Letter states that the subject properties do not contain wetlands as defined by Section 24-5 of the Code. This Binding Letter is valid for a period of two (2) years, and is scheduled to expire on December 17, 2010. At this time a Class IV Wetland Permit will not be required for any work on these sites. However, once the Binding Letter expires this Program may decide to re-evaluate the Class IV Wetland Permit issues on these properties.

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 properties contain tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. 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 Chapter 24. Said 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 permitting procedures and requirements prior to site development.

Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning required management practices.

Additionally, due to the fact that an above ground fuel storage tank associated with an emergency electrical generator is being proposed on the subject site, the applicant will be required to obtain DERM approval for management practices to control any potential discharge or spillage of the stored product. The applicant is advised to contact DERM in order to obtain additional information on the above noted management practices. Additionally, DERM will require that construction plans for the proposed above ground fuel storage facility and generator room including piping diagrams and specifications for the storage tank be submitted to and approved by the Specialty Review Group, of the Plan Review and Development Division of DERM prior to approving any building permit application for the site. The applicant is further advised that the proposed fuel storage tank must be registered with the State of Florida Department of Environmental Protection.

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.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Enforcement History

DERM has found no open or closed enforcement records 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.

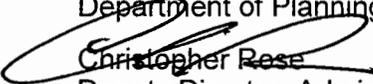
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum



Date: October 26, 2009

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From: 
Christopher Reese
Deputy Director, Administration
Department of Solid Waste Management

Subject: DIC# 09-061
Baptist Health South Florida, Inc.

This Department was contacted by the Department of Planning & Zoning Staff, by representatives of Baptist Health Systems (BHS) regarding its Zoning application (Z09-061) for development of a Corporate Administrative Support Campus, which is to include 35,000 square feet of warehouse, 280,000 square feet of office complex and a 35,000 square foot daycare center. The site is situated at the southeast corner of the intersection of SW 112th Avenue and SW 248th Street in South Dade and abuts the right-of-way for the Florida Turnpike.

Our Department reviewed the application and provided comments on May 18, 2009 (see attached) for the site development. However, at the Lower DIC Meeting held May 27, 2009, the Department of Solid Waste Management (DSWM) staff raised concerns regarding proposed traffic pattern changes along SW 248 Street. Our Staff met with representatives of Baptist Health South, Inc. on June 26th, August 18th and September 10th 2009, to discuss our concerns.

After further review and discussion, the DSWM would like to withdraw its previously stated concerns. We will monitor traffic pattern changes as the development is constructed and will work with Public Works Department staff to implement any necessitated changes.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental affairs at (305) 514-6661.

Cc: Stacey McDuffie, Division Director, Planning & Intergovernmental Affairs

Memorandum



Date: July 16, 2009

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

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

Subject: DIC # 2009000061 – Baptist Health South Florida
Lying on the southeast corner of SW 248th Street and SW 112th Avenue
Miami-Dade County, Florida (Revision No. 1)

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately 75 fire and rescue calls annually. Although the number of calls will result in a severe impact to existing fire and rescue service, the construction of the Coconut Palm Fire Rescue Station No. 70 will absorb the impact to existing stations. Station No. 70 will be constructed along SW 248th Street and SW 114th Place. It is anticipated that the Station will be completed in 2012.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2008, the average travel time to the vicinity of the proposed development was **6:50 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

| STATION | ADDRESS | EQUIPMENT | STAFF |
|---------|-------------------------|-----------------------------------|-------|
| 34 | 10850 SW 211 Street | Rescue, Rescue*, Aerial, Platform | 10 |
| 5 | 13150 Hobson Drive | Rescue, Engine | 7 |
| 52 | 12105 Quail Roost Drive | Rescue, ALS Tanker | 7 |
| 55 | 21501 SW 87 Avenue | ALS Engine | 4 |

ALS= Advanced Life Support

* Rescue 70 (this unit is temporarily being housed at Station No. 34 pending completion of the Coconut Palm Station)

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised plans entitled 'Baptist Health South Florida Corporate Administrative Support Campus' as prepared by Zyscovich Architects, dated stamp received 7/2/09.

DIC # 2009000061 – Baptist Health South Florida
July 16, 2009
Page 2 of 2

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4540.

HL:ch

Memorandum



Date: June 16, 2009

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

From: José A. Ramos, R.A., Chief, Aviation Planning Division
Aviation Department

Subject: DIC Application #09-061
Baptist Health South Florida
DN-09-06-151

A handwritten signature in black ink, appearing to read "J. Ramos", written over the "From:" field of the memorandum.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #09-061, Baptist Health South Florida. The applicant is requesting a District Boundary Change from AU (Agricultural District) to BU-3 (Liberal Business District); an Unusual Use to permit a lake excavation; and an Unusual Use to permit a private recreational area. These requests will allow the applicant to develop the property with an administrative support/corporate office facility that will provide offices, a distribution center, a day nursery and other ancillary uses. The subject property is ±25 acres and is located on the southeast corner of SW 112 Avenue and SW 248 Street and bordered on the east and south by the Homestead Extension of Florida's Turnpike in Miami-Dade County, Florida.

Based on the available information, MDAD has determined that the proposed land use is compatible with operations from Homestead General Aviation Airport. Please note, however, the applicant is required to coordinate with Homestead Air Reserve Base ("the Base") to ensure conformity with Article XXXV Homestead Air Force Base Zoning (Code of Miami-Dade County §§33-292--33-301). Please be advised that MDAD does not have jurisdiction over the Base. The contact at the Base is Major Tim Arnett, 305-224-7306, tim.arnett@homestead.af.mil.

JR/rb

C: M. Fajardo
S. Harman
Jorge Vital, Acting DIC Coordinator, Department of Planning & Zoning



DEPARTMENT OF THE AIR FORCE

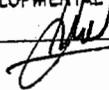
AIR FORCE RESERVE COMMAND

30 July 2009

Colonel Michael J. McCully
482 Mission Support Group Commander
29050 Coral Sea Boulevard, Bldg 360
Homestead ARB, FL 33039-1299

Mr. Jorge Vital
M-D County Dept of Planning & Zoning
111 NW 1st Street
Miami, FL 33128

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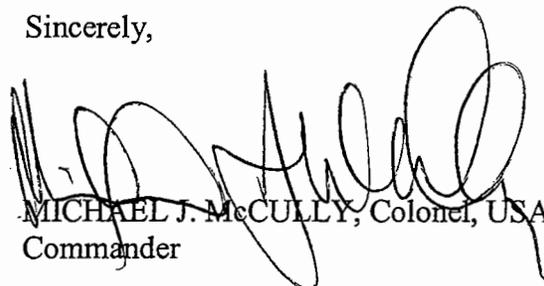
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE
BY 

Dear Mr. Vital,

The following comments are in response to Miami-Dade Zoning Application Number Z09-061 for Baptist Health South Florida, Inc. The project is located within Township 56 – Range 40 – Section 30 and is specifically located on the southeast corner of SW 112th Avenue and SW 248th Street. The property is bordered on the east and south by the Homestead Extension of the Florida Turnpike. We have reviewed the site plan and find that the property is located outside of the Homestead areas of interest and conforms with Sections 33-292 through 33-301 of the Miami-Dade County Code.

Homestead Air Reserve Base is very appreciative of the cooperation shown in this matter by Miami-Dade Aviation Department, the Miami-Dade Planning Department Staff and by the project owners. If you have any questions, please feel free to contact Mr. Larry Ventura at 305-224-7163.

Sincerely,


MICHAEL J. McCULLY, Colonel, USAFR
Commander

cc:

Renee Bergeron
Tracy R. Slavens

Memorandum



Date: May 28, 2009

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner
Miami-Dade Transit - Transit Planning Section

Subject: Review of DIC Project No. 09-061 (Baptist Health South Florida, Inc.)

Project Description

The applicant is requesting a district boundary change from Agricultural to Liberal Business District. Applicant is also requesting unusual uses to permit a lake excavation and to permit a private recreational area. The subject property is 25.07 acres and is located on the southwest corner of SW 248th Street and theoretical SW 108th Court, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service within the immediate vicinity of the application site. The closest transit service is provided by Metrobus Route 70 along SW 112th Avenue which is the western boundary of the subject property. The service headways for the above mentioned route (in minutes) is as follows:

Metrobus Route Service Summary
Baptist Health South Florida, Inc. Application Site

| Route(s) | Service Headways (in minutes) | | | | | | Proximity to Bus Route (miles) | Type of Service |
|----------|-------------------------------|--------------------|----------------------|-----------|----------|--------|--------------------------------|-----------------|
| | Peak (AM/PM) | Off-Peak (middays) | Evenings (after 8pm) | Overnight | Saturday | Sunday | | |
| 70 | 30 | 30 | 60 | N/A | 60 | 60 | 0.0 | L |

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service

Future Transportation/Transit Improvements

Currently, the 2009 Transportation Improvement Program (TIP) shows under the FDOT Turnpike District section, roadway resurfacing and roadside improvements projects on SR-821/HEFT along the segment where this site is located. The 2030 Long Range Transportation Plan (LRTP) identifies as a Highway and Transit Priority 2 improvement ITS (Intelligent Transportation Systems) projects along the SW 112th Avenue corridor from the HEFT to US-1. Under Highway and Transit Priority 4 improvements expanding the HEFT from 4 to 6 lanes is identified.

The 2008 ten-year Transit Development Plan (TDP) identifies in its 2018 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route 70: Adjust midday headway from 30 to 60 minutes

No new service is proposed in the immediate vicinity of this project within the 2018 Recommended Service Plan.

MDT Comments/Recommendations

Miami-Dade Transit (MDT) currently provides local bus service in close proximity to the application sites. Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

TEAM METRO

ENFORCEMENT HISTORY

BAPTIST HEALTH SOUTH
FLORIDA, INC

SOUTHEAST CORNER OF SW 248
STREET & SW 112 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000061

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;

Case 200901005697 was opened based on enforcement history request for folio #30 6030 001 0510 and inspected on 6-25-09. No violations were observed and case was closed.

Case 200901005698 was opened based on enforcement history request for folio #30 6030 000 0050 and inspected on 6-25-09. No violations were observed and case was closed.

Previous case history;

Case 200901003403 was opened based on enforcement history request and inspected on 5-05-09. No violations were observed and case was closed.

Memorandum



Date: September 10, 2009

To: Jorge Vital, DIC Coordinator
Department of Planning and Zoning

From: *M. A. Valdes*
Bertha M. Goldenberg, P.E., Assistant Director
Regulatory Compliance and Planning

Subject: Baptist Health South Florida, Inc. DIC Application # - Z2009000061 (Revised)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: Baptist Health South Florida, Inc.

Proposed Development: The applicant is requesting a District Boundary Change from AU, Agricultural District to BU-3, Liberal Business District. The applicant is also requesting unusual uses to permit a lake excavation and to permit a private recreational area. The proposed development will consist of office building and a school. In addition, the applicant is requesting a non-use variance. Said variance is for the waiver of the requirement for a five foot wall along the rear property line abutting the AU zoning district.

Project Location: The subject property is 25.07 acres and is located on the southwest corner of SW 248 Street and theoretical SW 108 Court, Florida.

MDWASD has reviewed the revised letter of intent submitted by the applicant and finds that said revisions do not alter the comments that were previously submitted by MDWASD.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

Memorandum



Date: May 27, 2009

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Bertha M. Goldenberg, P.E., Assistant Director
Regulatory Compliance and Planning *BMG*

Subject: Baptist Health South Florida, Inc. DIC Application # - Z2009000061

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: Baptist Health South Florida, Inc.

Proposed Development: The applicant is requesting a District Boundary Change from AU, Agricultural District to BU-3, Liberal Business District. The applicant is also requesting unusual uses to permit a lake excavation and to permit a private recreational area. The proposed development will consist of office building and a school.

Project Location: The subject property is 25.07 acres and is located on the southwest corner of SW 248 Street and theoretical SW 108 Court, Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The nearest points of connection for water is either an existing sixteen (16) water main along S.W. 248th Street or a twelve (12) inch water main along S.W. 112 Avenue, both abutting the property. The source of water for this project is the Alexander Orr Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. The nearest point of connection for sewer is an existing twenty four (24) inch Force main that runs along S.W. 248th Street. A private pump station will be required. The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

INITIAL BUILDING PLAN

ZONING LEGEND

PROPOSED ZONING DISTRICT: B13
Sections 33-254 & 33-256

PROPOSED USES:
Office (B13-1)
Day-Night (B13-2) and 24-Hour (B13-3)
Cold Storage Warehouse (B13-4)

MINIMUM REQUIREMENTS

| REQUIRED | PROVIDED |
|----------|----------|
| 50 | 50 |
| 750 | 750 |
| 1,112.0 | 1,112.0 |

SITE AREA

| DESCRIPTION | AREA (SQ. FT.) |
|-------------------------|----------------|
| 1. TOTAL SITE AREA | 1,112,000 |
| 2. AVENUE RIGHT-OF-WAY | 14,000 |
| 3. AVENUE RIGHT-OF-WAY | 14,000 |
| 4. AVENUE RIGHT-OF-WAY | 14,000 |
| 5. AVENUE RIGHT-OF-WAY | 14,000 |
| 6. AVENUE RIGHT-OF-WAY | 14,000 |
| 7. AVENUE RIGHT-OF-WAY | 14,000 |
| 8. AVENUE RIGHT-OF-WAY | 14,000 |
| 9. AVENUE RIGHT-OF-WAY | 14,000 |
| 10. AVENUE RIGHT-OF-WAY | 14,000 |
| 11. AVENUE RIGHT-OF-WAY | 14,000 |
| 12. AVENUE RIGHT-OF-WAY | 14,000 |
| 13. AVENUE RIGHT-OF-WAY | 14,000 |
| 14. AVENUE RIGHT-OF-WAY | 14,000 |
| 15. AVENUE RIGHT-OF-WAY | 14,000 |
| 16. AVENUE RIGHT-OF-WAY | 14,000 |
| 17. AVENUE RIGHT-OF-WAY | 14,000 |
| 18. AVENUE RIGHT-OF-WAY | 14,000 |
| 19. AVENUE RIGHT-OF-WAY | 14,000 |
| 20. AVENUE RIGHT-OF-WAY | 14,000 |
| 21. AVENUE RIGHT-OF-WAY | 14,000 |
| 22. AVENUE RIGHT-OF-WAY | 14,000 |
| 23. AVENUE RIGHT-OF-WAY | 14,000 |
| 24. AVENUE RIGHT-OF-WAY | 14,000 |
| 25. AVENUE RIGHT-OF-WAY | 14,000 |
| 26. AVENUE RIGHT-OF-WAY | 14,000 |
| 27. AVENUE RIGHT-OF-WAY | 14,000 |
| 28. AVENUE RIGHT-OF-WAY | 14,000 |
| 29. AVENUE RIGHT-OF-WAY | 14,000 |
| 30. AVENUE RIGHT-OF-WAY | 14,000 |
| 31. AVENUE RIGHT-OF-WAY | 14,000 |
| 32. AVENUE RIGHT-OF-WAY | 14,000 |
| 33. AVENUE RIGHT-OF-WAY | 14,000 |
| 34. AVENUE RIGHT-OF-WAY | 14,000 |
| 35. AVENUE RIGHT-OF-WAY | 14,000 |
| 36. AVENUE RIGHT-OF-WAY | 14,000 |
| 37. AVENUE RIGHT-OF-WAY | 14,000 |
| 38. AVENUE RIGHT-OF-WAY | 14,000 |
| 39. AVENUE RIGHT-OF-WAY | 14,000 |
| 40. AVENUE RIGHT-OF-WAY | 14,000 |
| 41. AVENUE RIGHT-OF-WAY | 14,000 |
| 42. AVENUE RIGHT-OF-WAY | 14,000 |
| 43. AVENUE RIGHT-OF-WAY | 14,000 |
| 44. AVENUE RIGHT-OF-WAY | 14,000 |
| 45. AVENUE RIGHT-OF-WAY | 14,000 |
| 46. AVENUE RIGHT-OF-WAY | 14,000 |
| 47. AVENUE RIGHT-OF-WAY | 14,000 |
| 48. AVENUE RIGHT-OF-WAY | 14,000 |
| 49. AVENUE RIGHT-OF-WAY | 14,000 |
| 50. AVENUE RIGHT-OF-WAY | 14,000 |

SETBACK REQUIREMENTS

| DESCRIPTION | MIN. PROVIDED | MIN. REQUIRED |
|---------------|---------------|---------------|
| Front Setback | 25'-0" | 25'-0" |
| Side Setback | 25'-0" | 25'-0" |
| Rear Setback | 25'-0" | 25'-0" |
| Minimum Side | 15'-0" | 15'-0" |

SPECIAL SETBACK REQUIREMENTS FOR HEIGHTS ABOVE 60'-0" TO 33'-0"

| DESCRIPTION | MIN. PROVIDED | MIN. REQUIRED |
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| Front Setback (27') | 25'-0" | 25'-0" |
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LANDSCAPED OPEN SPACE REQUIREMENTS

MIAMI-DADE, B13 Zoning

| BUILDING # | BUILDING POSITION | TOTAL FLOOR AREA (S.F.) | TOTAL AREA # OF STORIES |
|------------|----------------------------|-------------------------|-------------------------|
| A | OFFICE | 5,000 | 5,000 |
| B | CONDO/LOATED SERVICE CTRL. | 7,100 | 7,100 |
| C | OFFICE | 3,000 | 3,000 |
| D | CENTRAL ENERGY PLANT | 14,000 | 14,000 |
| E | PARKING STRUCTURE | 0 | 0 |
| F | OFFICE (GROUND THRU TH) | 112,700 | 769,970 |
| G | OFFICE (GROUND THRU STR) | 13,000 | 1,300,070 |
| H | FOOTPRINT AND BLDG. HEIGHT | 220,820 | 2,208,270 |
| TOTAL | | 172,820 | 1,728,270 |

| LANDSCAPED OPEN SPACE REQUIREMENTS (INITIAL BUILDING PLAN) | REQUIREMENT |
|--|--------------------|
| 13 STORY | 12.00% |
| Additional Stories (Avg. Height = 1) | 21.00% |
| 3000-TOTAL | 21.00% |
| PARKING (COL. 18A) | 80.0 FT. PER SPACE |
| Surface Parking Proposed | 1.40 |
| SUB-TOTAL | 12.40% |
| TOTAL | 12.40% |

| LANDSCAPED OPEN SPACE PROVIDED | PROVIDED | COUNTED REQUIREMENT |
|---|-----------|---------------------|
| Water (max. 20% of Required Open Space) | 12,400.00 | 46,682.24 |
| Lawn (max. 20% of Required Open Space) | 13,000.00 | 46,682.24 |
| Other Landscaping | 3,000.00 | 46,682.24 |
| Other Landscaping | 3,000.00 | 46,682.24 |
| TOTAL | 31,400.00 | 183,328.72 |
| % OF REQUIREMENT | 252.7% | 105.2% |

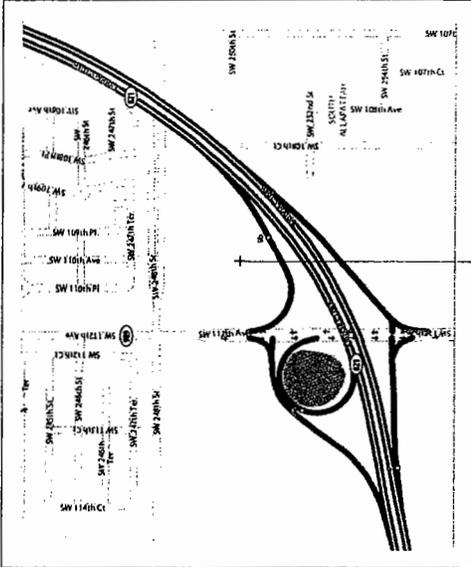
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AUG 27 2009

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

LOCATION PLAN



BAPTIST HEALTH SOUTH FLORIDA
Corporate Administrative
Support Campus
SE CORNER OF 248 STREET AND
SW 112 AVENUE MIAMI, FL 33032

NOTES:

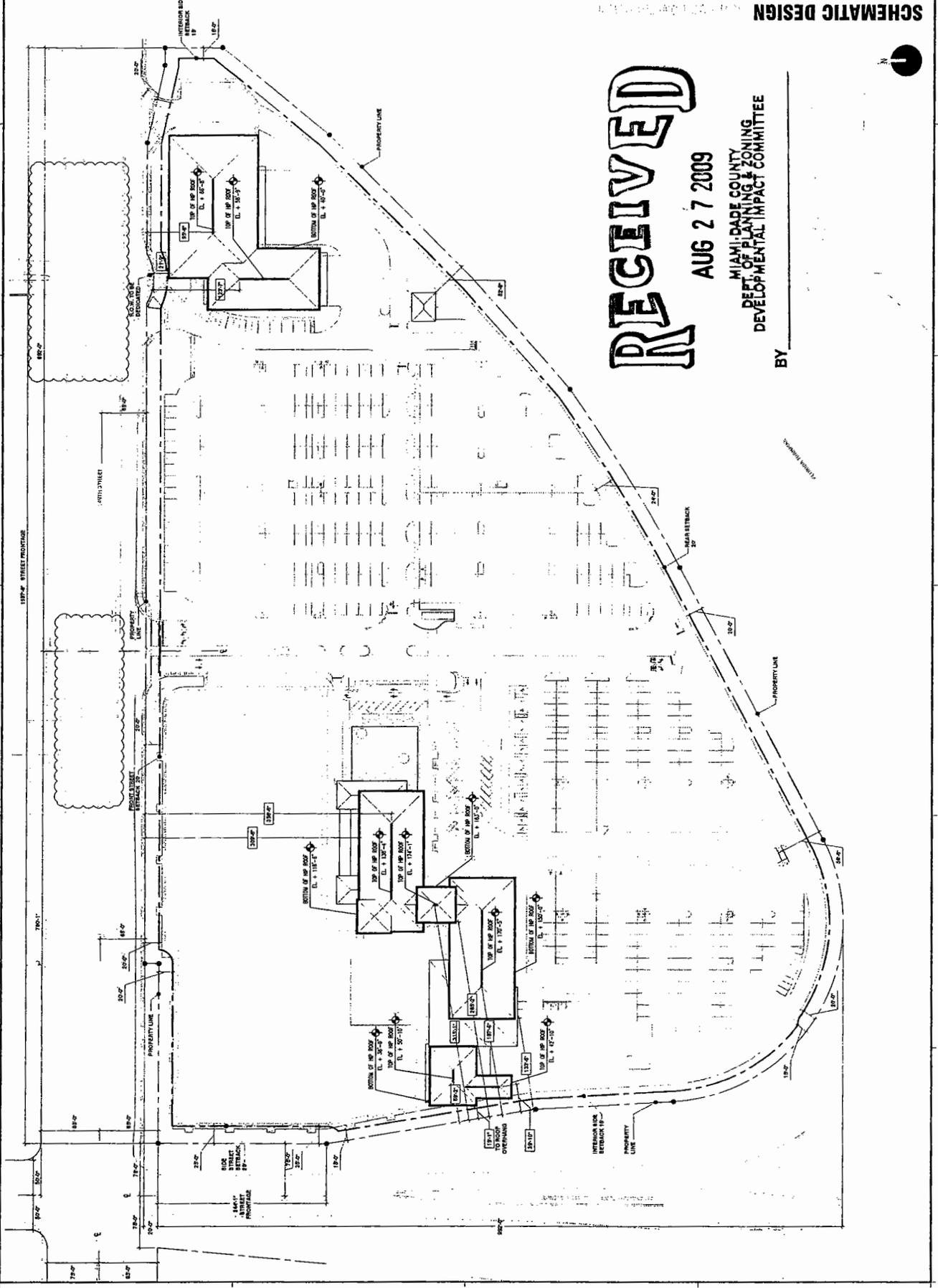
- These plans contemplate an "Initial Building Plan" and a "Future Building Plan" of the Project. The Owner understands that the "Future Building Plan" will require some degree of staging during construction as the property will be occupied at that time. In the event that the Owner elects to proceed with the "Staged" plan, including temporary off-site parking locations, if needed, to the Director of the Miami-Dade County Department of Planning and Zoning, the Owner agrees to review and concur prior to the commencement of construction of the "Future Building Plan" of the Project.
- These plans establish a building configuration and envelope that is anticipated for the current project. A significant amount of design detail is not shown herein, particularly relating to building aesthetics and elevations, which will be subject to the review and approval of the specific floor plans, roof lines, and architectural styles may vary within the Project. Any site plan changes will comply with the applicable modification processes established within Chapter 25 of the Miami-Dade County Code.

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

ZONING LEGEND AND LOCATION PLAN INITIAL PLAN

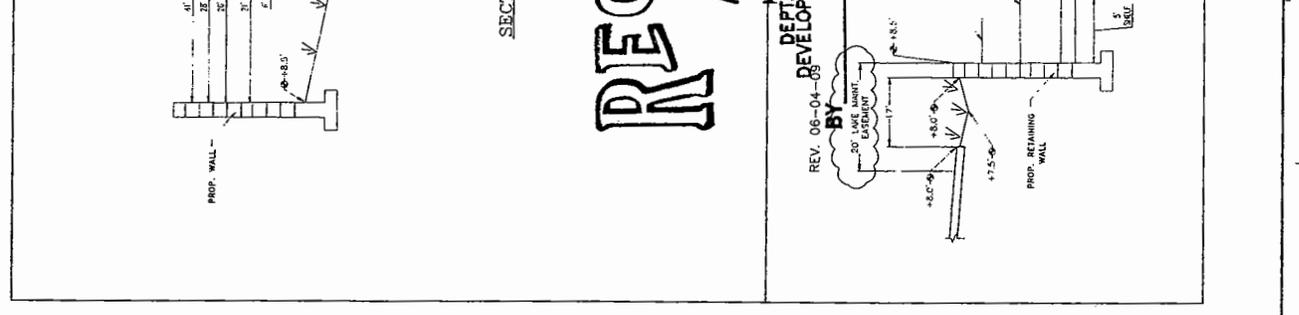
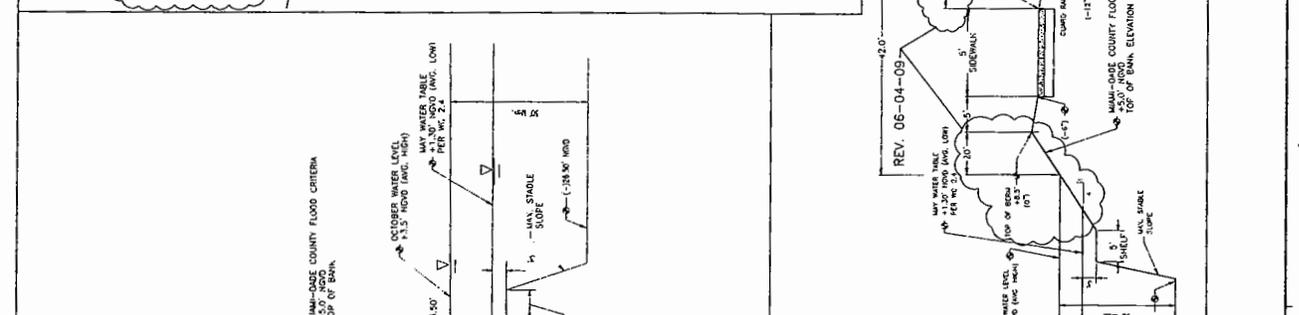
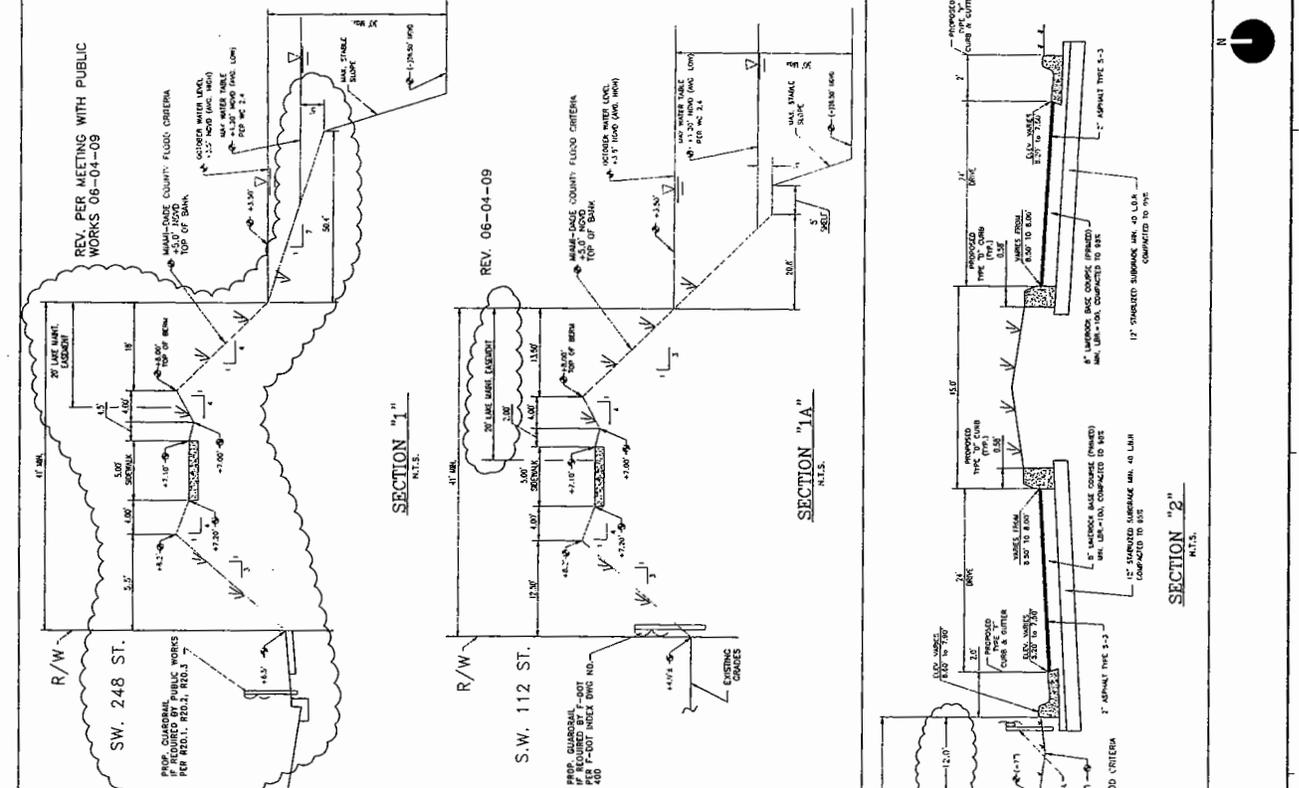
DATE: 08/27/09
DRAWN: [Name]
CHECKED:

| | | | | |
|---|---|---|---|--|
| <p>City Engineers SCHWENBERG-SCHICK & ASSOCIATES, INC. 230 Corporate Pk. Deltona, Florida 32725 Phone: 407-249-1200 Fax: 407-249-1200</p> | <p>Baptist Health South Florida Corporate Administrative Support Campus</p> <p>SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33022</p> | <p>ZYSCOVICH ARCHITECTS</p> <p>100 N. Biscayne Blvd., Suite 200 Miami, FL 33132 Phone: 305-375-1100 Fax: 305-375-1101 www.zyscovich.com</p> | <p>Reg. No. 1547-210</p> <p>BERNARD ZYSCOVICH</p> | <p>SPECIAL SETBACK (BUILDINGS ABOVE 40') SCALE: 1:60</p> <p>06/24/09</p> <p>AS-102</p> |
|---|---|---|---|--|



35

SCHEMATIC DESIGN

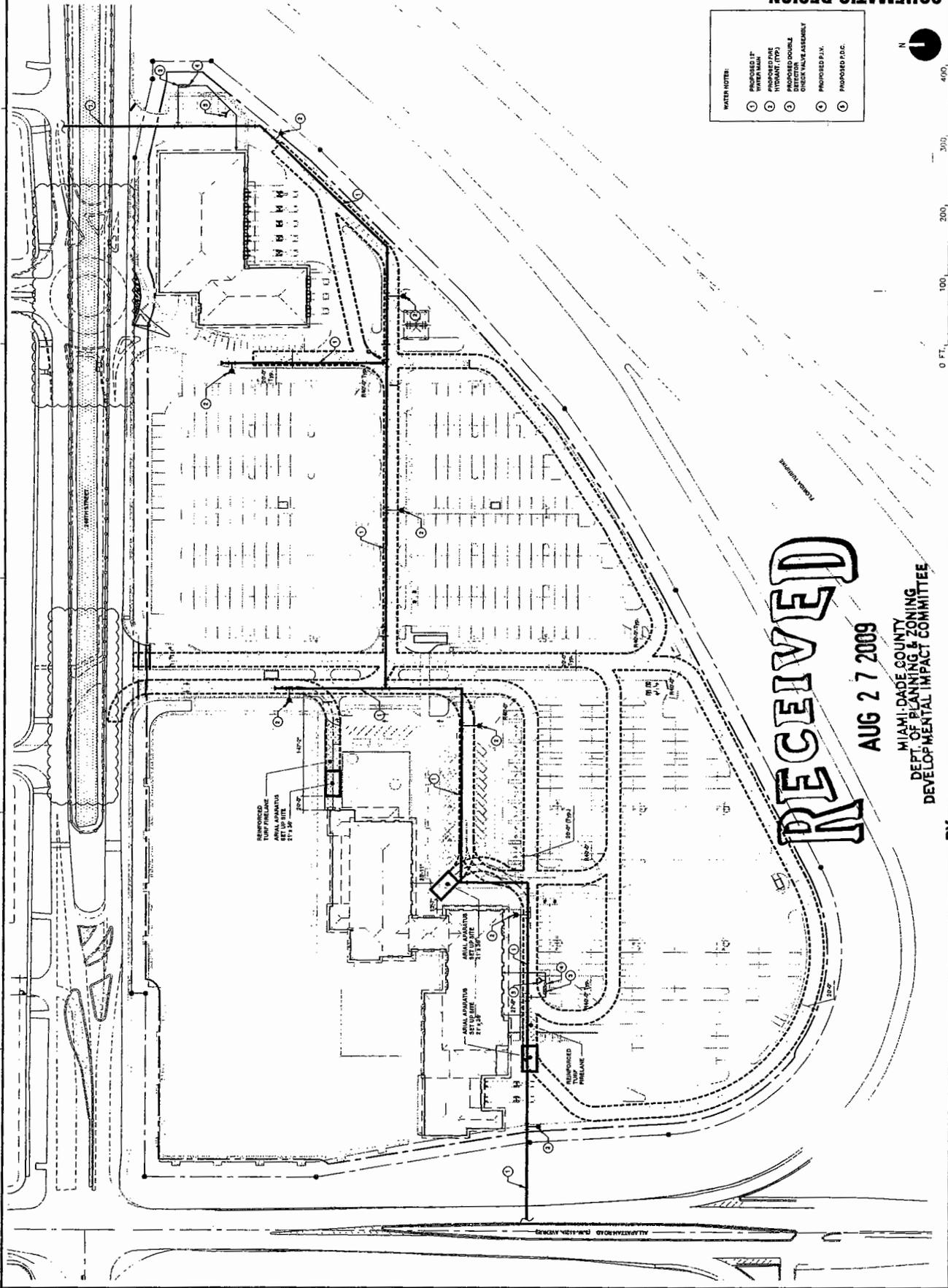


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 DEPT. OF PLANNING & ZONING
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36



- WATER HOTEL:
- 1 PROPOSED 1" HYDRANT (TYP)
 - 2 PROPOSED 4" HYDRANT (TYP)
 - 3 PROPOSED DOUBLE CHECK VALVE ASSEMBLY
 - 4 PROPOSED F.I.X.
 - 5 PROPOSED F.O.C.



0 FT. 100 200 300 400

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MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

23

9/18/2009 11:05:54 AM JMKR2

LS-101
03288HSF 06/24/09

**FIRE DEPT.
ACCESS PLAN
INITIAL PLAN
SCALE: 1:60**

SEAL
SERVARD ZYSCOVICH
Reg. No. RA-7110

**ZYSCOVICH
ARCHITECTS**
1001 N. BAY ST. SUITE 1100
MIAMI, FL 33132
TEL: 305.375.7700
WWW.ZYSCOVICHARCHITECTS.COM

Project
**Baptist Health South Florida
Corporate Administrative
Support Campus**
SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33032

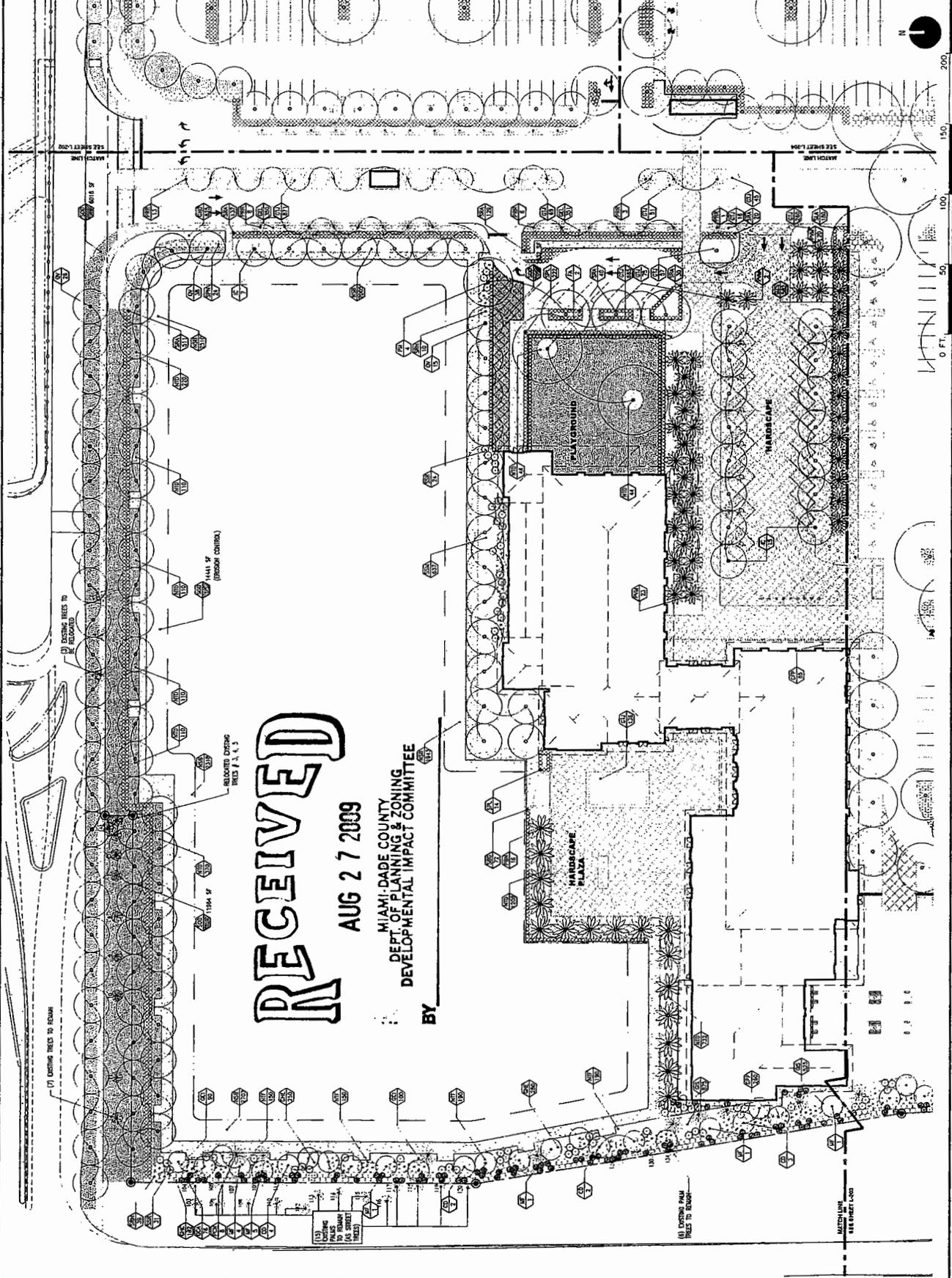
Civil Engineers
SCHWENK-SHISKIN
& ASSOCIATES, INC.
2240 GARDNER TRAIL
MIAMI, FL 33155
TEL: 305.441.1900

Traffic Engineering
KIMLEY-HORN &
ASSOCIATES, INC.
1915 N.W. 103RD AVENUE
MIAMI, FL 33157
TEL: 305.441.1900

SCHEMATIC DESIGN

| | | | | | |
|--|--|--|---|--|---|
| <p>City Engineers CHRYSTIE S. SHIMSKIN & ASSOCIATES, INC. 225 Corporate Way Lakewood Ranch, FL 33409 Phone: 888.222.7662 Fax: 888.222.7663</p> | <p>Project Baptist Health South Florida Corporate Administrative Support Campus SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33132</p> | <p>Architect ZYSCOVICH ARCHITECTS 100 N. Biscayne Blvd. #1100 Miami, FL 33139 Phone: 305.375.2200 Fax: 305.375.2201 www.zyscovich.com</p> | <p>Reg. No. RA-7110 BERNARD ZYSCOVICH</p> | <p>DATE: 08/27/2009 11:06:43 AM PROJECT: 08080100 SHEET: 08080100-01</p> | <p>PARTIAL LANDSCAPE PLAN INITIAL PLAN SCALE: 1:30</p> <p>DESIGNED BY: DECELAID DRAWN BY: DECELAID</p> <p>L-201</p> |
|--|--|--|---|--|---|

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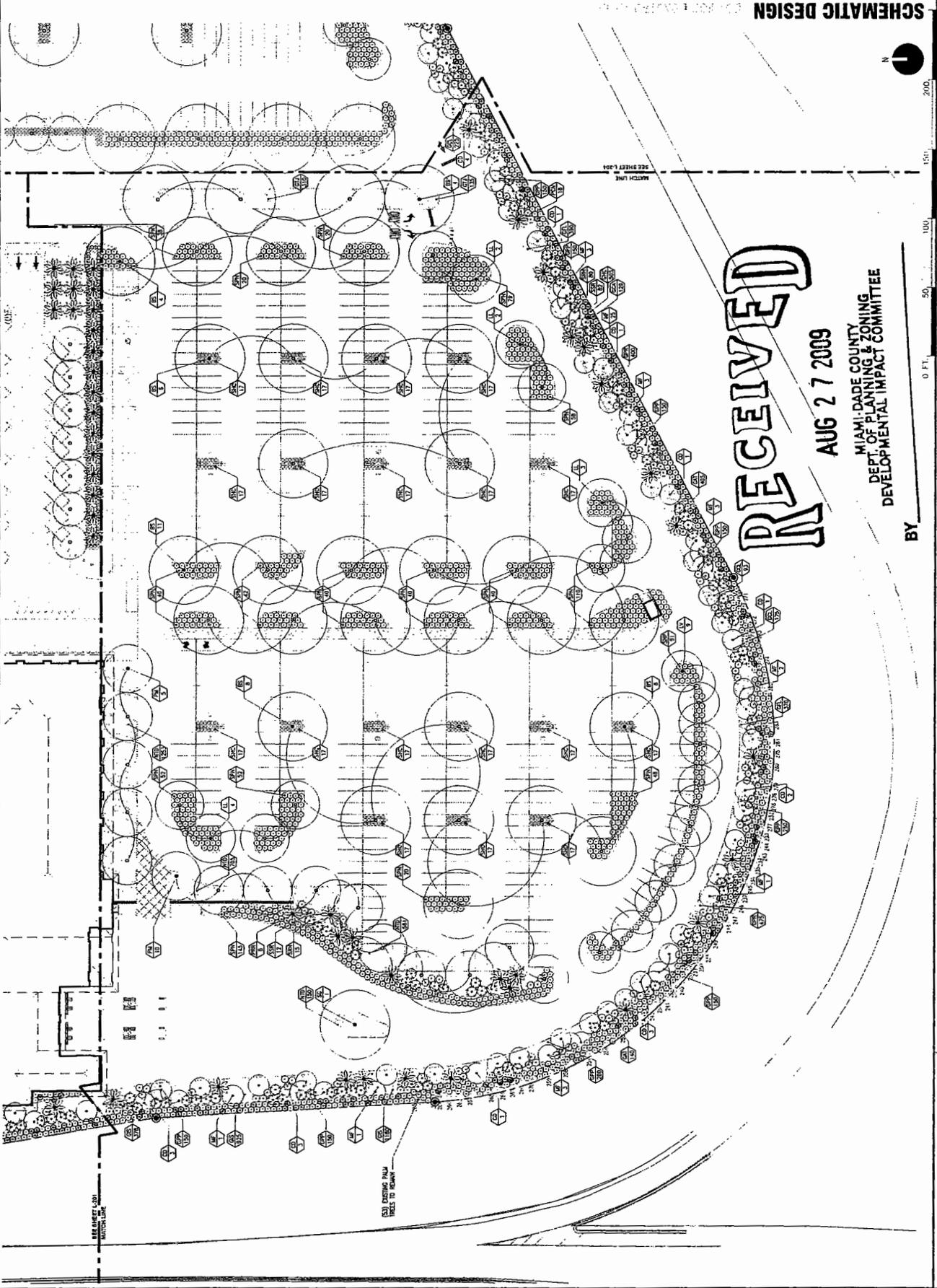
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MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

BY

40

| | | | | | |
|--|--|--|---|--|---|
| <p>City Engineers CHEWERS SHIMSHIN & ASSOCIATES, INC. 2600 Corporate Way Miramar, Florida 33025 (305) 662-7310</p> | <p>Project Baptist Health South Florida Corporate Administrative Support Campus</p> <p>26 CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33022</p> | <p>Architect ZYSCOVICH ARCHITECTS</p> <p>1901 N. Biscayne Blvd., Suite 1100 Miami, FL 33132 (305) 371-4333 www.zysova.com</p> | <p>Seed EDWARD ZYSCOVICH</p> <p>Reg. No. SA-7410</p> | <p>Professional Seal EDWARD ZYSCOVICH L.S. 12000 L.S. 12000 L.S. 12000</p> | <p>PARTIAL LANDSCAPE PLAN INITIAL PLAN SCALE: 1:30</p> <p>DATE: 08/24/09 DRAWING NO: 032309A05</p> <p>L-203</p> |
|--|--|--|---|--|---|



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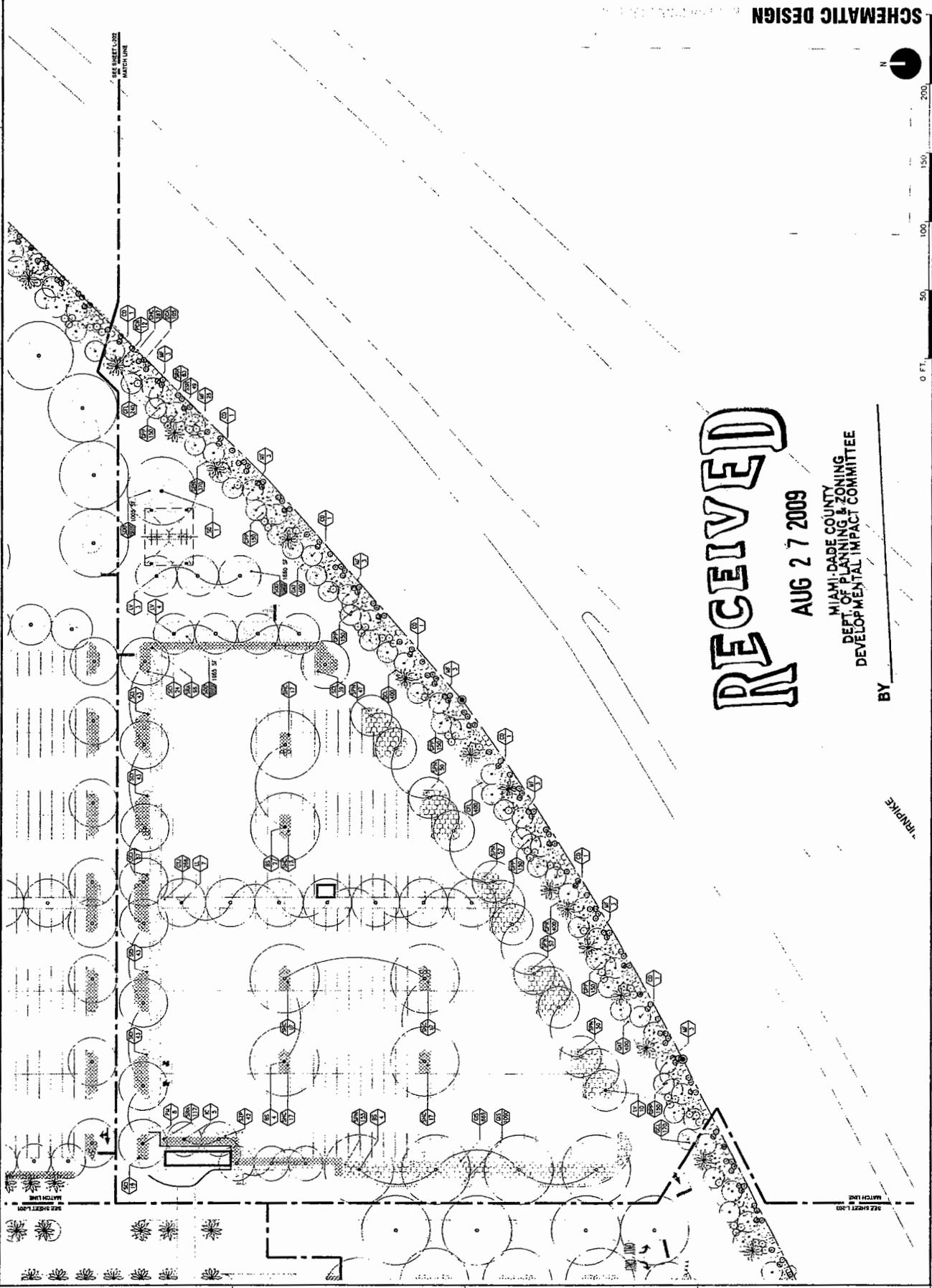
AUG 27 2009

MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

BY _____

0 FT. 50 100 150 200

| | | | | | |
|---|---|---|---|---|--|
| CHS Engineers SCHWENKESHSKON & ASSOCIATES, INC. 20750 W. 11th Ave. Suite 200 Miramar, Florida 33025 (305) 666-7000 (305) 666-7000 Fax: (305) 666-7000 | Project Baptist Health South Florida Corporate Administrative Support Campus SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33025 | ARCHITECTS ZYSCOVICH ARCHITECTS 1111 Biscayne Blvd., Suite 1700 Miami, FL 33132 (305) 371-1111 www.zyscovich.com | SCHEMATIC DESIGN SECT BERNARD ZYSCOVICH Reg. No. RA-7310 | PARTIAL LANDSCAPE PLAN INITIAL PLAN SCALE: 1:30 | DESIGNER: [] DATE: [] L-204 |
|---|---|---|---|---|--|



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 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

BY _____

THORNTON

43

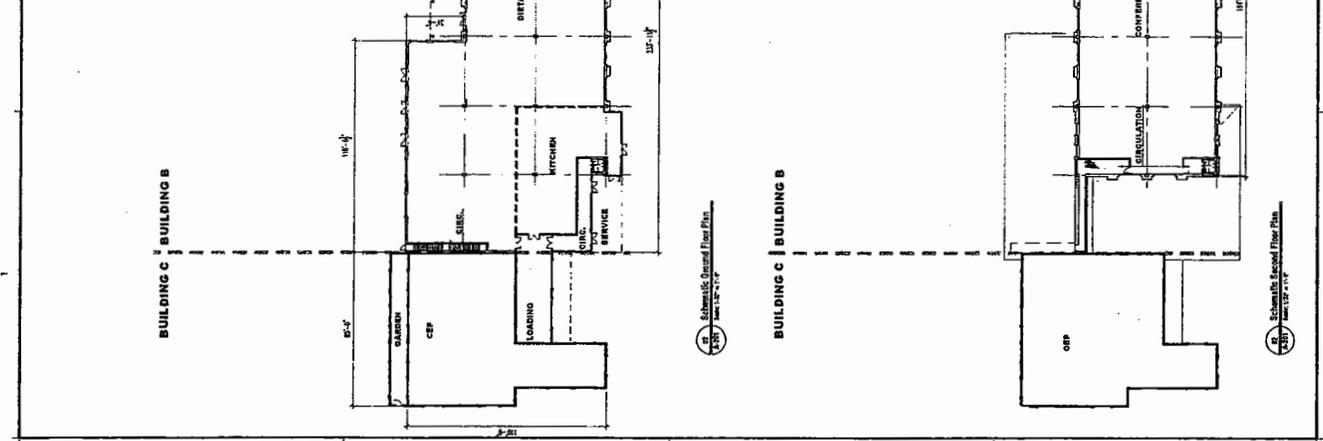
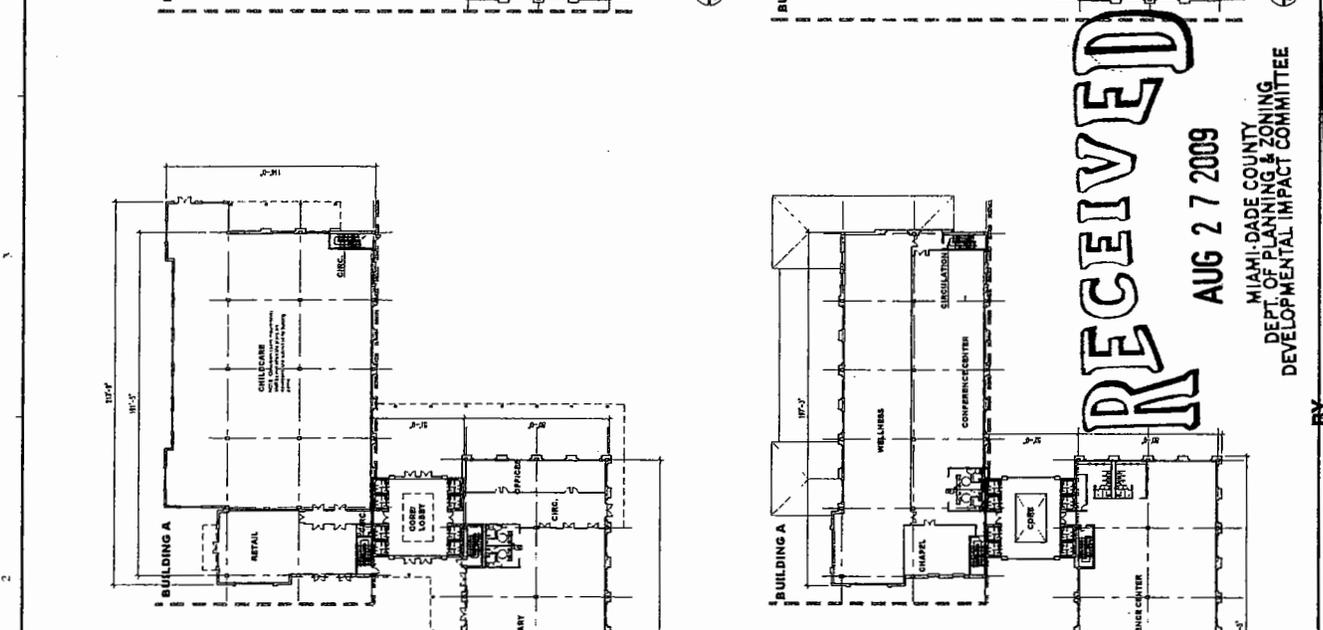
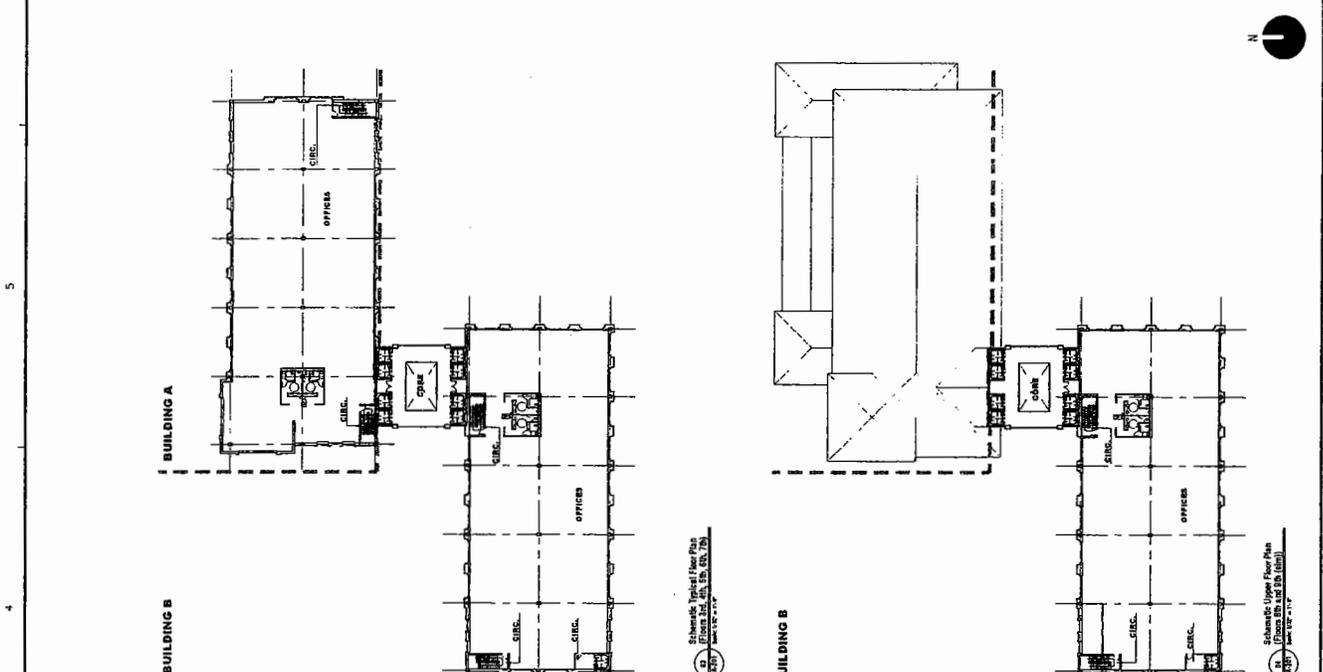
CHS Engineers
 SCHWENKE-SHSON & ASSOCIATES, INC.
 2075 BROWARD BLVD
 MIAMI, FL 33133
 (305) 441-2700
 TRAFFIC ENGINEERING & CONSULTING, INC.
 1401 N.W. 11TH ST
 MIAMI, FL 33136
 (305) 371-3333

ZYSCOVICH ARCHITECTS
 1001 BROADWAY, SUITE 1000
 MIAMI, FL 33139
 (305) 371-3333
 www.zyscovich.com

Project: Baptist Health South Florida Corporate Administrative Support Campus
 SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33032
 Architect: BERNARD ZYSCOVICH
 Reg No. RA-7110

SHEET: A-201
 DATE: 08/20/09
 SCALE: AS SHOWN
 FLOOR PLANS BUILDING A, B AND C

SCHMATIC DESIGN NOT FOR CONSTRUCTION



RECEIVED
 AUG 27 2009
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

BY _____

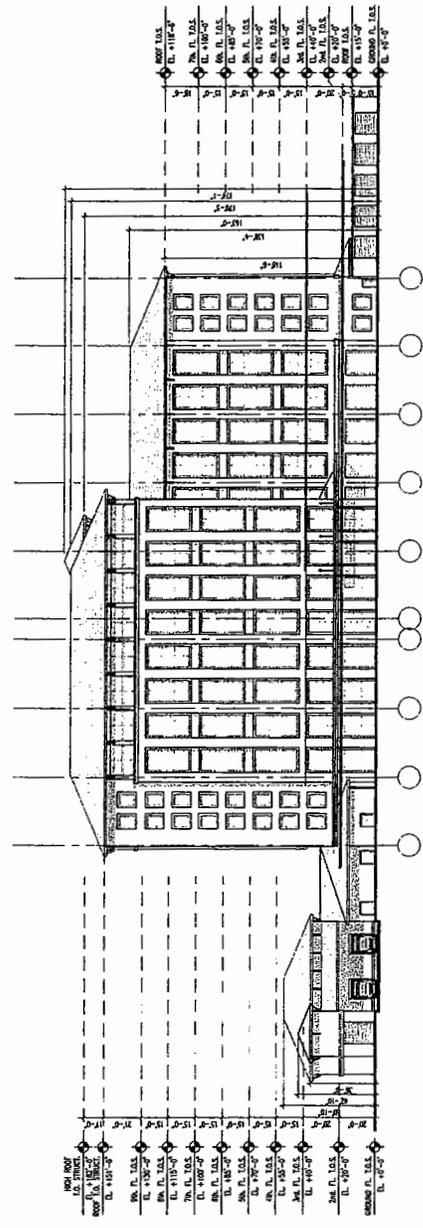
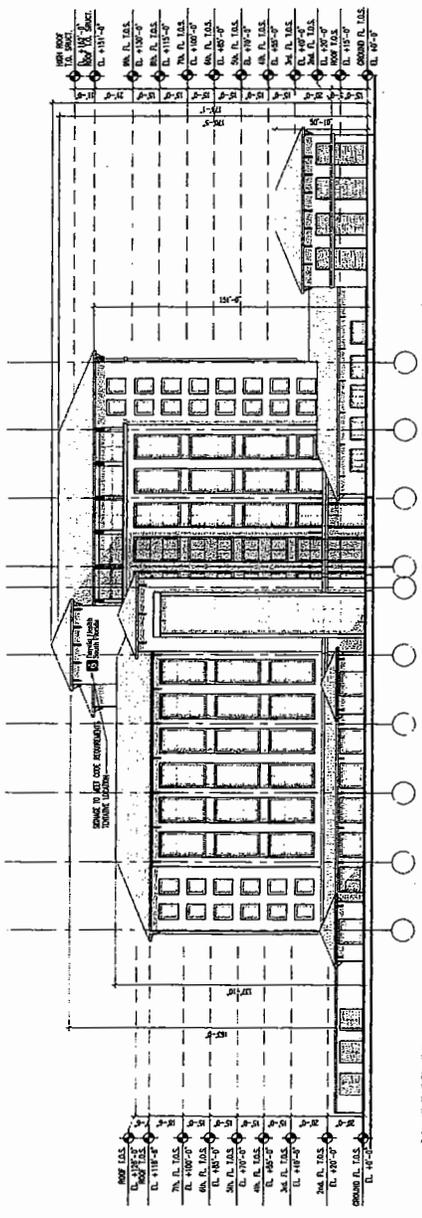
44

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

BY

AUG 27 2009

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Schematic South Elevation
B Buildings A, B and C
10/10/08

Schematic South Elevation
B Buildings A, B and C
10/10/08

| | | | | | |
|---|---|--|--|--|--|
| <p>CS&B Engineers 2500 Corporate Plaza Schaumburg, IL 60196 Tel: 630.295.1100 Fax: 630.295.1101</p> <p>TRINCO Engineering 1000 Corporate Plaza Schaumburg, IL 60196 Tel: 630.295.1100 Fax: 630.295.1101</p> | <p>Baptist Health South Florida Corporate Administrative Support Campus</p> <p>SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33032</p> | <p>ZYSCOVICH ARCHITECTS</p> <p>1000 Corporate Plaza, Suite 1100 Schaumburg, IL 60196 Tel: 630.295.1100 Fax: 630.295.1101</p> | <p>Architect: BERNARD ZYSCOVICH</p> <p>Reg. No. RA-7210</p> | <p>DATE: 10/10/08 SCALE: AS SHOWN PROJECT: ELEVATIONS NORTH AND SOUTH BUILDINGS A, B AND C</p> | <p>DESCRIPTION: 10/10/08</p> <p>A-301</p> |
|---|---|--|--|--|--|

SCHMATIC DESIGN NOT FOR CONSTRUCTION

45

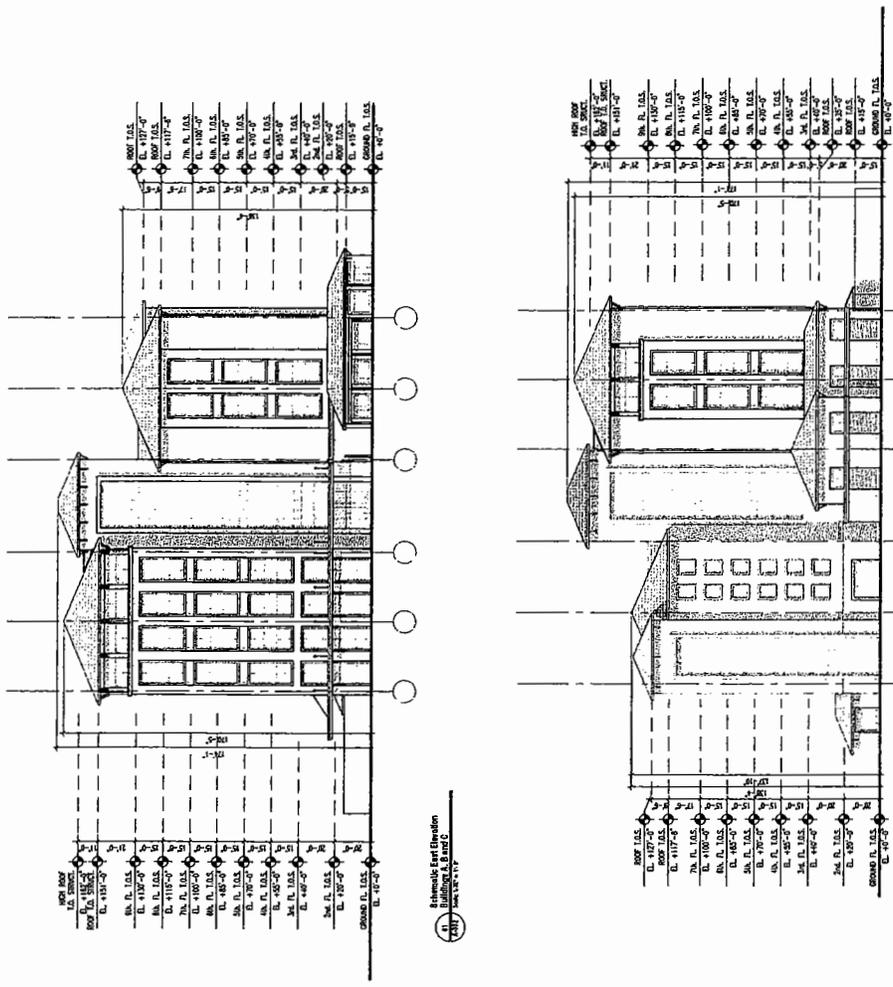
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BY _____

MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
DEVELOPMENTAL IMPACT COMMITTEE

AUG 27 2009

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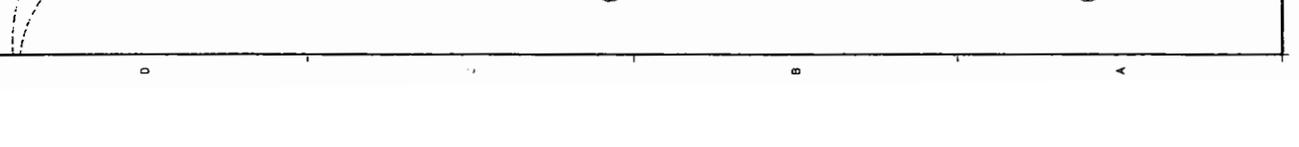
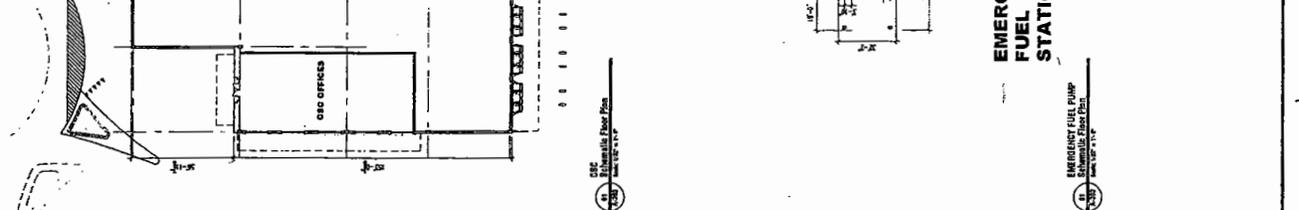
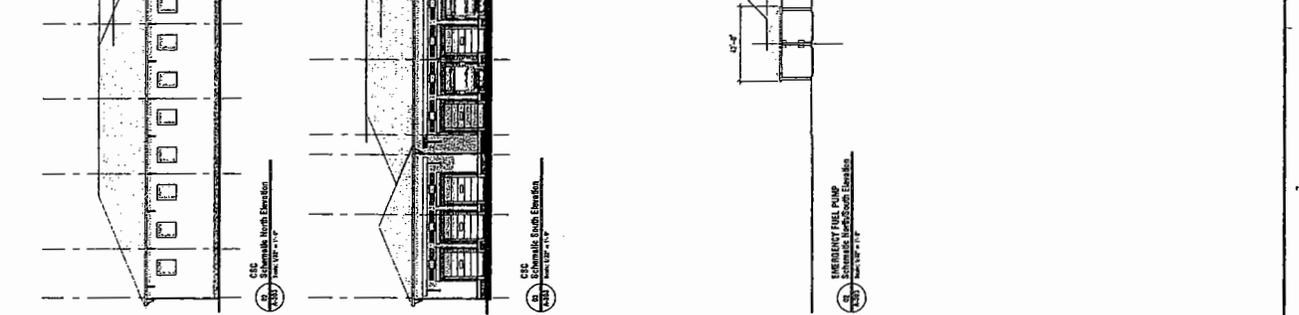
SCHEMATIC DESIGN NOT FOR CONSTRUCTION

| | | | | |
|--|---|---|--|--|
| <p>CH8 Engineers 2720 Corporate Way Boca Raton, Florida 33433 Tel: 561-994-7000</p> <p>TRISTO ENGINEERING & ASSOCIATES, INC. 1500 N.W. 11th Street, Suite 100 Fort Lauderdale, Florida 33309 Tel: 561-524-1100</p> | <p>Project Baptist Health South Florida Corporate Administrative Support Campus</p> <p>SE CORNER OF 248 STREET AND SW 112 AVENUE MIAMI, FL 33022</p> | <p>Architect ZYSCOVICH ARCHITECTS 1901 N. Biscayne Blvd., Suite 1100 Miami, FL 33132 Tel: 305-371-4333 www.zyscovich.com</p> | <p>Reg. No. RA-72110 BERNARD ZYSCOVICH</p> | <p>DATE: 08/27/2009 11:12:16 AM DRAWN BY: [unintelligible]</p> |
|--|---|---|--|--|

ZYSKOVICH ARCHITECTS
 1111 NE 13th St, Suite 1000, Ft. Lauderdale, FL 33304
 754.561.1111
 Reg. No. RA-7310
 BERNARD ZYSKOVICH
 Architect

FLOOR PLAN AND ELEVATIONS OF BUILDING D AND FUEL STATION
 0828BHSF 06/24/09
A-303

SCHMATIC DESIGN
 NOT FOR CONSTRUCTION



EMERGENCY FUEL PUMP Schematic Elevation
 0828BHSF 06/24/09

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 AUG 27 2009
 MIAMI-DADE COUNTY
 DEPT. OF PLANNING & ZONING
 DEVELOPMENTAL IMPACT COMMITTEE

BY

Date of contract: _____

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

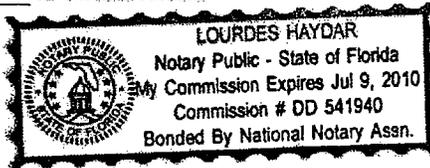
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *Ana Lopez-Blazquez*
Ana Lopez-Blazquez, Chief Strategic Officer
Baptist Health South Florida, Inc.

Sworn to and subscribed before me this 15th day of April, 2009. Affiant is personally known to me or
has produced _____ as identification.

Lourdes Haydar
(Notary Public)



My commission expires 7/9/2010

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

RECEIVED
2009-06
APR 21 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *Ad*

Attachment to Disclosure of Interest for Application No. Z09-061

The following is a complete list of the 2008-2009 Board of Trustees for Baptist Health South Florida, Inc.:

Chairman: Rev. David W. Cleeland
Tony Alonso
Calvin Babcock
Wendell R. Beard
George E. Cadman, III
James Carr
Rev. William L. Chambers, III
George M. Corrigan
William Dickinson
Judge Robert L. Dubé
Herbert H. Greene, MD
George P. Harth
Jay A. Hershoff, Esq.
Charles M. Hood, III
Rev. Dr. Gary Johnson

Norman M. Kenyon, MD
Rev. Richard Ledgister
Rev. Wilner Maxy
Paul D. May
Dr. Marcos A. Ramos
Aida Shafer
Ronald A. Shuffield
Roberta Stokes
W. Peter Temling
Rev. Tom Thompson
Bill R. Tillett
J. Scott Weston
Rev. Dr. William W. White

The address for each of the trustees is:

Baptist Health South Florida, Inc.
6855 Red Road, Suite 500
Coral Gables, FL 33143

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OCT 29 2009

PLANNING HEARINGS SECTION
PLANNING AND ZONING DEPT.

[Handwritten signature]

51

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

School Name: Early Learning Center at Baptist Health South Florida

School Address: SE corner of SW 112 Avenue & SW 248 Street Tax Folio #30-6030-000-0050

1. Is this an expansion to an existing school • Yes No; If yes, indicated the number of students: and age and grade ranges originally approved: _____
2. Total size of site: _____ x _____ = _____ / 43,560 sq. ft. = 25.505 acres
3. Number of children or students requested: 330 Ages: 6 weeks to 6 years of age
4. Number of teachers: 52 Number of administrative & clerical personnel: 3
5. Number of classrooms: 16 Total square footage of classroom area: 11,653 s.f.
6. Square footage of non-classroom area (offices, bathrooms, kitchens, closets): 6,275 s.f.
7. Amount of outdoor recreation/play area in square footage: 8,911 s.f.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151 -18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
One 30 passenger bus
9. Number of parking spaces provided for staff, visitors and transportation vehicles:
parking spaces provided: ⁸⁵56; parking spaces required by §33-124(L): 56.
10. Indicate the number of auto stacking spaces: 8 provided; 5 required.
11. Proposed height for the structure(s): 19'- 4" See §33-151.18(g).
12. Size of identification sign: _____ x _____ = N/A sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: Monday through Sunday 6:00 a.m. to 12:00 a.m.
14. Does the subject facility share the site with other facilities? ___ Yes X No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? • Yes No (If yes, describe the residential uses and indicate same on the plans).

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

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

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 330 (number of children) = 11,550 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required.

- c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 11,550 s.f. ✓

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 11,653 s.f.

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care

45 sq.ft. x 165 (1/2 of children) = 7,425 s.f.

- b. Grades 1-6 500 sq.ft. x 0 (first 30 children) = 0 s.f.

300 sq. ft. x 0 (remaining children) = 0 s.f.

- c. Grades 7-12 800 sq.ft. x 0 (first 30 children) = 0 s.f.

300 sq. ft. x 0 (remaining children) = 0 s.f.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 7,425 s.f. ✓

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 8,911 s.f. ✓

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

- a. 28 trees are required per net acre. Trees required: 582 Trees provided: 606

- b. Ten shrubs are required for each tree required. Shrubs required: 6,130 Shrubs provided: 6,174

- c. Grass area for organized sports/play area in square feet: 0 s.f.

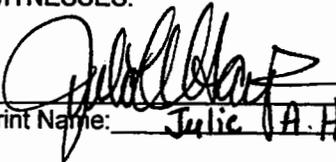
- d. Lawn area in square feet (exclusive of organized sports/play area): 8,911 s.f.

School Address: SE corner of SW 112 Avenue & SW 248 Street Zip Code: 33032

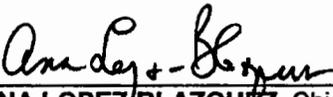
THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

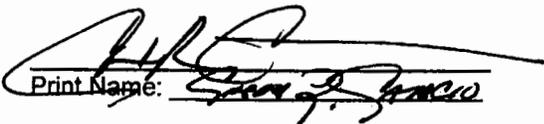
Signed, sealed, executed and acknowledged on this ~~13th~~ day of April, 2009 at Miami-Dade County, Florida.

WITNESSES:


Print Name: Julie A. Hays

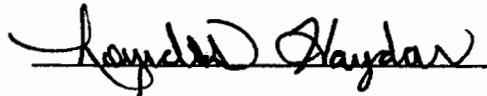
BAPTIST HEALTH SOUTH FLORIDA, INC., a Florida not-for-profit corporation

By: 
ANA LOPEZ-BLAZQUEZ, Chief Strategic Officer

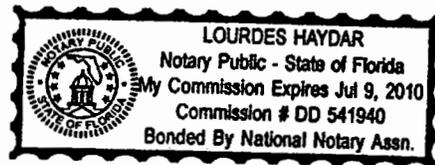

Print Name: State of Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this ~~13th~~ day of April, 2009, before me personally appeared ANA LOPEZ-BLAZQUEZ, Chief Strategic Officer of BAPTIST HEALTH SOUTH FLORIDA, INC., a Florida not-for-profit corporation to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.



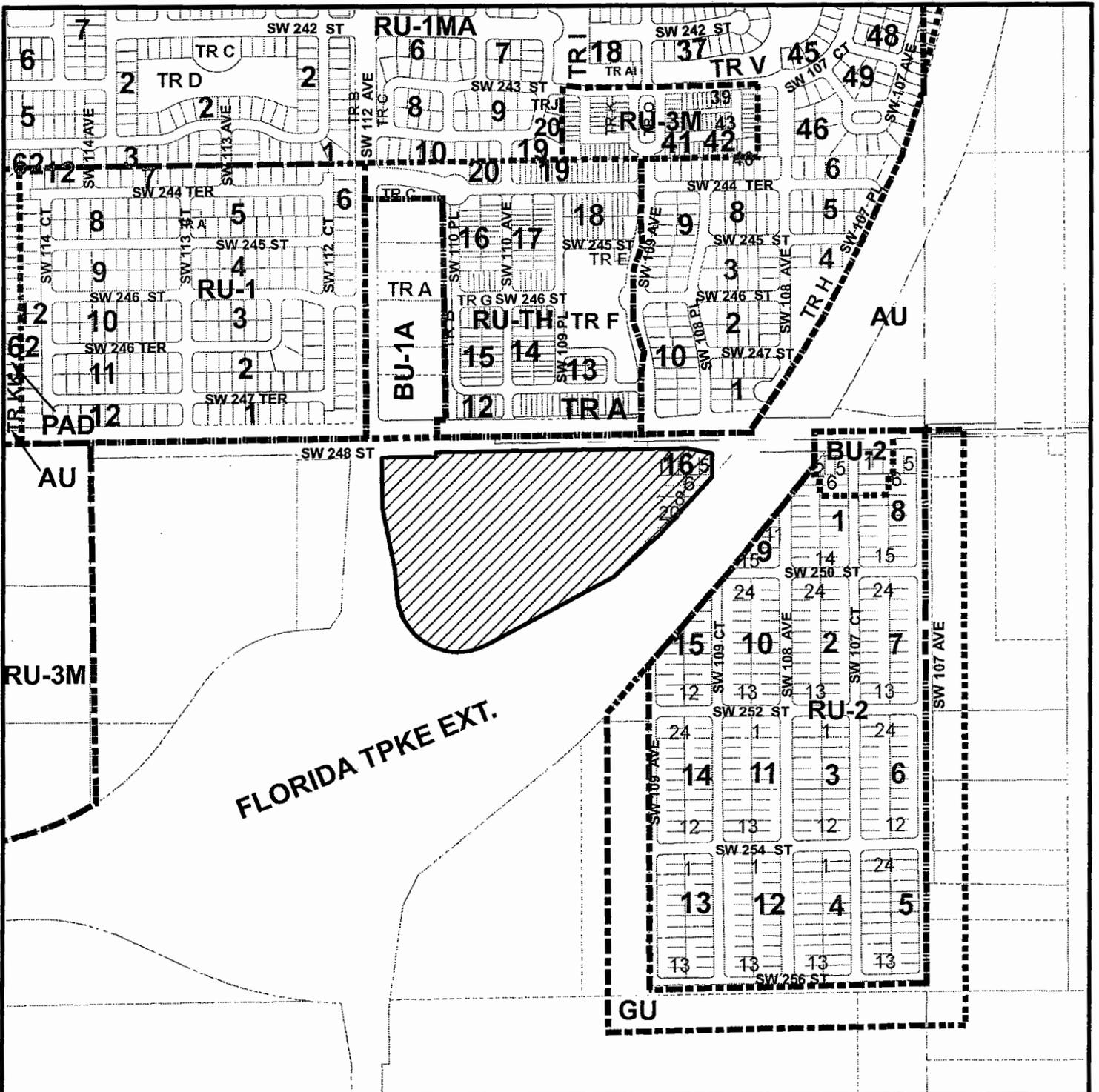
MY COMMISSION EXPIRES:



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APR 21 2009

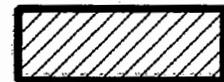
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: AT



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
09-061

Section: 30 Township: 56 Range: 40
 Applicant: BAPTIST HEALTH SOUTH FLORIDA, INC
 Zoning Board: C15
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 05/04/09

| REVISION | DATE | BY |
|-------------------------------------|----------|-----|
| Road closed SW 109 AV. & SW 108 CT. | 07/28/09 | KWS |
| | | 55 |



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
09-061

Section: 30 Township: 56 Range: 40
 Applicant: BAPTIST HEALTH SOUTH FLORIDA, INC
 Zoning Board: C15
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 05/04/09

| REVISION | DATE | BY |
|------------------------------------|----------|-----|
| Road closed SW 108 AVE & SW 108 CT | 07/28/09 | KWS |
| | | |