

KITS

3-8-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, April 12, 2011 at 7:00 p.m.

CURRENT

1. 11-4-CZ15-1 JP MORGAN CHASE BANK, N. A. ET AL 10-189 03-57-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF TUESDAY, APRIL 12, 2011

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. JP MORGAN CHASE BANK N.A. (11-4-CZ15-1/10-189)

03-57-39
Area 15/District 09

- (1) Applicant is requesting to permit an individual tenant in a shopping center with 4 walls signs (2 signs permitted for each individual tenant).
- (2) Applicant is requesting to permit the individual tenant with a proposed 48.41 sq. ft. detached sign (not permitted).
- (3) Applicant is requesting to permit a second individual tenant with an existing 256 sq. ft. detached sign (not permitted).
- (4) Applicant is requesting to permit existing directional signs with logos and names (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Chase Bank", as prepared by Shanna Brogan, 5 sheets dated stamped received 12/6/10 and the remaining 2 sheets dated stamped received 12/20/10 for a total of 7 sheets. Plans may be modified at public hearing.

LOCATION: The northwest corner of S.W. 137 Avenue & S.W. 288 Street,
Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.47 Acres

Department of Planning and
Zoning Recommendation:

Denial without prejudice of request #3 and approval with conditions of requests #1, #2 and #4.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

1. JP MORGAN CHASE BANK N.A.
(Applicant)

11-4-CZ15-1 (10-189)
Area 15/District 09
Hearing Date: 04/12/11

Property Owner (if different from applicant) **Tallahassee Biscayne LLC. 11, 111, 1V**

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>
1990	Sam Bloom	- Zone change from AU & RU-1 to BU-1A.	BCC	Approved w/conds.

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

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

APPLICANT: JP Morgan Chase Bank National Association, Et Al **PH:** Z10-189 (11-4-CZ15-1)

SECTION: 03-57-39 **DATE:** April 12, 2011

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

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A. INTRODUCTION

o **SUMMARY OF REQUESTS:** This application will allow the applicant 4 wall signs, where a maximum of two (2) wall signs per tenant is permitted, as well as to permit two (2) individual tenants to have detached signs in this shopping center, which is not permitted. In addition, the approval of this application will allow the applicant the maintenance and continued use of directional signage with logos and names which is not permitted by the Zoning Code.

o **REQUESTS:**

- (1) Applicants are requesting to permit an individual tenant in a shopping center with 4 wall signs (2 wall signs permitted for each tenant).
- (2) Applicants are requesting to permit an individual tenant with a proposed 48.41 sq. ft. detached sign (not permitted).
- (3) Applicants are requesting to permit a 2nd individual tenant with an existing 256 sq. ft. detached sign (not permitted).
- (4) Applicants are requesting to permit existing directional signs with logos and names (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Chase Bank," as prepared by Shanna Brogan, consisting of 5 sheets dated stamped received 12/6/10 and the remaining 2 sheets dated stamped received 12/20/10, for a total of 7 sheets. Plans may be modified at public hearing.

o **LOCATION:** The northwest corner of SW 137 Avenue and SW 288 Street, Miami-Dade County, Florida.

o **SIZE:** 15.47 Acre

B. ZONING HEARINGS HISTORY: In December 1990, the subject property was approved for a district boundary change from AU, Agricultural District and RU-1, Single-Family Residential District, to BU-1A, Limited Business District, pursuant to Resolution #Z-255-90. Subsequently, in April 2005, the subject property was approved through the Administrative Site Plan Review process, pursuant to A2005000002, to allow the site to be developed with a commercial development.

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

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office**. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical*

buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. 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. *Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.*
3. **Policy LU-9B vii** of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-1A; shopping center

Business and Office

Surrounding Properties

NORTH: RU-1; single-family residences

Low Density Residential, 2.5-6 dua

SOUTH: BU-1A; Shopping center
 AU: turnpike ramp

Business and Office
 Transportation

EAST: BU-1A; gas station
 RU-1: single-family residences

Business and Office
 Low Density Residential, 2.5-6 dua

WEST: RU-1; Vacant lot

Business and Office

E. PERTINENT ZONING REQUIREMENTS/STANDARDS:

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

F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

G. PLANNING AND ZONING ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. 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.* Staff's review of the submitted survey and Letter of Intent indicates that the applicant is in the process of constructing a proposed bank with drive through banking facilities which is a permitted use in the BU-1A, Limited Business District. As such, the proposed bank use is consistent with the LUP map of the CDMP.

However, staff notes that **Policy 9B vii** of the Land Use Element of the CDMP indicates *that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP, which govern the use and development of land and which, as a minimum, regulate signage.* Staff has consistently recommended denial of applications seeking deviations from the Zoning Code signage regulations and, in general, is of the opinion that the Zoning Code provides adequate signage allowances. However, upon review of the submitted plans, staff is of the opinion that the requested variances from the signage regulations of the Zoning Code which would allow the applicants two (2) additional wall signs for one tenant (request #1), along with a requested monument sign (request #2) and existing directional signs (request #4) for said tenant would not be visually intrusive and would provide a clear form of identification for the location of the bank. As such, staff opines that approval of the requests #1, #2 and #4, would not be overly intensive and would be **compatible** with the surrounding commercial developments located along Biscayne Boulevard (US-1). However, staff opines that the approval of the existing 256 sq. ft. detached sign

(request #3), would be out of character with the surrounding area, would be overly intensive and could set a precedent for excessive signage in this area.

When requests #1, #2 and #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), as previously mentioned, staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area, and would not negatively affect the appearance of the community. The submitted plans for this application indicate that the applicants have obtained permits for two (2) wall signs ranging in size from 57.61 sq. ft. to 82.96 sq. ft. The applicants seek to permit two (2) additional wall signs ranging in size from 36.87 sq. ft. to 57.61 sq. ft. in area to be affixed to the west and north elevations of the existing bank building (request #1). Staff notes that the subject site is 15.47 acres in size and that the bank is located at the southeast corner of the site, on the northwest corner of SW 137 Avenue and SW 288 Street, the intersection of two (2) well travelled section line and half- section line roadways in this part of the County. Accordingly, staff opines that the requested additional wall signage will provide clear identification for the bank building for pedestrians and motorists traveling along SW 137 Avenue and SW 288 Street as well as motorists and pedestrians within the 15+ acre site. Staff also notes that the property located across SW 288 Street is developed with a similar commercial development which allows similar type of signage.

Similarly, staff has no objections to requests #2 and #4 and notes that the submitted plans depict the proposed 48.41 sq. ft. detached monument sign, approximately 8' in height, located at the entrance drive along SW 288 Street and a total of two directional signs, each 3' in height, one located at the ingress/egress drives along SW 288 Street and the other located along the ingress/egress driveway along SW 137 Avenue. Staff opines that the design of the monument sign and the directional signs with the name and logo of the bank compliment the design and color of the other signs on the site and will result in a cohesive signage plan for the subject site. Further, staff opines that the height and scale of the monument sign is similar to other detached signage for individual tenants on the commercial property located to the south. **Therefore, staff recommends approval with conditions of requests #1, #2 and #4 under Section 33-311(A)(4)(b) (NUV).**

However, when request #3, is similarly analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that the approval of this request would be **incompatible** with the surrounding area. Staff's inspection of the surrounding area revealed that although the previously mentioned commercial development located to the south also contains detached signage for individual tenants, there was no signage that was comparable in scale and height to that being requested in request #3 for a single tenant. Staff notes that the existing 256 sq. ft. detached sign for a single tenant which is the subject of request #3, was permitted in error. A sign of this size is only allowed to identify the shopping center and/or multiple tenants within said shopping center. Further, staff's research did not indicate any similar approvals for detached signage for individual tenants in this area on the scale of what is being sought in request #3. As such, in staff's opinion, approval of request # 3 would set a precedent for overly intensive signage in this area that would have a negative visual impact on the stability and appearance of the community. **Therefore, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b) (NUV).**

H. **RECOMMENDATION: Denial without prejudice of request #3 and approval with conditions of requests #1, #2 and #4.**

I. **CONDITIONS (For requests #1, #2 and #4 only):**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate

of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Chase Bank," as prepared by Shanna Brogan, consisting of 5 sheets dated stamped received 12/6/10 and the remaining 2 sheets dated stamped received 12/20/10, for a total of 7 sheets, except as amended to show the removal of the existing 256 sq. ft. detached sign.

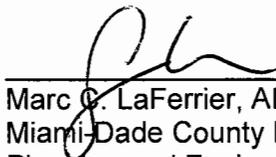
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 02/23/11

DATE REVISED: 03/16/11

DATE FINALIZED: 03/17/11

MCL:GR:NN:NC:CH

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

Memorandum

Date: January 5, 2011

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

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



Subject: C-15 #Z2010000189
JP Morgan Chase Bank National Association
Northeast corner of S.W. 137th Avenue and S.W. 288th Street
To Permit a Greater Amount of Wall Sign than Permitted
(BU-1A) (1.6 Acres)
03-57-39

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

Potable Water Service and Wastewater Disposal

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

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

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

Wetlands

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

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management

District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

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 Christine Velazquez at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JP MORGAN CHASE BANK, N. A.

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

07-JAN-11



Memorandum

Date: 14-JAN-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000189

Fire Prevention Unit:

This memo supersedes MDFR memo dated 12/29/10. MDFR has no objection to the application.

Service Impact/Demand

Development for the above Z2010000189
 located at THE NORTHWEST CORNER OF SW 137 AVENUE & SW 288 STREET. MIAMI-DADE COUNTY,
 FLORIDA.

in Police Grid 5537 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 7:25 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station No. 6 - Modello - 15890 SW 288 Street

Planned Service Expansions:

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

Fire Planning Additional Comments

None

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

DATE: 08-MAR-11

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

JP MORGAN CHASE BANK, N. A.
ET AL

THE NORTHWEST CORNER OF
SW 137 AVENUE & SW 288
STREET. MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2010000189

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

10-189

ADDRESS: NW CORNER OF SW 137 AVE & SW 288 ST

FOLIOS: 3079030360010, 3079030360020 & 3079030360030

DATE: 3/9/11

NAME: JP MORGAN CHASE BANK, N. A. ET AL

OPEN CASES:

Neighborhood Regulations:

No open cases involving any of the folios.

Building Code:

No open cases involving any of the folios.

CLOSED CASES:

Neighborhood Regulations:

No closed cases involving any of the folios.

Building Code:

Folio 3079030360020 Case 20100137747-X was opened on 7/13/10 a Notice of Violation was issued for expired permit # 2008054741. Citation P001403 was issued on 11/4/10 for non compliance, on 12/6/10 citation was paid. On 1/4/11 case was closed due to payment on citation and correction of violation.

There are no closed cases on 3079030360010 and 3079030360030.

Ronald Szep, Neighborhood Regulations and Legal Services Division Director
Miami-Dade County Building and Neighborhood Compliance Department

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>1111 Polaris Parkway</u>	<u>Publicly traded company</u>
<u>Columbus, Ohio 43240</u>	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: TALLAHASSEE BISCAYNE, LLC, TALLAHASSEE BISCAYNE II, LLC, TALLAHASSEE BISCAYNE III, LLC, Tallahassee Biscayne IV LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
Jose I. Garcia 10205 S. Dixie Highway Suite 200 Pinecrest, FL 33156	25%
Edwardo Garcia, Jr. 10205 S. Dixie Highway Suite 200 Pinecrest, FL 33156	25%
Rolando Delgado, Jr. 10205 S. Dixie Highway Suite 200 Pinecrest, FL 33156	25%
Jorge Guerra 10205 S. Dixie Highway Suite 200 Pinecrest, FL 33156	25%

210-189

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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

210-179

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

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

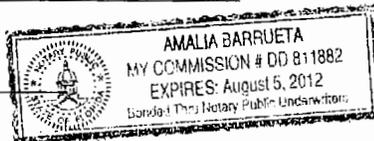
Signature: _____

(Applicant)

Sworn to and subscribed before me this 18 day of Dec., 2010. Affiant is personally know to me or has produced _____ as identification.

Amalia Barrueta
(Notary Public)

My commission expires: _____



Seal

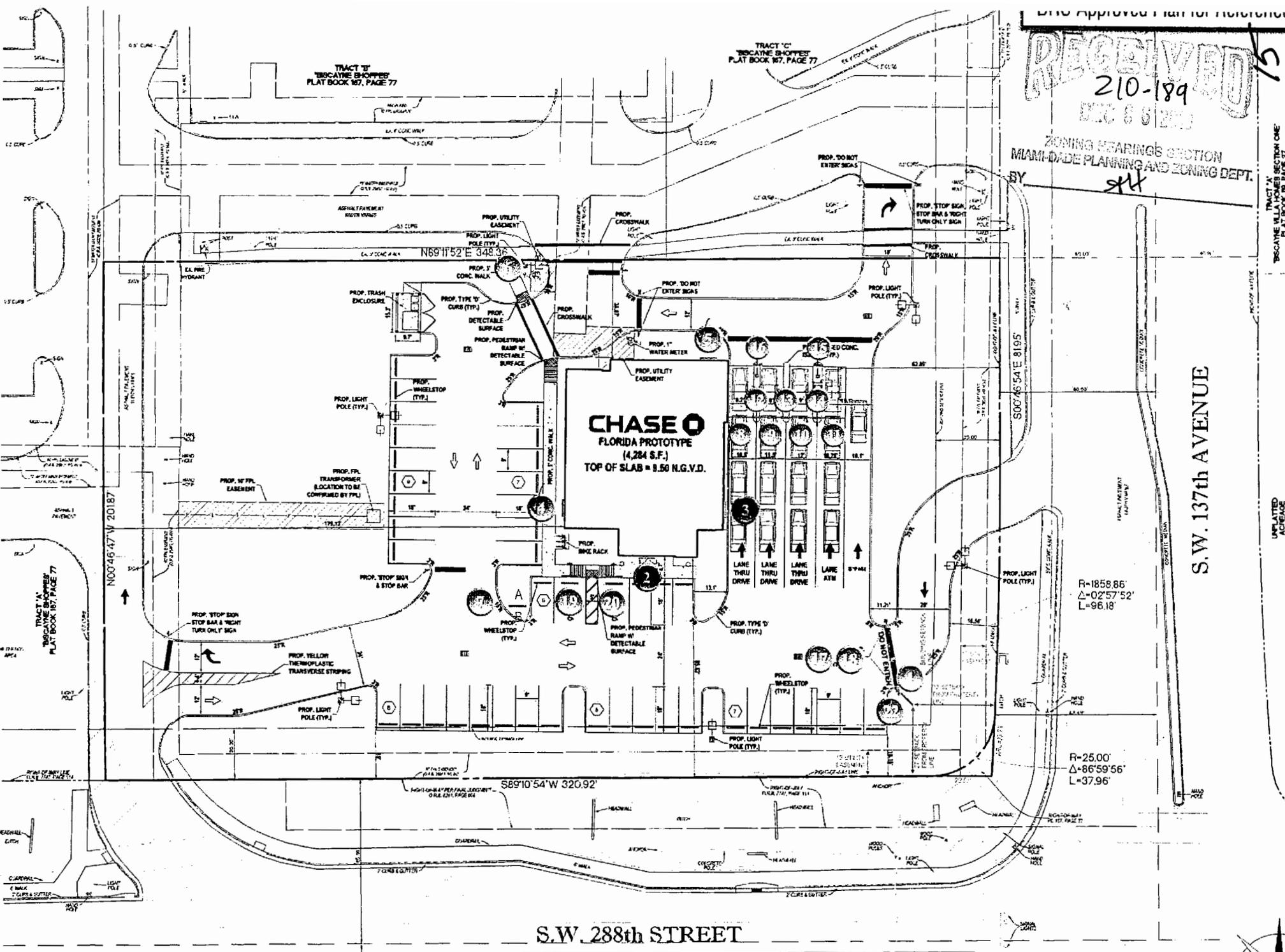
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

ENR Approved Plan for Reference

RECEIVED
 210-189
 DEC 6 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *SK*



S.W. 288th STREET

ENLARGE SITE PLAN

S.W. 137th AVENUE

R=1858.86'
 Δ=02°57'52"
 L=96.18'

R=25.00'
 Δ=86°59'56"
 L=37.96'

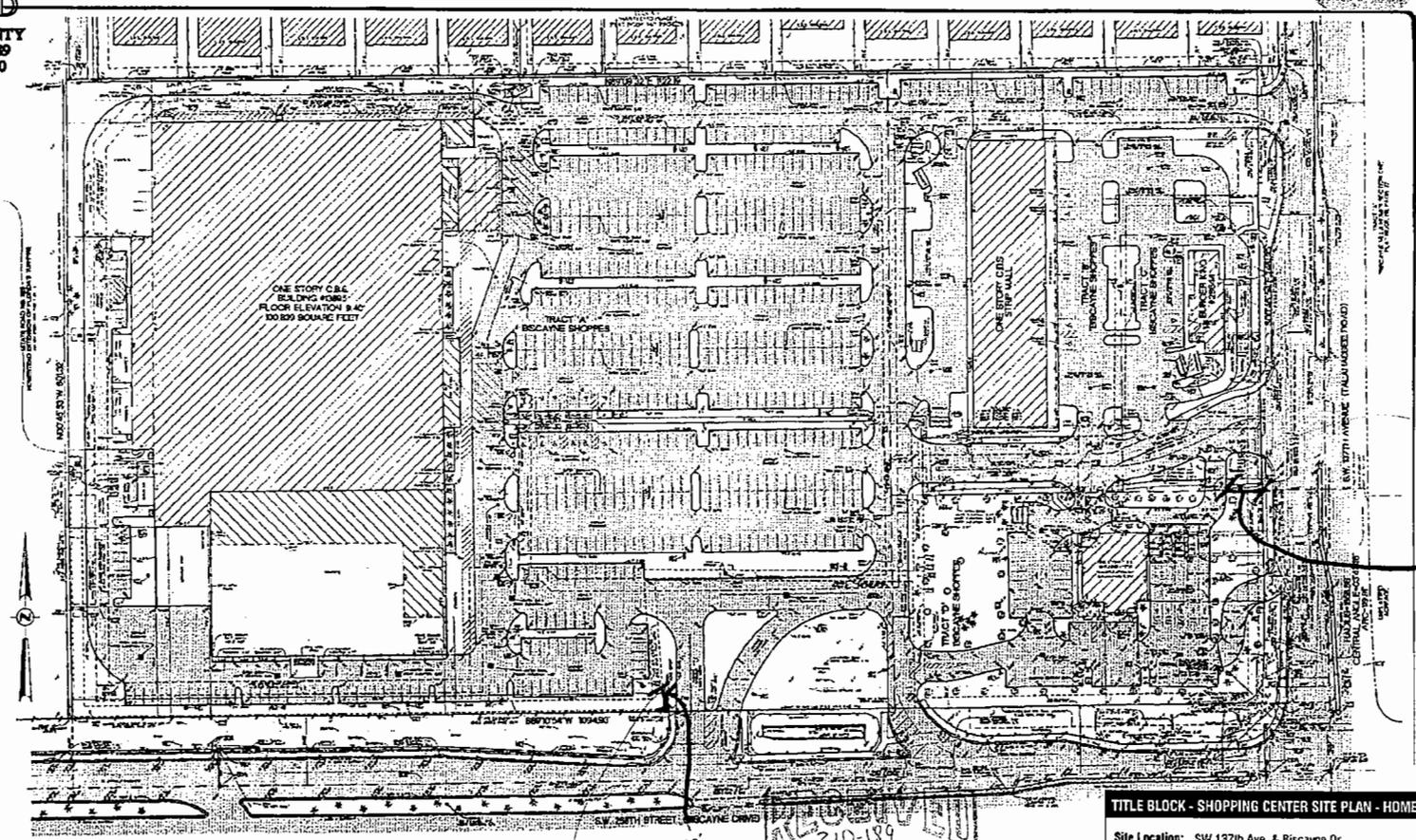
TRACT 'A'
 BISCAYNE SHOPPING CENTER SECTION ONE
 PLAT BOOK 187, PAGE 27

UNPLATTED
 ACRES

SHOPPING CENTER SITE PLAN

NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

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MIAMI-DADE COUNTY
PROCESS # Z10-189
DATE: DEC 20 2010
BY: SDB



Existing detached sign for Burger King. 15' x 7'. See survey
17.7' per elevation drawing



Existing detached sign for Home Depot (256 #) See survey # 2007081537

210-189
DEC 20 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

TITLE BLOCK - SHOPPING CENTER SITE PLAN - HOMESTEAD BISCAYNE

Site Location: SW 137th Ave. & Biscayne Dr. Homestead, FL 33033

Prepared By: Shanna Brogan
Project Manager
NW Sign Industries
2416 Sand Lake Road
Orlando, FL 32809

Date Prepared: 12/14/2010



CHASE SW 137th Ave. & Biscayne Dr. Homestead, FL 33033 12806 3 House Title 12/14/10 3 10-1214

FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - INDIANAPOLIS 120 CASCADE DRIVE CONCORD, IN 46017 - TEXAS 7303 BURLISON ROAD, SUITE 706 AUSTIN, TX 78744
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BY: _____

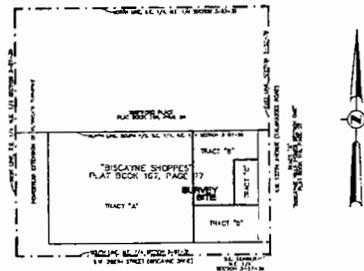
LEGAL DESCRIPTION

RECEIVED
MIAMI-DADE COUNTY
PROCESS # Z10-189
DATE: DEC 20 2010
BY: SDR

LEGAL DESCRIPTION:

TRACT "A", "B", "C" AND "D" OF BISCAIYNE SHOPPES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

VICINITY MAP
B.E. 1/4, NE 1/4, SECTION 8-37-04
T-0000



NOTES:

- 1.) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK U-702: PK NAIL AND BRASS WASHER IN CONCRETE SIDEWALK FOR GAS STATION OF 120' SOUTH OF CENTERLINE OF S.W. 288TH STREET AND 114.5' EAST OF CENTERLINE S.W. 137TH AVENUE; ELEVATION: 8.26 FEET.
- 2.) BEARINGS: BASED ON EAST LINE OF SECTION 3-57-39 BEING N00°46'54"W.
- 3.) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 4.) THIS SITE LIES IN SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 5.) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8'; PANEL #12D635 0306L; MAP DATE: 09/11/09.
- 6.) PROPERTY ZONED: BU-1A
- 7.) FOLIO #30-79030-000-0010
- 8.) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2, THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.04'.
- 9.) ONLY PAINT STRIPING THAT WAS LAID DOWN AT TIME OF PREVIOUS SURVEY IS DEPICTED HEREON AS DIRECTED BY CLIENT.
- 10.) THIS SURVEY WAS EXPRESSLY PERFORMED FOR SIGN VARIANCE PURPOSE.

LEGEND

- P (with circle) PALM TREE
- (with line) EDGE OF PAVEMENT ELEVATION
- (with line) TOP OF CURB ELEVATION
- (with line) ELEVATION
- (with line) OVERHEAD WIRES
- (with line) UNDERGROUND ELECTRIC LINE
- (with line) UNDERGROUND WATER LINE
- (with line) UNDERGROUND STORM SEWER LINE
- (with line) UNDERGROUND SANITARY SEWER LINE
- (with line) O.R.B. OFFICIAL RECORDS BOOK
- (with line) LIMITED ACCESS RIGHT-OF-WAY LINE

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DEC 20 2010

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

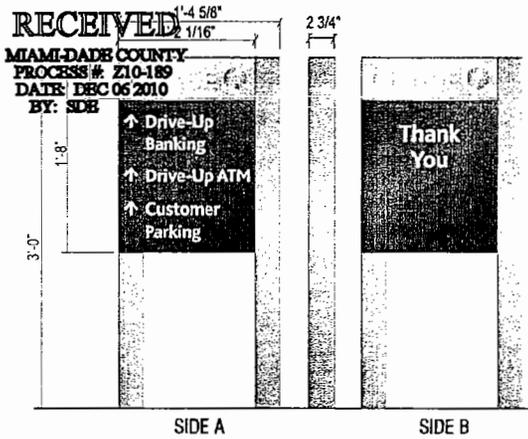
TITLE BLOCK - SHOPPING CENTER SITE PLAN - HOMESTEAD BISCAIYNE

Site Location: SW 137th Ave. & Biscayne Dr.
Homestead, FL 33033

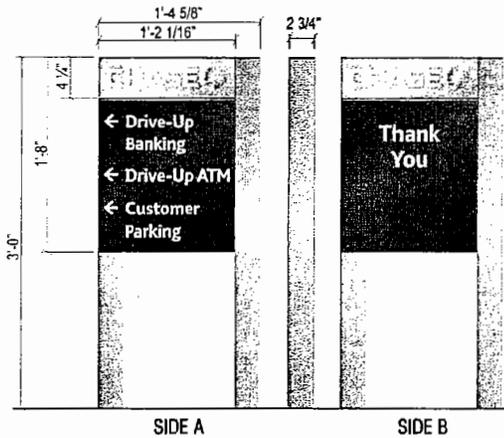
Prepared By: Shanna Brogan
Project Manager
NW Sign Industries
2416 Sand Lake Road
Orlando, FL 32809

Date Prepared: 12/14/2010

OTHER SIGNS

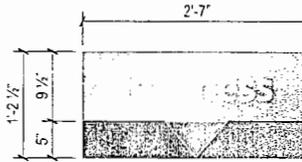


DIRECTIONAL -D-2
Scale: 1" = 1'-0" Permit # for Directional #6 = 2010-032399

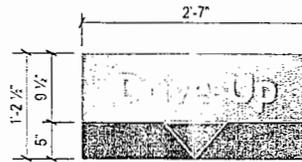


DIRECTIONAL -D-2
Scale: 1" = 1'-0" Permit # for Directional #7 = 2010-032400

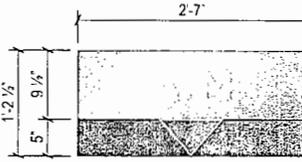
Permit # for Lane Signs = 2010-032409



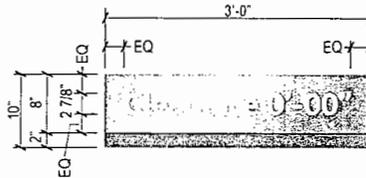
BUSINESS LANE DESIGNATOR-DU-A
Scale: 3/4" = 1'-0"



DRIVE UP LANE DESIGNATOR-DU-B
Scale: 3/4" = 1'-0"

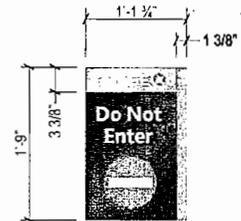


ATM DRIVE UP LANE DESIGNATOR-DU-C
Scale: 3/4" = 1'-0"



CLEARANCE SIGN - TC-3-W
Scale: 3/4" = 1'-0" Permit # for Clearance signs = 2010-034524

Title Block - Chase Bank 12806 SW 137th Ave & Biscayne Dr	
Prepared by:	Shanna Brogan Project Manager NW Sign Industries 2416 Sand Lake Rd. Orlando, FL 32809
Date Prepared:	7/29/2010
Scale:	Varies



WALL MOUNTED REGULATORY SIGN - TC-W-H
Scale: 3/4" = 1'-0"

Permit # for DNE Signs 15 & 16 = 2010-032416

210-189

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AK*

VARIANCE

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PROCESS # Z10-189
DATE: DEC 06 2010
BY: SDB



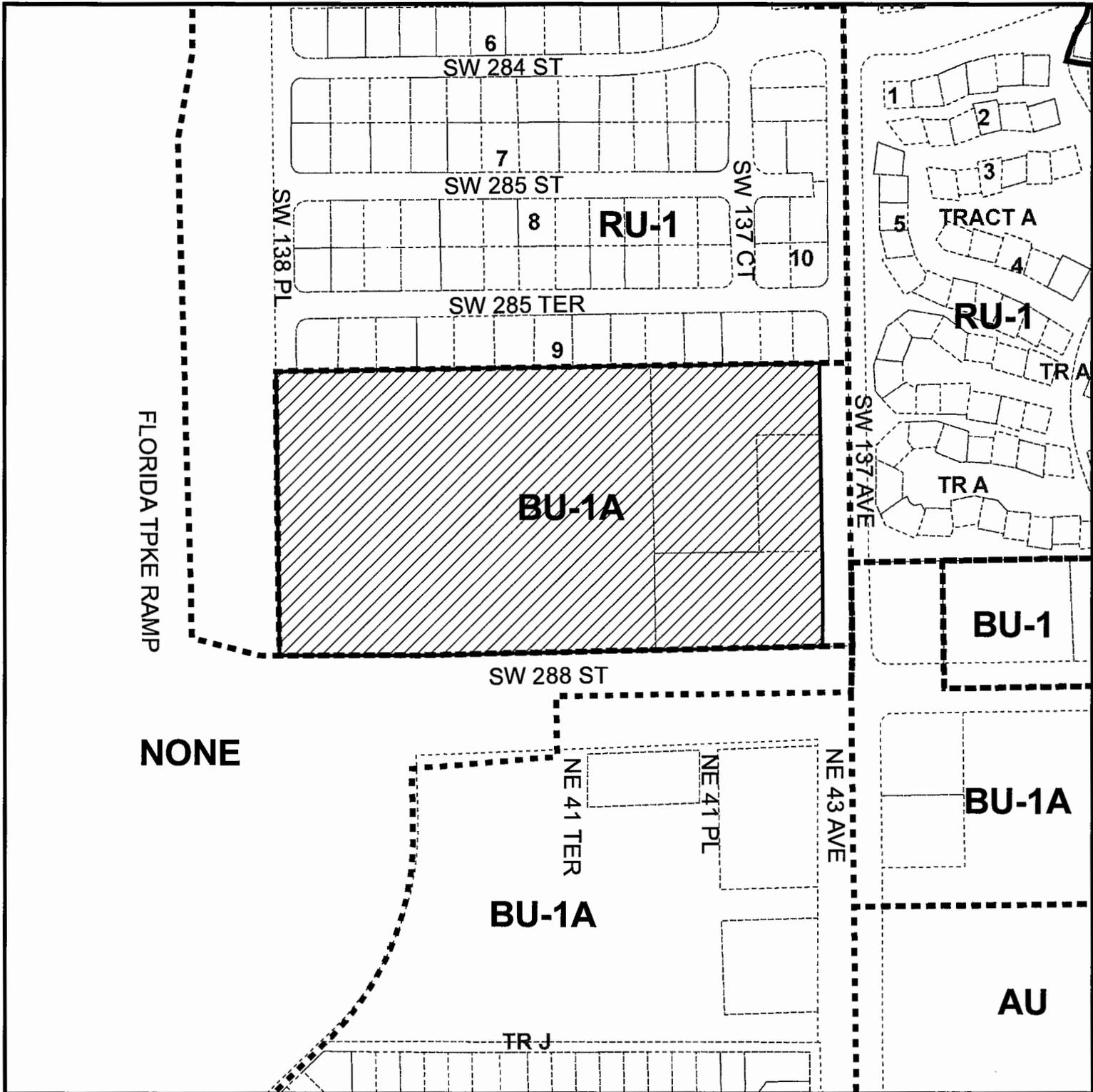
Title Block - Chase Bank 12836 SW 137th Ave & Biscayne Dr
Prepared by: Shanna Brogan
Project Manager
NW Sign Industries
2416 Sand Lake Rd.
Orlando, FL 32809
Date Prepared: 7/29/2010
Scale: NTS



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+H
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DEC 06 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY +H

CHASE SW 137th Ave. & Biscayne Dr. Homestead FL 33033 12806 12 09-1249-12

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412
FLORIDA: 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER: 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA: 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS: 7303 BURLESON ROAD, SUITE 706 AUSTIN, TX 78744
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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000189

Legend

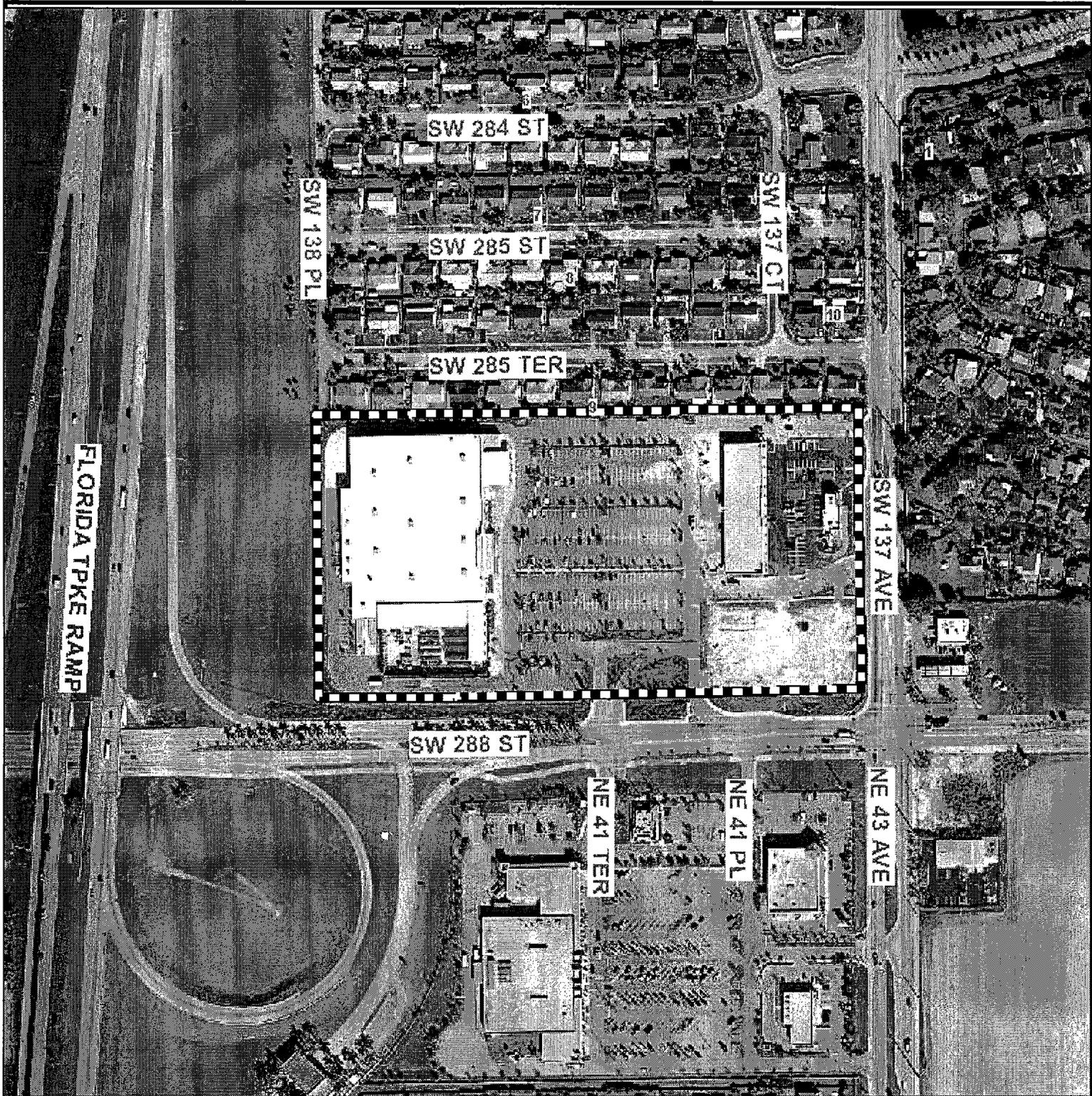
-  Zoning
-  Subject Property Case



Section: 03 Township: 57 Range: 39
 Applicant: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION
 Zoning Board: C15
 Commission District: 9
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000189

Legend



 Subject Property

Section: 03 Township: 57 Range: 39
 Applicant: JP MORGAN CHASE BANK, NATIONAL ASSOCIATION
 Zoning Board: C15
 Commission District: 9
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Tuesday, December 14, 2010

REVISION	DATE	BY