FINAL AGENDA

2-13-2012 Version # 1

COMMUNITY ZONING APPEALS BOARD 15

SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)

10710 SW 211 Street, Miami

Wednesday, March 21, 2012 at 7:00 p.m.

CURRENT

1.	12-3-CZ15-1	S.E. DISTRICT UNITED METHODIST CHURCH, INC.		11-105	04-57-39	N
2.	12-3-CZ15-2	SOUTH MIAMI HOSPITAL, INC	(DEVELOPMENTAL IMPACT COMMITTEE)	11-111	02-57-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, MARCH 21, 2012

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. S.E. DISTRICT UNITED METODIST CHURCH, INC. (12-3-CZ15-1/11-105) **04-57-39**
Area 15/District 08

(1) MODIFICATION of Condition #2 of Resolution 4-ZAB-174-90, passed and adopted by the zoning Appeals Board, reading as follows:

From: "2. That in the approval of the plan, the same be substancially in accordance with that submitted for the hearing "United Trinity Methodist Church" as prepared by Task Surveyors, dated 7-24-89.

To: "2. That in the approval of the plan, the same be substancially in accordance with that submitted for the hearing entitled "New Sanctuary for United Methodist Church" as prepared by Ron Dorris Architects A.I.A. P.A., dated stamped received September 7, 2011, consisting of five sheets.

The purpose of the request is to allow the applicant to submit plans showing the addition of a new sanctuary building to the site.

(2) NON USE VARIANCE to permit the existing one story building setback varying from 49.4' to 49.9' (50' required) from the interior side (south) property line.

(3) NON USE VARIANCE to permit a parking space with a back out length of 21.8' (22' required).

The aforementioned plan is on file and may be examined in the Permitting, Environment and Regulatory Affairs or it's successor department. Plans may be modified at public hearing.

LOCATION: 28940 SW 152 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.38 Acres

Department of Permitting, Environment and Regulatory Affairs Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. SOUTH MIAMI HOSPITAL, INC. (12-3-CZ15-2/11-111) **02-57-39**
Area 15/District 09

District Boundary Change from BU-1A (Business-Limited) & AU (Agricultural) to BU-2 (Business-Special).

LOCATION: Lying South of SW 288 Street & East of SW 137 Avenue,
Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.78 Acres

Department of Permitting, Environment and Regulatory Affairs Recommendation: Approval, subject to the Board's acceptance of the proffered covenant.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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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.

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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 Permitting, Environment and Regulatory Affairs (PERA) within 14 days after PERA 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. (PERA's posting will be made on a bulletin board located in the office of PERA.) 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.

Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 15

PH: Z11-105 (12-3-CZ15-1) **March 21, 2012**
Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Southeast District United Methodist Church, Inc.
Summary of Requests	The applicant is seeking approval of an existing religious facility with a reduced setback. The applicant also seeks to modify a condition of a prior resolution in order to submit revised plans that depict a proposed sanctuary building with reduced parking back out space.
Location	28940 S.W. 152nd Avenue, Miami-Dade County, Florida.
Property Size	2.38 Acres
Existing Zoning	RU-1
Existing Land Use	Religious Facility
2015-2025 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

(1) Modification of Condition #2 of Resolution 4-ZAB-174-90, passed and adopted by the zoning Appeals Board, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing "United Trinity Methodist Church" as prepared by Task Surveyors, dated 7-24-89.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing "New Sanctuary for United Methodist Church" as prepared by Ron Dorris Architects A.I.A. P.A., dated stamped received September 7, 2011, consisting of five sheets.

The purpose of the request is to allow the applicant to submit plans showing the addition of a new sanctuary building to the site.

(2) NON USE VARIANCE to permit an existing one story building setback varying from 49.4' to 49.9' (50' required, 49.91' previously approved) from the interior side (south) property line.

(3) NON USE VARIANCE of zoning regulations to permit a parking space back out length of 21.8' (22' required).

The aforementioned plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plans submitted depict the existing 2,415 sq. ft. religious facility and day care center and the proposed 4,704 sq. ft. sanctuary building. The plans also indicate the parking areas on the subject property and one (1) ingress and one (1) egress drive on S.W. 152nd Avenue.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; church	Low Density Residential (2.5 to 6 dua)
North	RU-1; educational facility	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1: vacant	Low Density Residential (2.5 to 6 dua)
West	RU-1; religious facility	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located along S.W. 152nd Avenue. The surrounding area is characterized by residential, religious, and institutional uses. The subject property abuts single family residences to the south, religious facility to the west, educational institution to the north, and vacant land to the east.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue to provide the community with religious services. However, the requested variances for the public assemblage use could have negative visual impacts on the surrounding neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property for ***Low Density Residential*** use. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The CDMP Land Use Element Interpretative text for the, ***Low Density Residential*** designation also permits *neighborhood and community services such as* ***houses of worship****, only* ***when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.*** The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which *are access, traffic, parking, height, bulk scale of architectural elements, buffering, and landscaping as applicable.* Further, CDMP Land Use Element, **Policy LU-4D** states that *uses* such as the religious *facility which are supportive but potentially incompatible shall be permitted on sites within functional*

neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.

Staff notes that the existing church and day care center were approved on this site in June 1990, pursuant to Resolution #4-ZAB-174-90. Further, staff notes that the subject property was approved to permit parking and access drives in the grassed area. The applicant now seeks to build a new sanctuary building with a reduced back out space within the RU-1, Single-family Residential zoning district. Staff opines that the architectural scale of the proposed expansion is similar in scale to the surrounding uses. Staff opines that the requested variances are not overly intensive and approval of the same would allow greater potential use of the site without compromising compatibility with surrounding development in the area. As such, staff opines that the existing church and the proposed expansion are **compatible** with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the ***Low Density Residential*** designation, CDMP Land Use Element **Policy LU-4D** and the CDMP LUP map designation for the subject property.

ZONING ANALYSIS:

The existing religious facility was approved in 1990, pursuant to Resolution #4-ZAB-174-90, to allow a day care center, building of public assemblage to setback 49.91' from the interior side (south) property line, where 50' was required and to allow parking and access drives in a grassed area.

When request #1 to allow the modification of a condition of a prior resolution pertaining to the site plan is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval would be **compatible** with the surrounding area. As previously mentioned, the proposed plans depict the new 4,704 sq. ft. sanctuary building and proposed parking areas. The existing building and the proposed sanctuary building do not exceed the maximum lot coverage allowed by the RU-1 zoning regulations. As such, staff opines that the proposed expansion does not result in an over intensive development of the subject property. Furthermore, staff opines that the proposed development is similar in scale to the surrounding educational, religious and residential developments and compatible with same. Additionally, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned, staff opines that approval of this application would not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same. **Therefore, staff recommends approval with conditions of request #1, under the Generalized Modification Standards, Section 33-311(A)(7).**

When request **#2**, to permit the existing one-story building setback varying from 49.4' to 49.9' (50' required) from the interior side (south) property line, is analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the requested variance is minor and that approval of this request will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same.

Staff notes that the facility was previously approved to allow a 49.91' setback from the interior side (south) property line for the building of public assemblage, where 50' was required. Staff opines that the additional 0.51' encroachment is minimal and not likely to have a negative visual impact on the abutting residences to the south. As such, staff opines that the approval of request #2 would not set a negative precedent for the setback of buildings for public

assemblage in this area. Furthermore, staff opines that the proposed redevelopment of this religious facility to include the new sanctuary building is similar in scale and character of the surrounding neighborhood. Additionally, staff notes that the survey submitted by the applicant shows an existing 6' high wood fence along the interior side (south) property line, which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting single family residence to the south.

When request #3, to permit a parking space back out length of 21.8' (22' required), is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the 0.2' reduction in back out space is minimal, will not result in spillage of parking onto the abutting roadway, S.W. 152nd Avenue, and will not result in a negative impact on traffic in this area. As such, staff opines that the requested variance is minor and that approval of this request will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same.

Moreover, staff opines that the aforementioned requests #2 and #3, are germane to the applicant's request to modify the site plan for the existing facility from a prior approval (request #1). As previously noted staff opines that the proposed redevelopment of the site is not overly intensive and would not have a negative visual impact on the surrounding area. Additionally, staff opines that the approval of the requests herein would not create any additional noise impacts on the abutting residential uses beyond those generated by this lawfully existing church. **Therefore, staff recommends approval with conditions of requests #2 through #3 under Section 33-311(A)(4)(b), Non-Use Variance Standards**.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property meets the parking requirements for the religious facility. The site plan also depicts the location and width of the drives on the subject property to be sufficient to accommodate the potential traffic on the site and provides one (1) ingress and one (1) egress drive from S.W. 152nd Avenue.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

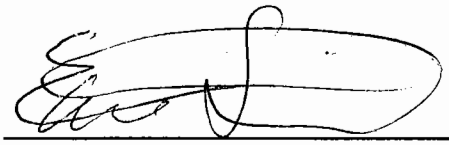
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the conditions of Resolution #4-ZAB-174-90, remain in full force and effect except as herein modified.

2. That the applicant maintains the 6' high wood fence along the interior side (south) property line as a visual buffer.

ES:MW:GR:NN:CH:JC



Eric Silva, AICP, Interim Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability, Planning
and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

NON EMR

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: Southeast District United Methodist Church, Inc.
PH: *Z11-105*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Low Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*
Land Use Objective LU-4A (Pg. I-11)	*When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*
Land Use Objective LU-4D (Pg. I-11)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

ZONING RECOMMENDATION ADDENDUM

Applicant: Southeast District United Methodist Church, Inc.
PH: *Z11-105*

33-11(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.*

1. S.E. DISTRICT UNITED METHODIST CHURCH, INC. **12-3-CZ15-1 (11-105)**
(Applicant) **Area 15/District 8**
Hearing Date: 03/21/12

Property Owner (if different from applicant) **S.E. DISTRICT UNITED METHODIST CHURCH, INC.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1957	Methodist City Missionary Society	- Special permit for a church	BCC	Approved with conditions
2005	Trinity United Methodist Church	- Unusual use to permit a day care Center. - Non-use variance of parking requirement, parking areas to be to waive same to permit parking & access drive in a grassed area.	ZAB	Approved with conditions

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

MIAMI-DADE COUNTY

Date: December 22, 2011

To: Charles Danger, P.E., Interim Director
Permitting, Environment and Regulatory Affairs

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

Subject: C-15 #Z2011000105-1st Revision
S.E. District UMC, Inc.
28940 S.W. 152nd Avenue
Modification of a Previously Plan in Order to Construct a Larger Sanctuary for a Previously Approved Religious Facility
(RU-1) (2.38 Acres)
04-57-39

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

Wellfield Protection

The subject property is located within the basic wellfield protection area of the Leisure City Wellfield. Specifically, the site is located within 30-day travel time contour of the said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Section 24-43(4)(b) of the Code requires that for a non-residential property connected to public sewers, not having indigenous substrata, and located within the 30-day travel time contour of the basic wellfield protection area of any public utility potable water supply well, the sewage loading into sanitary sewers shall not exceed 1,600 gallons per day per acre (GPD/Ac). The subject property contains a gross area of approximately 109,618 square feet, and the proposed development would generate a wastewater flow of approximately 931 gallons per day. This flow translates into a sewage loading rate of 370 GPD/Ac, which would be in compliance with the above-noted Code requirements.

Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Potable Water Service

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

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

Wastewater Disposal
The existing church on the subject property is currently connected to public water and an onsite septic tank and drainfield. The proposed 4,704 square foot expansion will require the existing and proposed structures to connect to the public sanitary sewer system located within feasible distance in accordance with Code requirements. All new sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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 in the LOS standards subject to compliance with the conditions required for this proposed development order.

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

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

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Drainage restrictions may be applicable since the site is located within the 30 day travel time contour of the Leisure City Wellfield.

The applicant is advised that any future development greater than 2.0 acres of impervious area will required a Surface Water Standard General Permit.

Tree Preservation
Tree Removal Permit #003514-2011 was issued for this property on December 14, 2011. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on December 14, 2012 in order to avoid violation of permit conditions.

This permit only authorizes the removal of one specimen size (trunk diameter 18 inches or greater)royal poinciana tree and one non specimen live oak tree.

A new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other trees on the subject property. Please contact this Program at 305-372-6600 for information regarding tree permits.

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

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

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

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

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

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

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

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs

PH# Z2011000105
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: S.E. DISTRICT UNITED METHODIST CHURCH, INC.

This Department has no objections to this application.

This Department has no objections to the request to permit parking on natural terrain, however, the drives and driveways must be paved.

Sidewalks adjacent to parking and asphalt drives must be 6 feet wide.

The portion of sidewalk along SW 152 Avenue just south of the exit driveway will have to be relocated to the property line.

Additional improvements may be required at time of permitting/platting.

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

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

Raul A Pino, P.L.S.
01-NOV-11

REVISION 1

Memorandum

Date: 14-NOV-11

To: , Director
Department of Permitting, Environment and Regulatory Affairs

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2011000105

Fire Prevention Unit:

The Fire Water & Engineering Bureau has reviewed and approved the site plan dated stamp received 9/7/11.

Service Impact/Demand

Development for the above Z2011000105
located at 28940 SW 152 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1471 is proposed as the following:

_____ residential	dwelling units	_____ industrial	square feet
_____ Office	square feet	9435 institutional	square feet
_____ Retail	square feet	_____ nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 3 alarms-annually.
The estimated average travel time is: 6:00 minutes

Existing services

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

Station No. 61 - Trail - 15155 SW 10 Street - ALS Engine, Squad

Planned Service Expansions:

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

None

Fire Planning Additional Comments

Current service impact calculated based on plans dated stamp received 9/7/11. Substantial changes to the site plan will require additional service impact analysis.

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

Memorandum

MIAMI-DADE COUNTY

Date: October 26, 2011

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement Department

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

Subject: Z2011000105: SE District UMC, Inc.

Application Name: SE District UMC, Inc.

Project Location: The site is located at 28940 SW 152 Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting approval of a special exception for the proposed expansion of a church.

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

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

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

MN:jb
Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 02-FEB-12

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

S.E. DISTRICT UNITED METHODIST CHURCH, INC.	28940 SW 152 AVE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Z2011000105	
HEARING NUMBER	

HISTORY:

NO BUILDING SUPPORT OR NEIGHBORHOOD COMPLIANCE CASES FOUND.

S.E. DISTRICT UNITED METHODIST CHURCH, INC

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE

Inspection Date 02/22/12

Evaluator: JACQUELINE CARRANZA

Process #:	**Applicant's Name**
Z2011000105	S.E. DISTRICT UNITED METHODIST CHURCH, INC.

Locations: 28940 SW 152 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 2.38 ACRES **Folio #:** 3079040000470

Request:

THE APPLICANT IS REQUESTING MODIFICATION OF A PREVIOUS PLAN IN ORDER TO CONSTRUCT A LARGER SANCTUARY FOR A PREVIOUSLY APPROVED RELIGIOUS FACILITY.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE CHURCH

SITE CHARACTERISTICS

STRUCTURES ON SITE:

HOUSE, CHURCH AND DETACHED SIGN

USE(S) OF PROPERTY:

RELIGIOUS

FENCES/WALLS:

NORTH SIDE ABUTS LINCOLN MARTI SCHOOL WHICH HAS IRON FENCE. SOUTH SIDE ABUTS RESIDENTIAL WITH WOOD FENCE & CHAIN LINK. WEST SIDE HAS CHAIN LINK

LANDSCAPING:

APPROXIMATELY 20 TREES THROUGHOUT THE PROPERTY

BUFFERING:

NONE

VIOLATIONS OBSERVED:

NO CERTIFICATE OF USE, CONTAINER WITHOUT A ZIP PERMIT, & LARGE BOX TRUCK

OTHER:

Process #	**Applicant's Name**
Z2011000105	S.E. DISTRICT UNITED METHODIST CHURCH, INC.

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
RU3, RU1

SOUTH:
RU1

EAST:
RU1, RU5A, VACANT LAND, SCHOOL

WEST:
RU1, SCHOOLS, CHURCHES

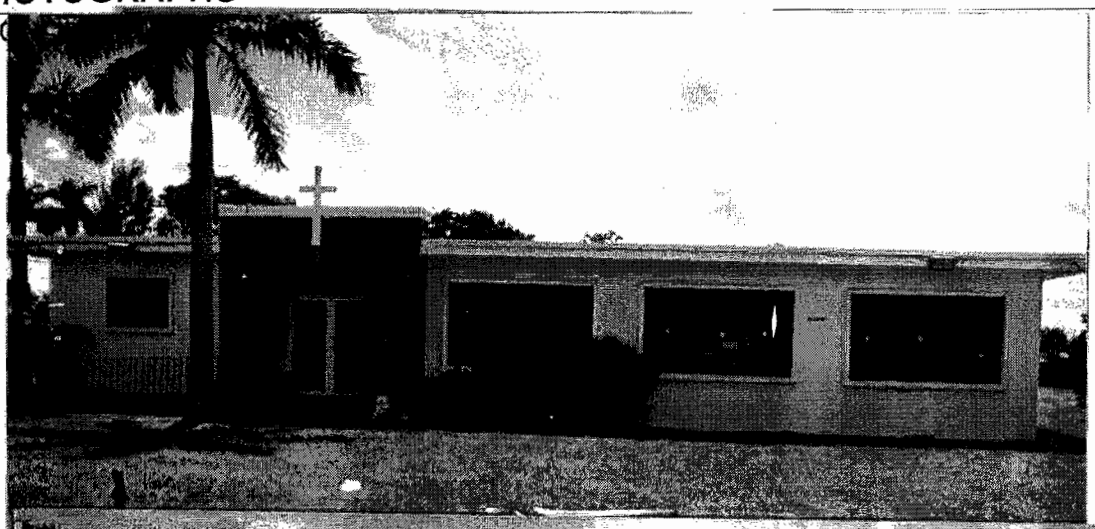
SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS:
MIX OF RESIDENTIAL, CHURCHES & SCHOOLS

COMMENTS:

PHOTOGRAPHS

FRO



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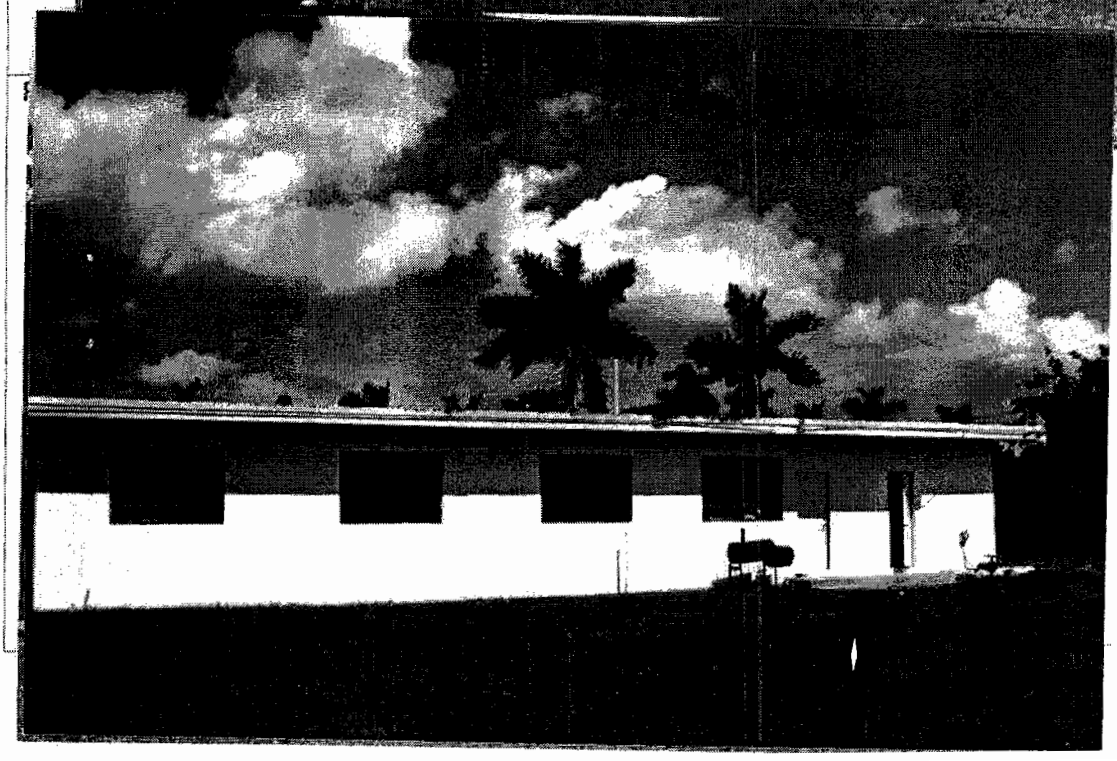

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2011-165
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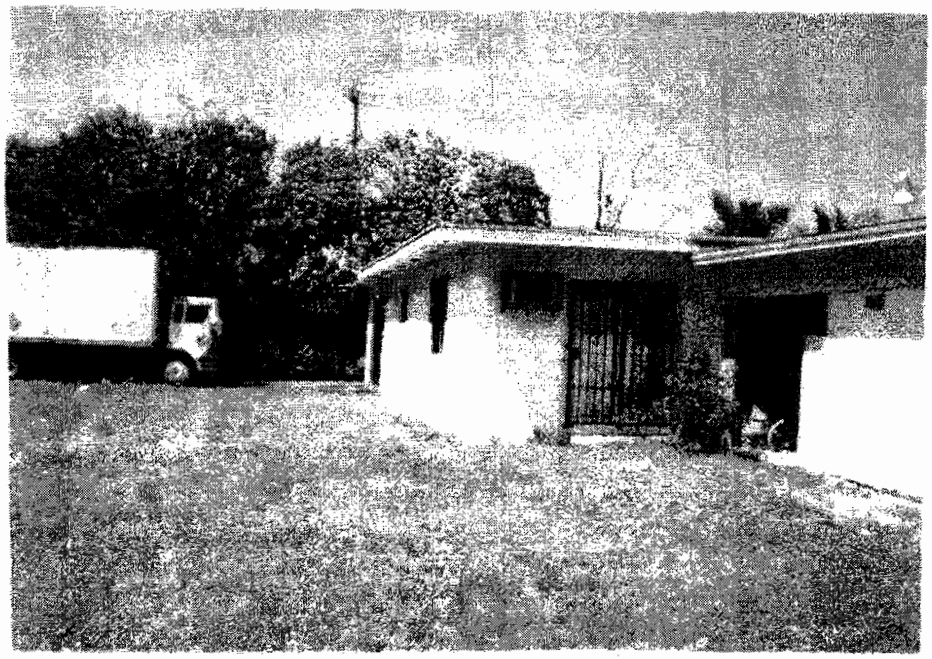
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Building Photographs

See instructions for Item A6

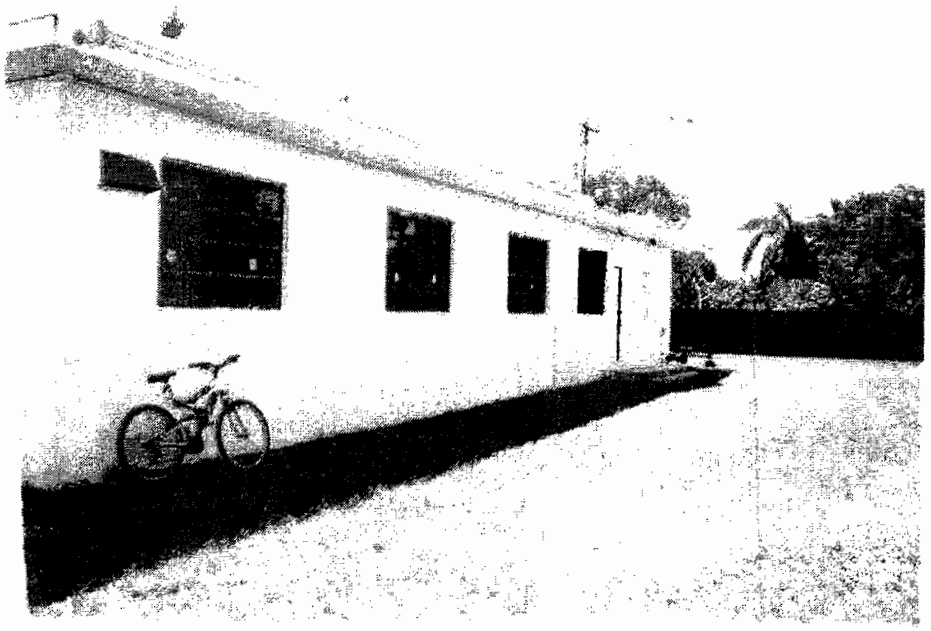
	For Insurance Company Use
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 28940 S.W. 152ND AVE. 10-594	Policy Number
City HOMESTEAD State FLORIDA ZIP Code 33033	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page on the reverse.



DATE TAKEN: 8/9/10

FRONT VIEW



REAR VIEW

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ZONING HEARINGS SECTION
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Building Photographs

See Instructions for Item A6

For Insurance Company Use
Policy Number
Company NAIC Number

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.		
28940 S.W. 152ND AVE.		0-594
City	State	ZIP Code
HOMESTEAD	FLORIDA	33033

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DATE TAKEN: 8/9/10

FRONT VIEW

REAR VIEW

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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: South East District, Florida Annual Conference, United Methodist Church, Inc.

NAME AND ADDRESS	Percentage of Stock
South East District, Florida Annual Conference, UMC, Inc.	100%
2850 SW 27th Ave, Miami, FL 33133	Danilo Quevedo
	Gustavo A. Betancourt
	Tasha Smith
	Mario Perez

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where 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: _____

NAME AND ADDRESS	Percentage of Ownership

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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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 23 day of June, 20 11. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: _____

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BY _____

Seal

RICARDO CAVADA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE037952
Expires 10/27/2014

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

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PLANNING AND ZONING
AGENDA OFFICE
2012 JAN 26 A 10:00

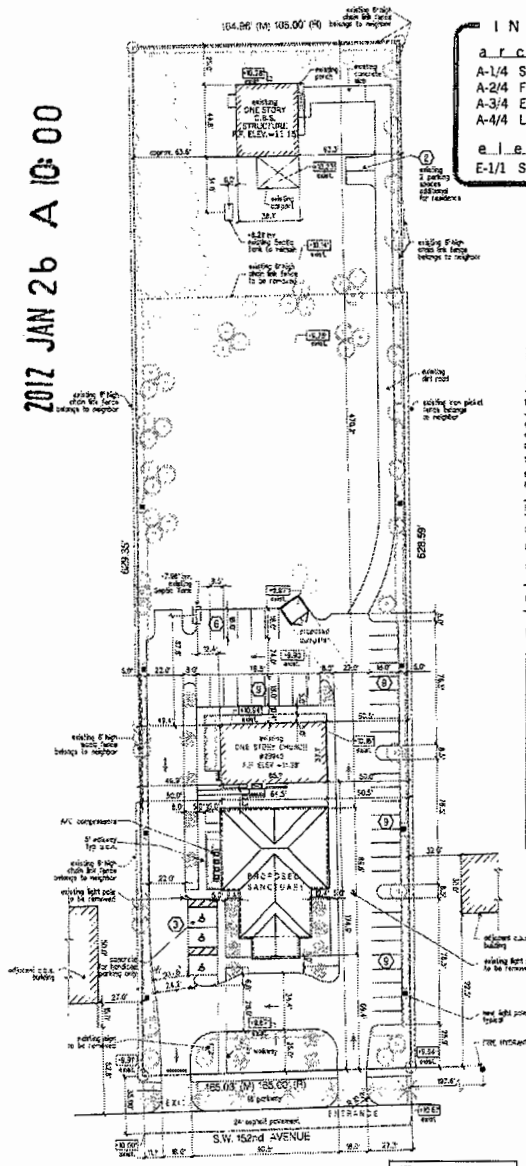
INDEX OF DRAWINGS

architectural

A-1/4 SITE PLAN and ELEVATIONS
A-2/4 FLOOR PLAN
A-3/4 EXISTING BUILDINGS FLOOR PLAN and ELEVATIONS
A-4/4 LANDSCAPING PLAN

electrical

E-1/1 SITE LIGHTING PLAN



Site Plan
scale: 1"=30'-0"

ZONING LEGEND

	REQUIRED	PROVIDED
Front	25.00	74.4'
Side	7.50'	50.0'
Side Street	46	65
Rear	25.00'	49.52'

PARKING LOT INSULATION

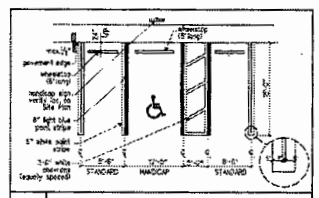
NET LAND AREA = [illegible]

LOT COVERAGE = 35% max UNDER ROOF ONLY excluding Driveways and Sidewalks

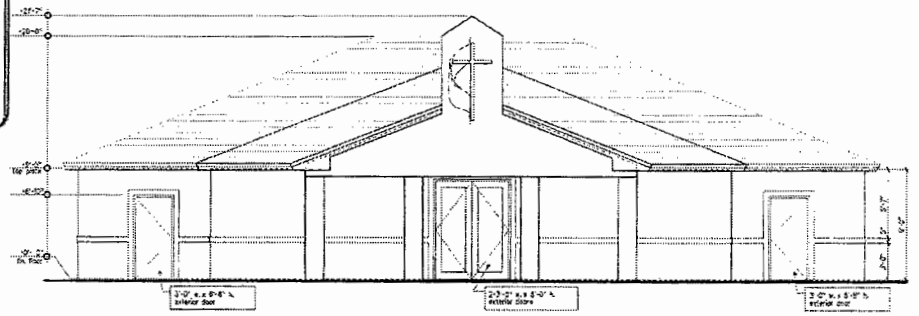
existing residence	2,[illegible] sq ft
existing sanctuary	2,[illegible] sq ft
existing sanctuary	1,[illegible] sq ft
TOTAL UNDER ROOF	[illegible] sq ft, [illegible] % lot coverage
IMPERVIOUS	[illegible] sq ft, [illegible] %
PERVIOUS	[illegible] sq ft, [illegible] %

PARKING	REQUIRED	PROVIDED
CHURCH	[illegible]	CHURCH: [illegible] standard, 3 handicap, [illegible]
RESIDENCE	2	CHURCH TOTAL: [illegible]
TOTAL	[illegible]	RESIDENCE: 2
		TOTAL: [illegible]

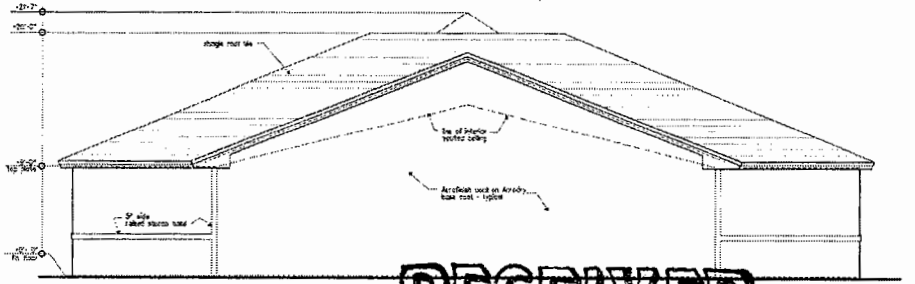
BUILDING HEIGHT: [illegible] FEET



N.T.S. PARKING STALL LAYOUT



Front Elevation
scale: 1/4" = 1'-0"



Rear Elevation
scale: 1/4" = 1'-0"

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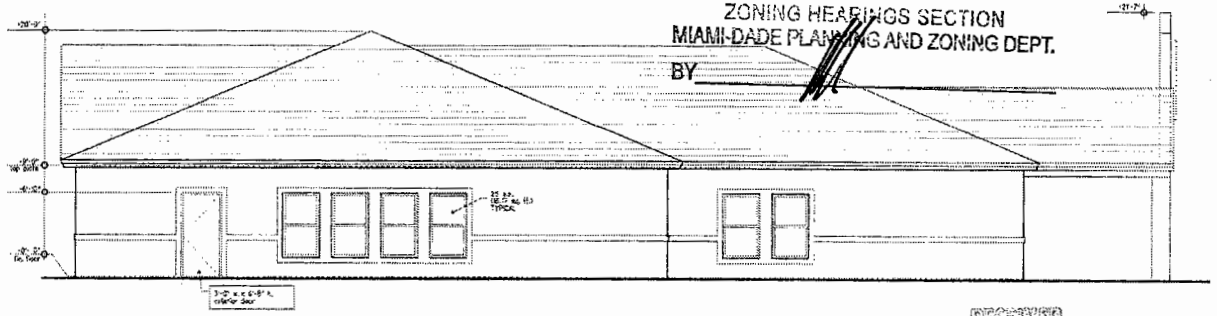


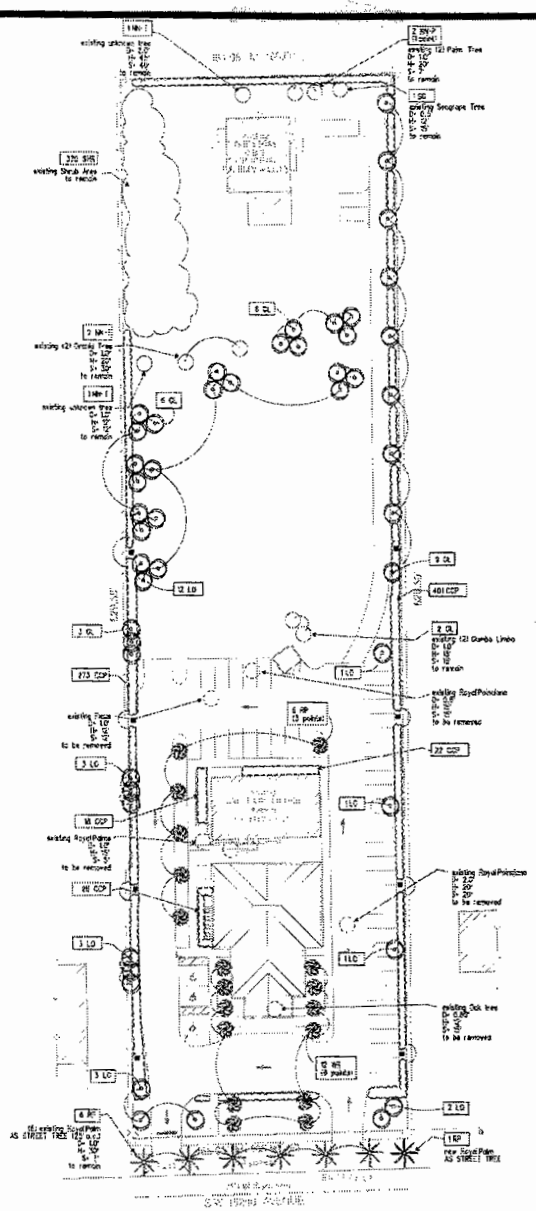
Right and Left Elevations
scale: 1/4" = 1'-0"

ron dorris architects a.i.a. p.a.
ARCHITECTURE PLANNING INTERIORS

new sanctuary for:
The United Methodist Church
28940 S.W. 152nd Ave - Miami-Dade County, Florida

10-004

sheet A-1/4 of 6



Landscape Plan
scale: 1"=30'-0"

LANDSCAPE LEGEND

Project Name: The United Methodist Church
Zoning District: RU-1 — Net Lot Area: 3.58 acres — 155,796 square feet — 100% return
OPEN SPACE — Under Roof: 4,704 square feet

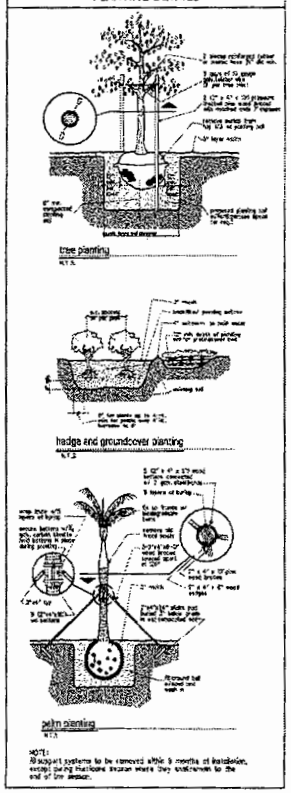
	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 160,796 s.f. x 5% = ___ square feet	—	74,651
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 45.00 x 10 square feet per parking space =	450	450
C. Total Square feet of landscaped open space required as Chapter 33 A + B =	496	75,097
LAND AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33	496	
B. Maximum lawn area (B. Augustine sod) permitted = 30% x 103,783 square feet =	31,645	31,645
TREES		
A. No. trees required per net lot acre = 25 trees x net lot acres = (total trees)	90	
less the existing number of trees that meet minimum requirements (value existing)	8	
= total required trees (new trees)	58	58
B. 30% palm trees allowed (two palms = one tree) Palms provided = 16 trees	29	6 palms
C. Percentage of native trees required = 8 x number of trees provided x 30% =	21	36
D. Palm Street trees (maximum average spacing of 25' o.c.) 483.2 linear feet along street / 25' = (existing street trees)	7	
New street trees provided	6	
Palms as street trees (max. average spacing 25' o.c.) 163.5 linear feet along street / 25' =	7	7
E. Street trees located directly beneath power lines (maximum average spacing of 35' o.c.) ___ linear feet along street / 35' =	-	-
F. Total number of trees provided =	74	74
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	740	740
B. The number of shrubs required x 30% = the number of native shrubs required	222	740
IRRIGATION PLAN: Required by Chapter 33. Automatic irrigation ___ or hose bib ___ provided.		

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER (measured)	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	Height	Drawing	Scientific	Common	Yes	N/A	Installed	Installed	Estimated at maturity*	Estimated at maturity*	
RP (street trees CLEAR)	1	6	Roystonea elata	Fl Royal Palm	X		4"	14'	30'	30'	7
LG	36		Quercus virginiana	Live Oak	X		3"	10'	50'	30'	25
NON-T (trees)		4	-	various see plan		X					4
CL	24	7	Bursera simaruba	Gumbo Limbo	X		3"	12'	50'	30'	35
SG / MAP (palms)		1 2	Coccothrinax crinita -	Old Man Palm unknown	X	X					1 2 (5 palms)
WR	12		Myrcianthes fragrans	Weeping Simpson		X	4"	14'	22'	6'	12 (8 palms)
RP	8		Roystonea elata	Fl Royal Palm	X		3"	10'	30'	30'	8 (5 palms)
DCP	240		Chrysobalanus icaco	Cocoplum	X		24" o.c.	1'-0"	5'-0"	2'-0"	740
SHR		370		unknown		X					370

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio
* ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A

NOTE:
Perimeter shrubs to be grown and maintained at a maximum height of 6'-0"

PLANTING DETAILS



GENERAL NOTES

1. Landscape contractor shall review plans at bidding time. Considerations as to soils, drainage, etc. Shall be reviewed against prepared plan, factory architect of any perceived problems.
2. Any critical soil conditions requiring special installations, or equivalent shall be reflected in the landscape contractor's bid. All landscape areas shall have all loosened and/or other compacted subgrade excavated to depth of two feet and one foot (1'0") feet and backfilled with the specified planting mix.
3. If bidding is taking place prior to site improvements (i.e. grading, filling, etc) each contractor shall, prior to beginning their work, verify that the site conditions are appropriate for completion there of.
4. Landscape contractor shall verify easements and utilities prior to digging, coordinating such efforts with owner, the general contractor and/or utility company.
5. The landscape contractor shall meet and comply with all applicable codes and ordinances and shall coordinate all work with the general contractor and other on-site trades. The landscape contractor shall obtain all necessary permits prior to beginning work as required by governing agencies, unless otherwise noted.
6. The landscape contractor shall be thoroughly knowledgeable in all aspects of landscape construction. The landscape contractor shall provide the owner with proof of their competency by providing either all the following incorporated in their proposal, a copy of their certificate from either the Florida Nurserymen and Growers Association, the Florida Certified Landscape Contractors, or the American Landscape Contractors Association. The employee training and certification shall be on the project site at all times during construction.

PLANT MATERIAL

1. All plant material shall be Florida No. 1 or better as per Florida State Agriculture Board and Grades and Standards for Nursery Plants 2nd edition, Feb. 1998 FI 1407-05. The landscape contractor is responsible for verifying quality of all materials, securing the approval of the architect, at the contractors expense.
2. Plant list and quantities are a courtesy item. The landscape contractor is bidding to verify size, list and quantities for the site. Notify architect in writing of differences, unnamed, unlisted, or illegible items.
3. All trees shown for plant material on the plans are to be considered as minimums. All plant material must meet or exceed these minimum requirements for height, spread, trunk caliper and clear trunk. Any other requirements for specific shape of effect as noted on the plan shall also be required.
4. No substitutions shall be accepted unless so noted by landscape architect during bidding or construction process. Plant material supply is the responsibility of the landscape contractor, and no substitutions exists to insure availability at installation time.
5. All plant material and sod shall be diseases and pest free, devoid of mechanical damage or chlorosis/browning areas.
6. All tree and palms shall have root balls, root grade at least equal FNGA code to delivery and or acclimatize to size of the plant, as per grades and standards, 2nd edition Feb. 1998 FI 1407-05.
7. All trees shall be single trunked with clear trunks unless otherwise called for.

   Multi-stem or multi-trunked trees to be individual plants forming the plant, not suckering branches above grade.

   Trees having mechanical damage from loading and/or handling shall not be accepted and shall be removed from the site within 24 hours. Replacement shall occur within 72 hours.

INSTALLATION

1. All broken branches and dead trunks branches shall be pruned back, flush with main trunk. Prune trees at all stages for proper & safe conditions.
2. Pruning of all plants material shall meet standards set forth by the International Society of Arboriculture (I.S.A.)
3. Trees shall have root barriers placed along the edge of pavement, curbing and/or walkways. Root barriers shall be approved by architect and extend ten feet in both directions from centerline of tree when planting areas are six (6) feet or less. Submit root barrier type for architects written approval.
4. Contact architect for staking plan, material locations or landscape beds, prior to planting.
5. Planting soil for all landscape beds shall consist of 50% Florida peat, 40% coarse silica sand and 10% humus unless otherwise noted. All other trees shall be planted with existing soil of a certain pH. The backfill shall be free of debris, roots, clay, stones and other foreign materials, unacceptable pre-mixed soils are exempted in any other approved or written.
6. When planting in sandy or rocky soils, or limerock fill, general planting mix shall mean amending additives, percentages of approved equal. All trees and palms shall be planted in a minimum of 2 cubic feet prepared planting soil with a depth of at least five feet and a width of three times the size of the rootball.
7. All shrubs planted shall be installed no less than 24" from a structure and no less than 24" from the inside of curbing or turf area. Ground cover shall be installed a minimum of 18" from a structure and/or inside of curbing or turf area.
8. All plantings to be thoroughly hand watered and mechanically dialed and after planting to remove all air voids in planting area. Verify water source during bidding. This procedure shall occur within two (2) hours of installation.
9. Do not plant any material deeper than it was previously grown in nursery or container.
10. All B&B plants shall be watered or sprayed as per planting details within six hours (6) hours after planting.
11. No palm shall be driven into plant fences for staking and guying. Use strapping with burlap to protect caliper from metal bending.
12. All plant and shrubs planted over sand, free fine-grated and hand-raked areas. Grades shall be free of debris, rubble rocks, and low or high spots. Lay out with light lime, then lines or mulch to areas with minimum hand. All soil to be approved St. Augustine fine sand, or as otherwise noted, free of peat, decayed wood substitution or stones. On slopes exceeding 3:1, place rolls of sod perpendicular to slope direction. Peg sod or otherwise ensure its establishment on slopes. Place sod shall be a matched bed, the sod edge shall be even and sharp. Sod and shall not abut water from adjacent surfaces, in areas where paved surfaces abut sod or mulch, the finish grade of both surfaces shall be level.
13. Fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages of plant food by weight, in following forms:

    Container and mulched GE, shrubs, vines, ground covers, and shade trees, granular such as nutrikote or approved equal.
    Specimen shrubs, shade trees, slow release fertilizer, such as "woodace", or approved equal.
    B&B material shall receive slow release fertilizer in the form of packets or briquettes, such as "woodace", or approved equal.
    Any B&B material shall have the top 1/3 of the organic burlap pulled back over the rootball. Mulcher application in root zone 8 to 12 grams used to stabilize the rootball shall be removed, unless approved in writing by the architect.
    Palms shall receive a non-caustic slow conforming magnesium, manganese, chelated iron, and other minor elements such as those produced by Lesco, Inc.
    Mulch material shall be shredded wood material at time of application. All trees, palms, shrubs and ground cover beds shall receive 3" minimum of composted mulch, immediately after planting. Alternate matching material shall be pine straw, melaleuca mulch, saw bark fibers and especially shredded wood, shall not be in direct contact of plant material mulch trees shall be a minimum of 48" wider than plants measured from the outside edge of trunks, shrubs and ground cover beds. The landscape contractor is responsible for the installation as described in the planting plan. Any change must be approved prior to construction in writing by architect.
    In the event of a discrepancy between the plant schedule and the plan, the planting plan takes precedence. Quantity shall be the greater of the planting plan or the plant schedule.
14. Landscape contractor shall be responsible for obtaining all required tree removal permits prior to commencement of work.
15. Guarantee: All plant material shall be guaranteed for 1 year after completion of project, which shall apply to health, position, and size. Replacement cost shall be borne by contractor.

IRRIGATION SYSTEM

1. Provide shop drawings for irrigation system to be approved by Architect. Irrigation system shall be with pump with appropriate 7 day timer and zone controller unless otherwise noted or otherwise required by permit agency. System shall be designed to have double coverage (200%) from a hard head to end electrical & permit requirements. Rain sensor shall be installed as per F.B.C. Appendix F.

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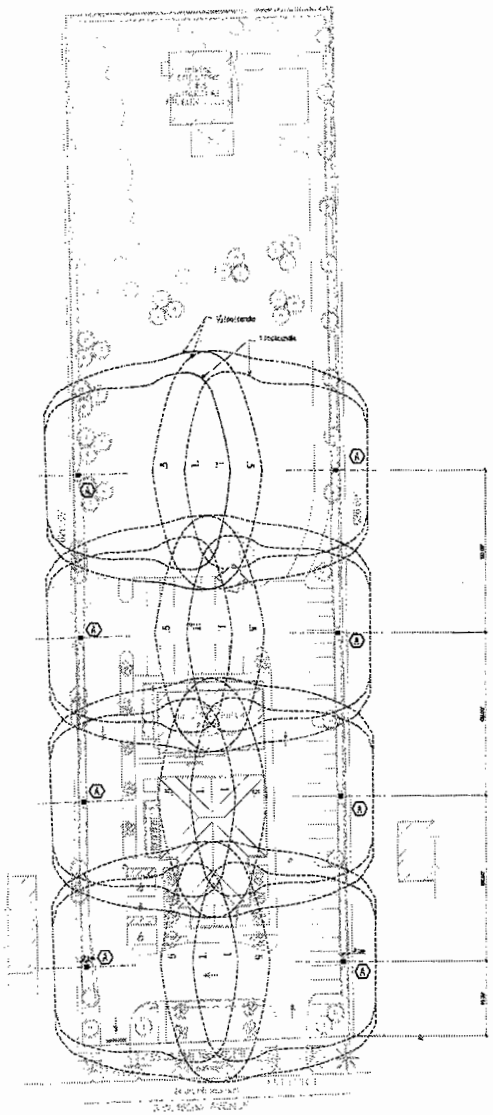
ron dorris architects a.i.a. p.a.
ARCHITECTURE PLANNING INTERIORS
18 Aragon Ave. 3rd Floor, Suite 202 Miami, Florida 33134 305.447.8405 fax 305.448.0662 e-mail: ron@dorrisarchitects.com

PRINTED
Miami-Dade County
Public Works Department

new sanctuary for:
The United Methodist Church
28940 S.W. 152nd Ave - Miami-Dade County, Florida

project no.	10-004
sheet	A-4/4 of 5

25

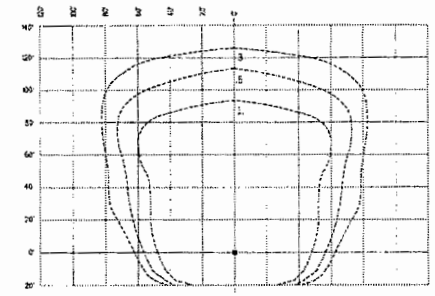


Site Lighting Plan
scale 1"=30'-0"

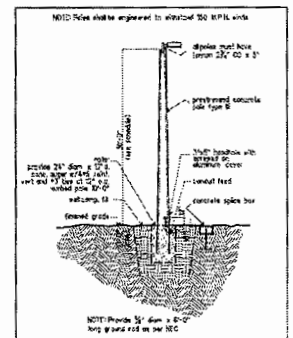
(A)	catalog number: — CE 439-M (precast concrete pole mounting: verify with manuf.)
	wattage/lamp: — 32/24" MH
	heading size: — 72"
	30' mounting height
	20" ft above horizontal
	by MAXI LIGHTING (800) 236-7000
	at cost

CODE COMPLIANCE NOTE

We hereby certify that this parking lot lighting design complies with 1 foot candle minimum based on the manufacturers isofootcandle plot.



(A) ISOFOOTCANDLE PLOT
scale 1"= 30'-0"



light pole detail
no scale

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Z11-105
SEP 07 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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ARCHITECTURE PLANNING INTERIORS

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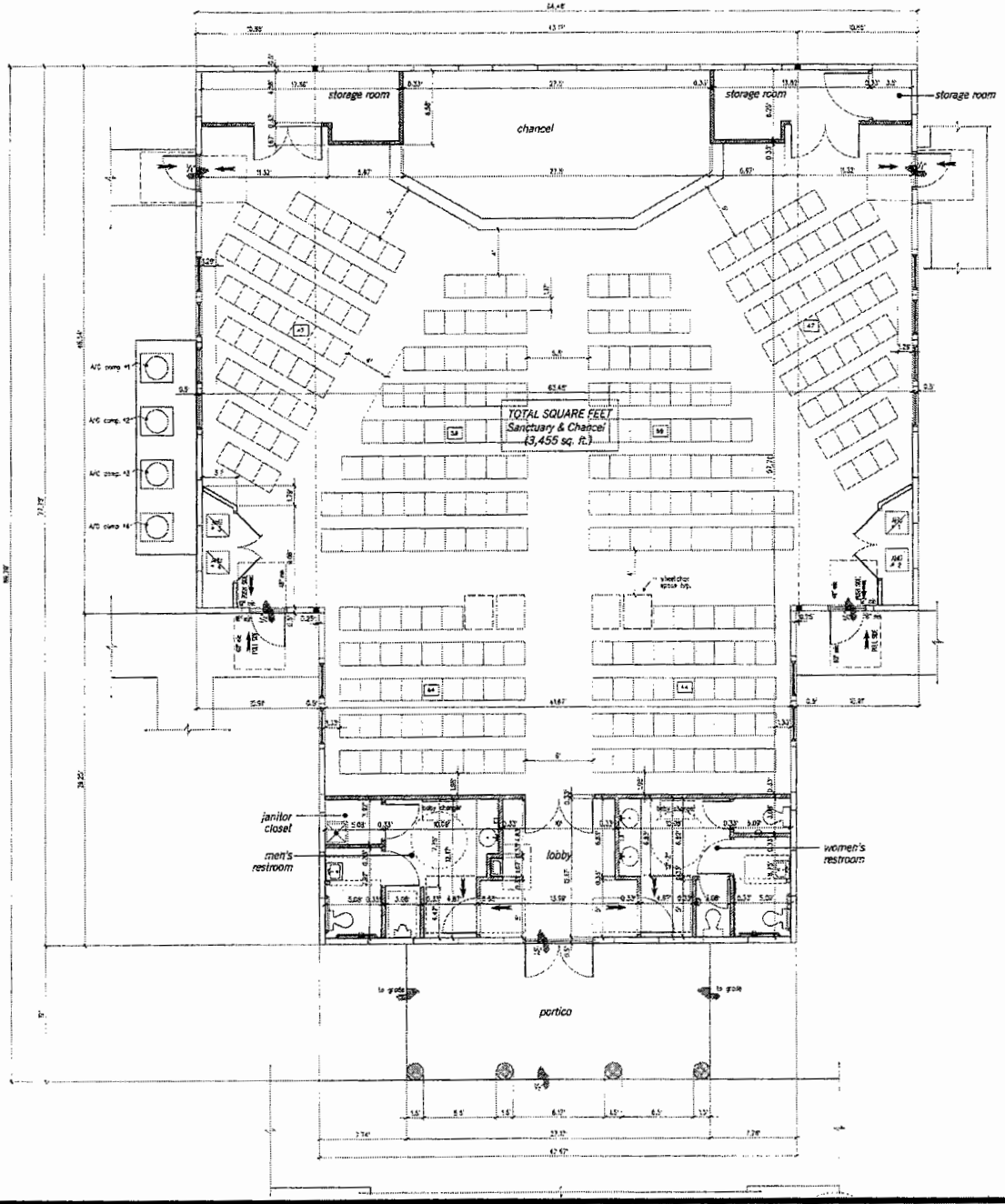
new sanctuary for:
The United Methodist Church
28940 S.W. 152nd Ave - Miami-Dade County, Florida

10-004

sheet E-1/1 of 5



FLOOR PLAN SYMBOL LEGEND	
FIXTURES AND ACCESSORIES	
WATER CLOSET	TOWEL PAPER DISPENSER
WALL SINK	GRAB BARS
FLOOR PAPER HOLDER	SOAP DISH
EQUIPMENT	
AIR COMPRESSOR	AIR HANDLER UNIT
DRINKING FOUNTAIN	
FIRE EXTINGUISHER	
FIRE EXTINGUISHER	RECESSED FIRE EXTINGUISHER CASE

WALL LEGEND	
	"Main Frame" construction w/ gypsum board FIRE RATE FOR CORRIDOR
	3½" drywall on 3" x 4" studs or 3500S35 metal studs @ 24" o.c. Add gb per IBC rated to 1/2-9" height max 22 ga CRS metal to 9'-6" max
	1 HOUR FIRE RATED PARTITION 3½" steel "C" stud/runner SCH at 6½" w/5/8" TG GA metal studs @ 16" o.c. as per UL 263 Design No U419 Provide standard sign as per FBC 704.21.4

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MIAMI-DADE PLANNING AND ZONING DEPT.
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Floor Plan

scale: 1/4" = 1'-0"

SQUARE FOOTAGE TABULATION

SANCTUARY and CHANCEL	3,455.00 sq. ft.
TOTAL ENCLOSED	4,378.00 sq. ft.
PORTICO	326.00 sq. ft.
TOTAL UNDER ROOF	4,704.00 sq. ft.

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ARCHITECTURE PLANNING INTERIORS
5814 Ponce de Leon Blvd. Suite 302 Coral Gables, Florida 33146 305.667.5644 Fax 305.667.5661 E-Mail: ron@dorrisarchitect.com

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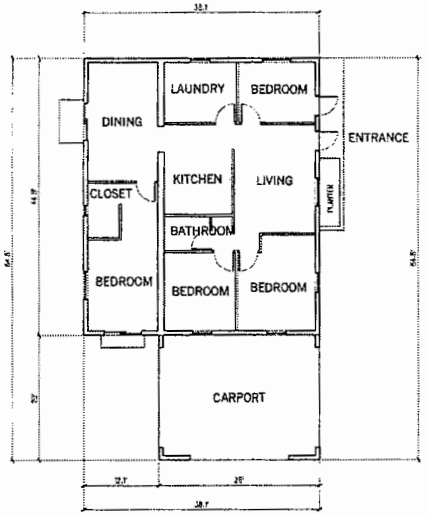
Ronald Dorris Architect
Florida
AA# 0002943

new sanctuary for:
The United Methodist Church
28940 S.W. 152nd Ave - Miami-Dade County, Florida

DRAWN	R.D.
CHECKED	R.D.
DRAWING No.	10-004

sheet
A-2/4
of
8

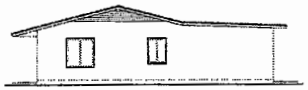


Floor Plan RESIDENCE

scale: 1/8" = 1'-0"

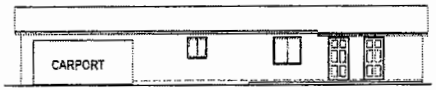
East Elevation

scale: 1/8" = 1'-0"



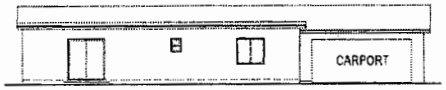
West Elevation

scale: 1/8" = 1'-0"



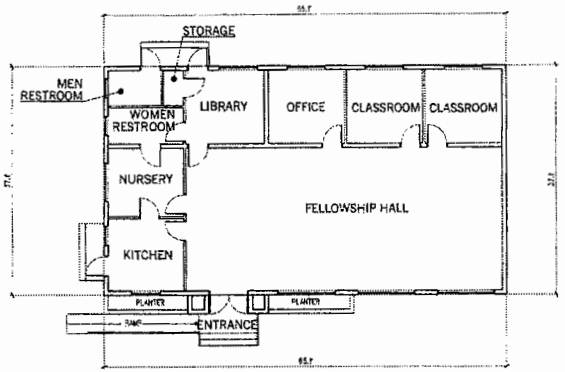
North Elevation

scale: 1/8" = 1'-0"



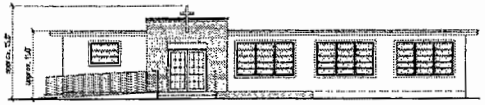
South Elevation

scale: 1/8" = 1'-0"



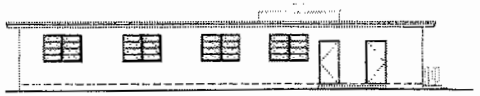
Floor Plan SANCTUARY

scale: 1/8" = 1'-0"



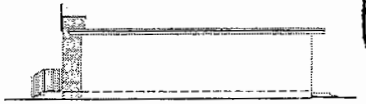
East Elevation

scale: 1/8" = 1'-0"



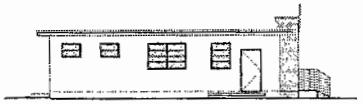
West Elevation

scale: 1/8" = 1'-0"



North Elevation

scale: 1/8" = 1'-0"



South Elevation

scale: 1/8" = 1'-0"

PLANNING AND ZONING
AGENDA OFFICE
2012 JAN 26 A 10:00

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new sanctuary for:
The United Methodist Church
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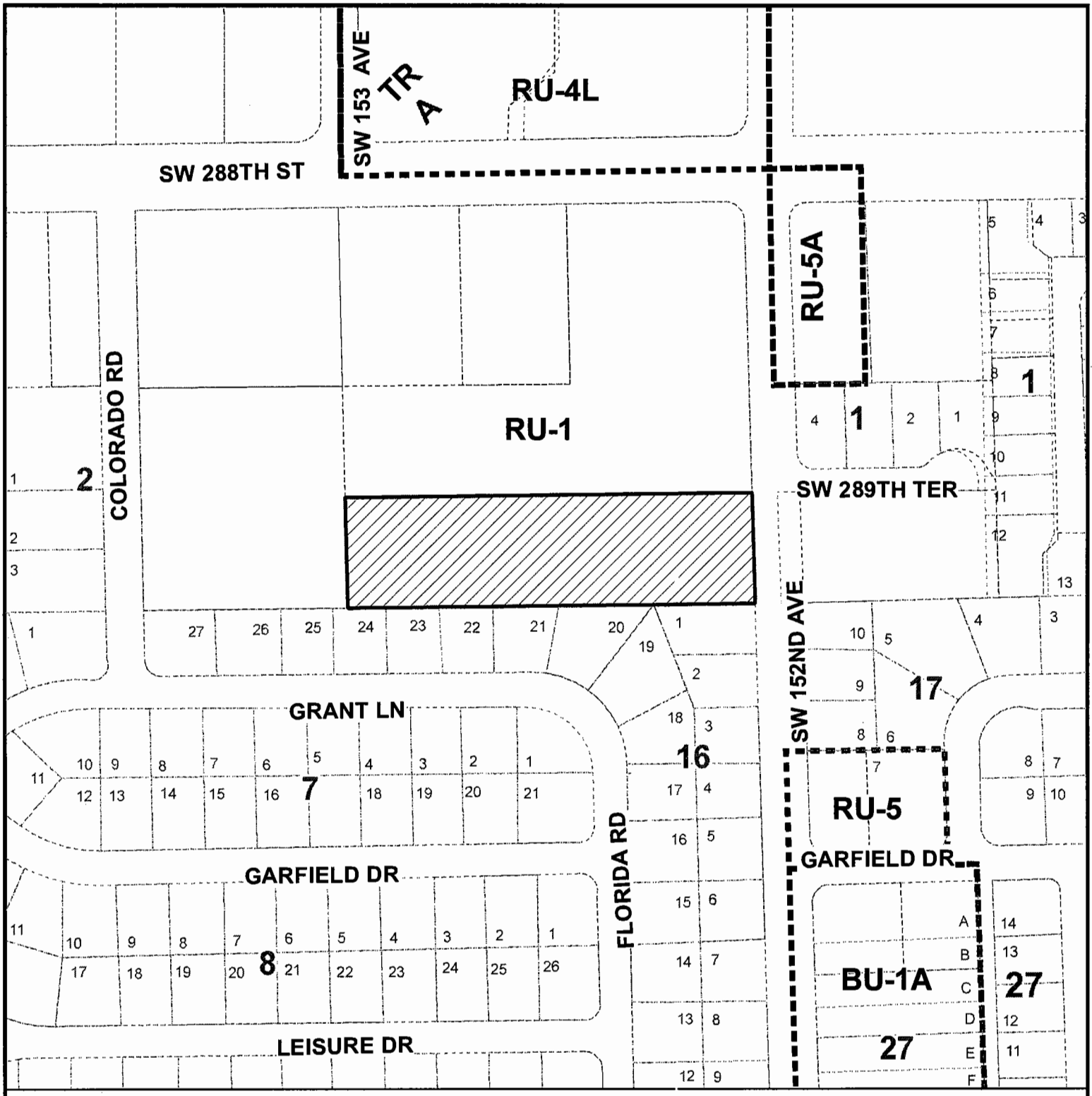
10-004

sheet A-3/4 of 5



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000105

Section: 04 Township: 57 Range: 39
Applicant: S.E. DISTRICT UMC, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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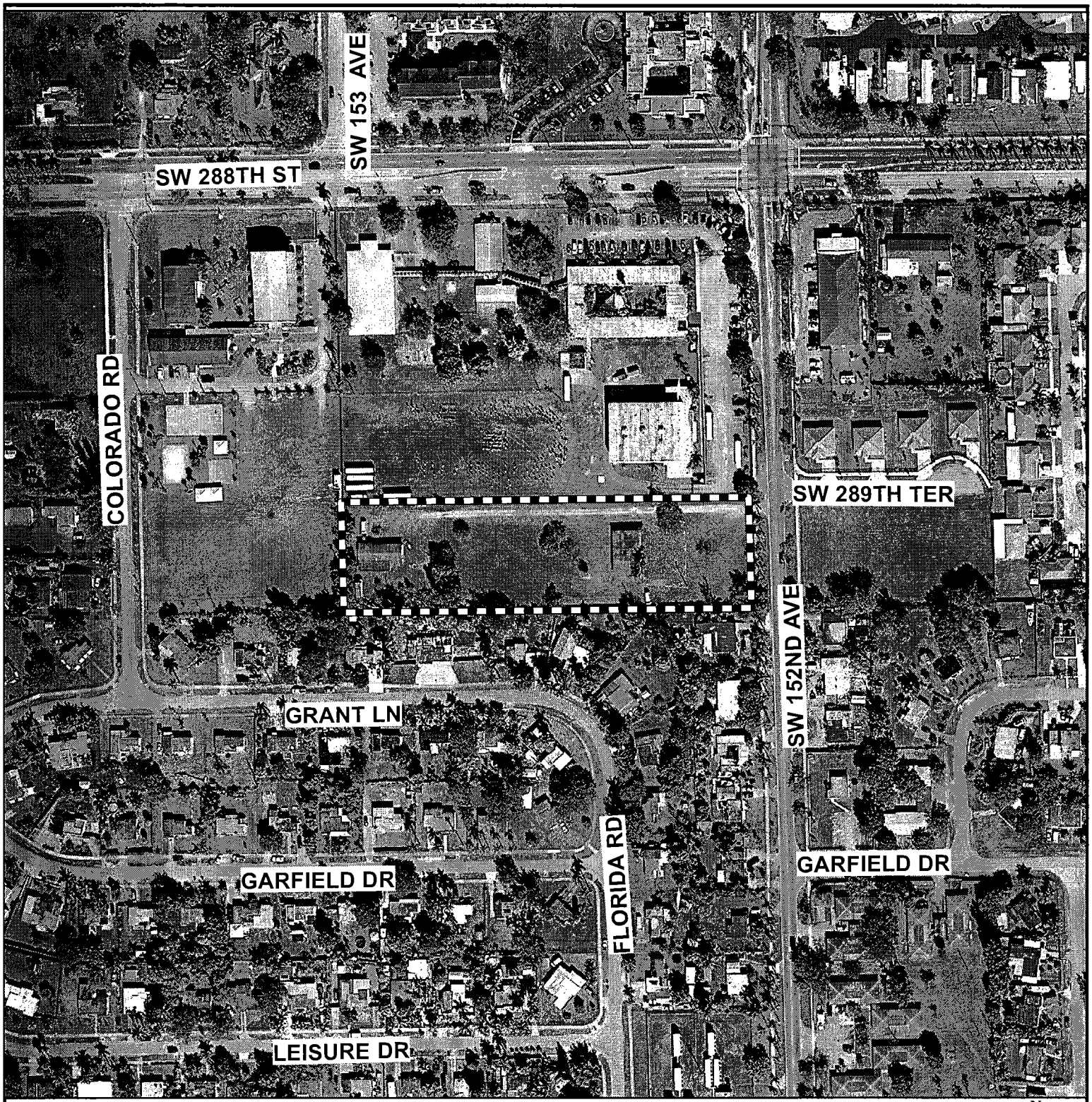
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000105

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Section: 04 Township: 57 Range: 39
Applicant: S.E. DISTRICT UMC, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

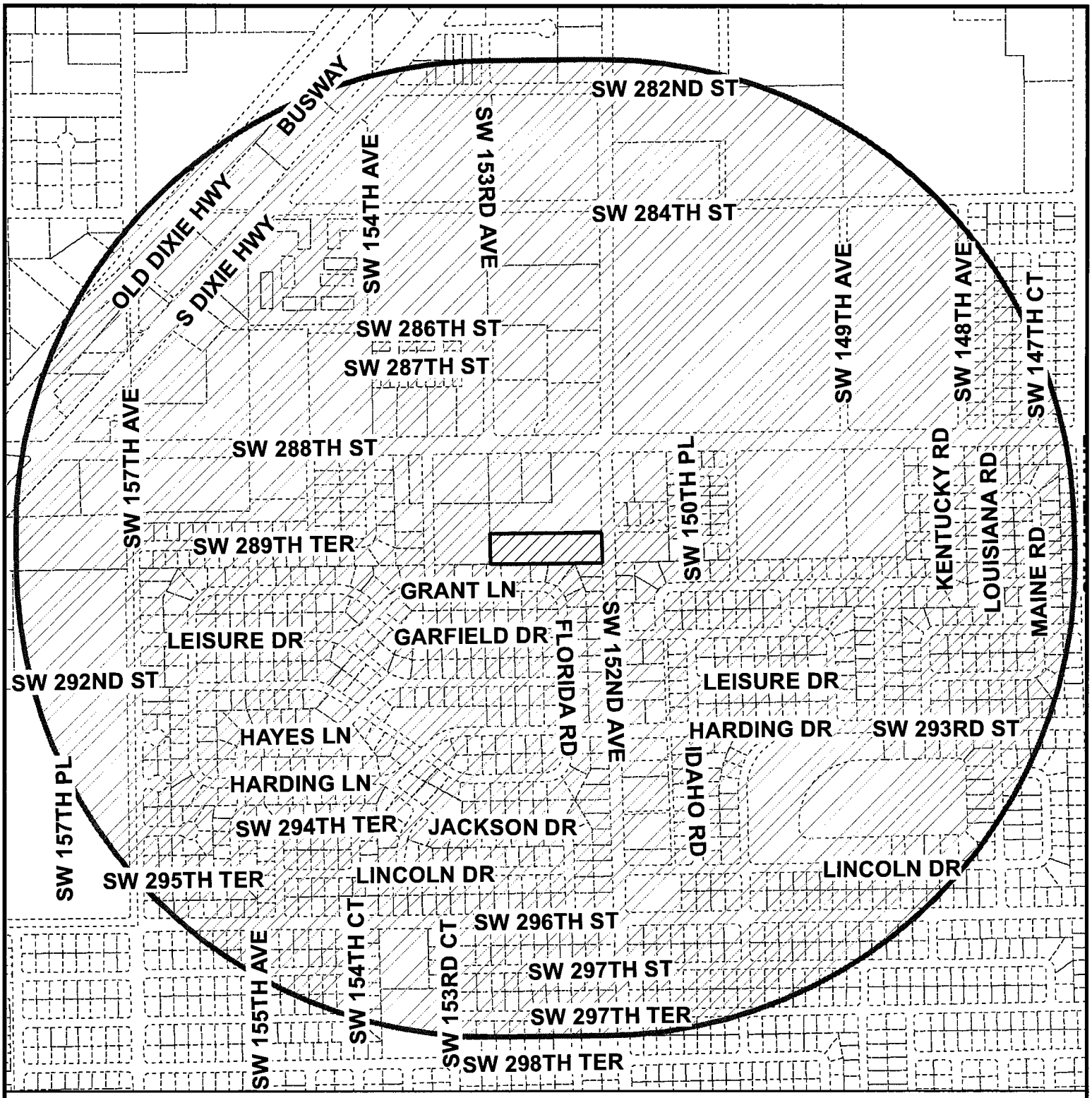
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000105

RADIUS: 2640

Section: 04 Township: 57 Range: 39
Applicant: S.E. DISTRICT UMC, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

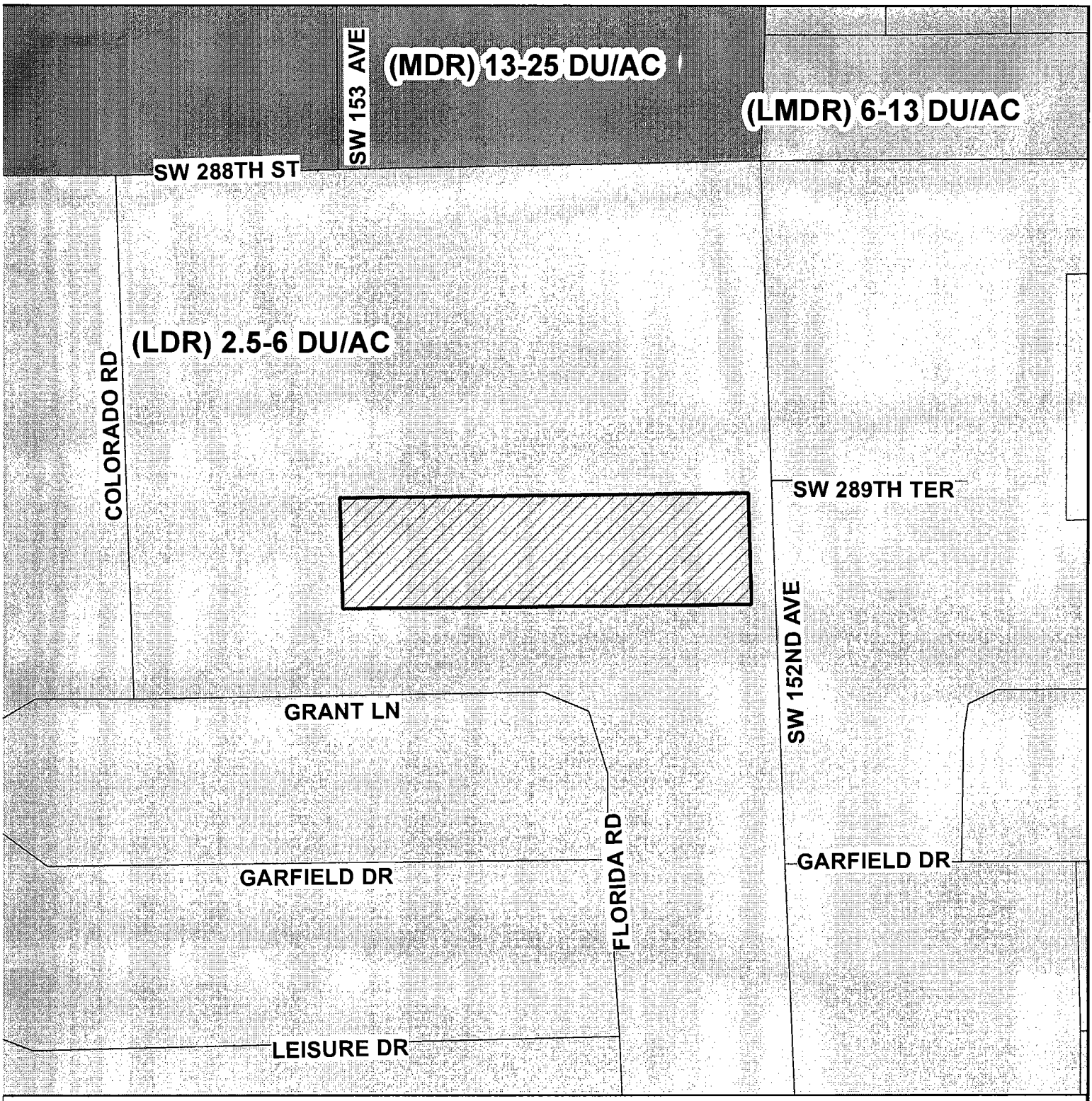
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2011000105

Section: 04 Township: 57 Range: 39
Applicant: S.E. DISTRICT UMC, INC.
Zoning Board: C15
Commission District: 8
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY

Miami-Dade County Department of Permitting, Environment and Regulatory Affairs
Staff Report to the Developmental Impact Committee (DIC)

PH: Z11-111 **February 8, 2012**

Recommendation Summary	
Commission District	9
Applicant	South Miami Hospital, Inc.
Summary of Requests	The applicant is seeking a zone change to BU-2.
Location	South of SW 288 Street and SW 137 Avenue, Miami-Dade County, Florida.
Property Size	16.78 acres
Existing Zoning	AU and BU-1A
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Business and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant**

REQUEST:

DISTRICT BOUNDARY CHANGE FROM AU and BU-1A to BU-2.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts a proposed 152,868 sq. ft. Walmart store.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU and BU-1A; vacant	Business and Office
North	BU-1 and BU-1A; light manufacturing and vacant	Business and Office
South	AU; vacant	Low Density Residential (2.5 to 6 dua)
East	RU-1Z: single-family zero lot line residences	Low Density Residential (2.5 to 6 dua)
West	BU-1A; light manufacturing and food processing City of Homestead: B-2: retail and office building PUD: single-family cluster residences	Business and Office/Low-Medium Density Residential (6-13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located south of SW 288 Street and east of SW 137 Avenue. The area surrounding the subject property is primarily characterized by commercial uses located to the north and partially to the west, and residential uses to the east and south and partially to the west.

SUMMARY OF THE IMPACTS:

The approval of this application will increase the intensity of the commercial uses allowed in this area. However, the proposed BU-2 zoning will provide accessible commercial uses to the residents and workers in the surrounding residential and commercial districts.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Business and Office*** on the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. The CDMP Land Use Element interpretative text, under the Business and Office land use *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 further notes that the proposed BU-2 zoning permits uses such as apparel stores, hardware stores, restaurants, major department stores, regional shopping centers, furniture stores, supermarkets, banks, pet shops, printing shops and variety stores, among others, which are permitted uses in the Business and Office designation of the CDMP. Therefore, the requested BU-2 zoning on the subject parcel is **consistent** with the uses allowed in the CDMP Land Use Element interpretative text under the Business and Office land use category, and is consistent with the Business and Office designation on the CDMP LUP map.

Staff notes that the entire subject property was redesignated to Business and Office from Business and Office and Low Density Residential during the October 2010 CDMP Amendment Cycle. Additionally, during the amendment process the applicant proffered a CDMP covenant that indicates no residential uses shall be permitted on the property and that at the time of rezoning, a site plan shall be proffered with a declaration of restrictions requiring the development of the property to be substantially in accordance with the submitted site plan which shall address, inter alia, transit, bicycle and pedestrian accessibility. As required by the CDMP covenant, the applicant has proffered a covenant in conjunction with the application which ties the proposed development to a site plan, which depicts a Walmart store. The submitted site plan depicts internal sidewalk connections that are linked to sidewalks located along SW 137 Avenue to the east and SW 288 Street to the north. Additionally, the site plan depicts an existing bike lane along SW 137 Avenue and to accommodate customers with bikes, there are two bike racks that can hold a minimum of sixteen (16) bikes.

The area surrounding the subject property has abutting business and residential zoning designations. As such, the proposed rezoning of the property to BU-2, Limited Business District,

to permit a Walmart store, is **compatible** with the surrounding area, subject to the Board's acceptance of the proffered covenant. Furthermore, approval of the proposed retail use with the proffered covenant would be **consistent** with the CDMP LUP map.

Neighborhood Service Provider Comments

The proposed rezoning has been reviewed by all of the service providers. Based on the information provided, staff opines that the proposed development will have a favorable economic impact on Miami-Dade County.

Staff opines that the rezoning of the subject site to BU-2 will not have an unfavorable impact on the environment based upon the favorable recommendation issued by the **Department of Permitting, Environment and Regulatory Affairs (PERA) Environmental Resources Division (ERD)**, subject to the required wellfield covenant. Furthermore, its memorandum indicates that the zoning request meets the minimum requirements as set forth in Chapter 24 of the Code of Miami-Dade County. Since public water and public sanitary sewers can be made available to this property, ERD will require that the applicant connect to the water supply and the public sanitary sewer system. The **Public Works and Waste Management Department does not object** to this application as it pertains to the development of the property in accordance with the submitted site plan. Its memorandum indicates that this application meets the criteria for traffic concurrency for an Initial Development Order. **Miami-Dade Transit** has **no objection** to this application. Its memorandum indicates that the project has been reviewed for mass transit concurrency and was found concurrent with the level-of-service standards established by Miami-Dade County. The **Miami-Dade Fire and Rescue Department** has **no objection** to this application and indicates in its memorandum that this development is expected to generate approximately 45 fire and rescue calls annually. Further, the Fire Water and Engineering Section has reviewed and approved the submitted plan. Any future substantial changes to this plan must also be reviewed and approved by said Department. Miami-Dade Police Department **(MDPD)** has **no objection** to this application as well. The proposed facility location would be serviced by the South District, located at 10800 S.W. 211 Street. Consequently, Staff opines that approval of this application with the aforementioned proffered covenant would not have an unfavorable impact on the environment, and would not unduly burden water, sewer, solid waste disposal, or other necessary public facilities.

ZONING ANALYSIS:

When the applicant's request to rezone the 16.78 acre parcel to BU-2 is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Furthermore, in staff's opinion, the approval of the application will not have a negative impact on the surrounding roadways or burden or affect transportation facilities based on memoranda from the Departments concerned with reviewing this application. Further, staff opines that the submitted plans indicate sensitivity to the abutting residential uses located to the east, by providing a landscaped berm, a continuous row of trees and hedges along the interior side (east) property line in addition to a 6' high concrete wall. In staff's opinion, this will mitigate any negative visual or aural impact that may result from the proposed commercial development of the site on the residential properties located to the east. Furthermore, most of the intensive activities such as truck drop offs and drives are located on the west side of the site, away from the existing residential properties. Additionally, the applicant has addressed pedestrian and bike access to the site as stipulated in the CDMP covenant. As such, staff opines that the approval of

the application will be **compatible** with the surrounding commercial and residential developments, and with the proffered covenant, would be **consistent** with the Business and Office designation of the site on the LUP map of the CDMP. **Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate that the Walmart store site has 98 more parking spaces than required and the location and width of the drives on the subject property are sufficient to accommodate the potential traffic on this approximately 16.78 acre site. Furthermore, the site has ingress and egress drives along S.W. 288th Street, which is a half section line road, and S.W. 137th Avenue, which is a section line road. Additionally, the submitted site plan depicts internal sidewalk connections that are linked to sidewalks located along SW 137 Avenue to the east and SW 288 Street to the north and bike racks to accommodate customers with bikes.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

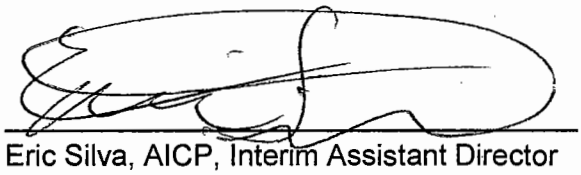
OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

ES:MW:GR:NN:CH:JV:AN:JC



Eric Silva, AICP, Interim Assistant Director
Zoning and Community Design
Miami-Dade County
Sustainability, Planning and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *South Miami Hospital, Inc.*
PH: *Z11-111*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

Business and Office (Pg. I-41)	*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.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	*(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public*

ZONING RECOMMENDATION ADDENDUM

Applicant: *South Miami Hospital, Inc.*
PH: *Z11-111*

	requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County. *(F)* ***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 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.* *(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 33-303.1 Developmental Impact Committee	*(7)(D)(7) Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:* *(a) Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:* *Business uses involving in excess of ten (10) acres or one hundred thousand (100,000) square feet of retail floor area, or one thousand (1,000) vehicle off-street parking space capacity.*

2. SOUTH MIAMI HOSPITAL, INC.
(Applicant)

12-3-CZ15-2 (11-111)
Area 15/District 9
Hearing Date: 03/21/12

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 ☐

If so, who are the interested parties? **WALMART STORES EAST, LP**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1959	James Warrington	- District Boundary Change from AU to BU-3	BCC	Approved on a Modified Basis

Memorandum

MIAMI-DADE COUNTY

Date: March 21, 2012

To: The Community Zoning Appeals Board - 15

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANTS: South Miami Hospital, Inc. (Z11-111)

SUMMARY OF REQUEST:

The applicant is requesting a zone change from AU, Agricultural District, and BU-1A, Limited Business District, to BU-2, Special Business District.

LOCATION: Lying South of SW 288 Street and SW 137 Avenue, Miami-Dade County, Florida.

COMMENTS:

This application is before the Developmental Impact Committee due to the size of the application. 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 on February 8, 2012 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval, subject to the Board's acceptance of the modified proffered covenant as set forth in the Department of Permitting, Environment and Regulatory Affairs' recommendation.

As part of the motion, the Developmental Impact Committee Executive Council requested to include in the proffered covenant that "all truck deliveries to the Walmart Store on the property shall be restricted to egress and ingress to SW 137 Avenue".

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. Z11-111
SOUTH MIAMI HOSPITAL, INC

Respectfully Submited,

DIC Executive Council
February 08, 2012

William Bryson, Fire Chief Miami-Dade Fire Rescue Department	Absent
Irma San Roman, Interim Director Metropolitan Planning Organization Secretariat	Absent
Eric Silva, AICP Sustainability, Planning and Economic Enhancement Department	AYE
Antonio Cotarelo, Assistant Director Public Works Department	AYE
Jose Gonzalez, P.E., Assistant Director Department of Environmental Resources Mgmt	AYE
Bertha M. Goldenberg, Assistant Director Miami-Dade Water and Sewer Department	AYE

Memorandum

MIAMI-DADE COUNTY

Date: December 23, 2011,

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

Subject: DIC #Z2011000111-2nd Revision
South Miami Hospital, Inc.
Southeast corner of S.W. 288th Street and S.W. 137th Avenue
District Boundary Change from BU-1A & AU to BU-2
(BU-1A) (16.78 Acres)
02-57-39

Enclosed, please find the Permitting, Environment and Regulatory Affairs review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code subject to the conditions below and may be scheduled for hearing.

Conditions for Wellfield Protection:

1. The owner of the property shall submit a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on that portion of the subject property located within the basic wellfield protection area of any public utility potable water supply well. The Code further requires that the Director must issue his written approval prior to public hearing. Consequently, the above-noted covenant must be submitted to and approved prior to the public hearing for the subject application.

Pertinent Environmental Services Comments:

Wellfield Protection

The subject property is located within the basic wellfield protection area of the Homestead Air Force Base Wellfield. Specifically, a small portion of the southwestern corner of the site is situated within the 210 days travel time contour of said wellfield. Therefore, development on the subject property within the wellfield shall be in accordance with regulations established in Section 24-43 of the Code. Section 24-43 of the Code prohibits the use, generation, handling, disposal, discharge or storage of hazardous materials and hazardous waste within that portion of the aforementioned wellfield. However, the use, handling or storage of factory prepackaged materials are allowed within a building, if the land use is primarily engaged in retail sales of factory prepackaged products intended for domestic use; will be served by public water and public sanitary sewers; and if the building is located outside the thirty (30) days travel time of any wellfield. The applicant is advised that the proposed land use (Wal-mart store) typically includes gas stations, diesel power stand-by generators and diesel fuel pumps for fire suppression that would be prohibited within that portion of the property within the wellfield.

Potable Water Service

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. Public water is available in the form an abutting 12-inch distribution main located along S. W. 288th Street; additionally, a 24-inch transmission main and an 8-inch distribution main located along S.W. 288th Street also abut the site.

The source for this water supply is MDWASD's Alexander Orr Water Treatment Plant. This plant has sufficient capacity to provide current water demand. The plant is presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Disposal

The subject property is located within MDWASD sewer franchised service area; the closest public sanitary sewer is an abutting 10-inch force main located along S.W. 288th Street.

The wastewater flow is directed into pump station 30-0692B, and then, the South District Wastewater Treatment Plant. All the aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by MDWASD. The aforesaid force main and pump stations, are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Stormwater Management

A Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. Furthermore, a Class VI Permit may be required for the construction of this drainage system. These permits shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the Water Control Section for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Pollution Remediation

There are records of current Arsenic contamination assessment/remediation issues on the property planned to be addressed during future site redevelopment.

There are records of current petroleum contamination assessment/remediation issues, on the property abutting to the northwest (Speedway Motors Corp (D/B/A Speedway FINA Inc./ J.C. FINA, 13690 SW 288 St., UT-1109/F-12399). This site is currently under assessment.

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

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

Tree Preservation
There are no tree resources issues on the subject property.

Enforcement History
The subject properties have two (2) closed enforcement records. Please contact the Enforcement Section if you require additional information.

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

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

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

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

Cc: Eric Silva, Permitting, Environment and Regulatory Affairs
Jorge Vital, Permitting, Environment and Regulatory Affairs

Memorandum

MIAMI-DADE COUNTY

Date: December 5, 2011

To: Charles Danger, P.E.
Interim Director
Permitting, Environment and Regulatory Affairs

From: Esther L. Calas, P.E.
Chief County Engineer

Subject: DIC11-111
Name: Homestead South Miami Hospital – Wal-Mart
Location: SW 288th Street & SW 137th Avenue
Sec. 2 Twp. 57 Rge. 39

I. CARDINAL DISTRIBUTION

North 44.0 %	East 5.0 %
South 11.0%	West 40.0 %

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

SW 288th Street	SW 137th Ave.	SW 127th Avenue
Section Line	Section Line	Section Line

III. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9928 located on SW 288 Street e/o SW 137th Avenue, has a maximum LOS **"D"** of 2520 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1555 vehicles and 35 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9928** with its 1590 PHP and assigned vehicles is at LOS **"D"**. The 163 vehicles generated by this development when combined with the 1590 equals 1753 and a level of service **"D"** where the range of LOS "D" is from 960 to 2520 trips.

Station 9824 located on SW 137th Avenue n/o SW 288th Street has a maximum LOS "D" of 3460 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1698 vehicles and 31 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9824** with its 1729 PHP and assigned vehicles is at LOS **"B"**. The 193 vehicles generated by this development when combined with the 1729 equals 1922 and a level of service **"B"** where the range of LOS "B" is from 1 to 2260 trips.

Station 9922 located on SW 268th w/o Street w/o SW 127th Avenue, has a maximum LOS **"D"** of 2720 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 740 vehicles and 48 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9922** with its 788 PHP and assigned vehicles is at LOS **"A"**. The 119 vehicles generated by this development when combined with the 788 equals 907 and a level of service **"A"** where the range of LOS "A" is from 1 to 1030 trips.

Station 9738 located on SW 112th Avenue, n/o SW 268th Street, has a maximum LOS **"D"** of 1290 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 937 vehicles and 121 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9738** with its 1058 PHP and assigned vehicles is at LOS **"B".Station**. The 20 vehicles generated by this development when combined with the 1058 equals 1078 and a level of service **"B"** where the range of LOS "B" is from591 to 1200 trips.

Station 9956 located on SW 344 Street, w/o SW 137th Avenue, has a maximum LOS **"D"** of 1830 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 363 vehicles and no vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9956** with its 363 PHP is at LOS **"B"**. The 17 vehicles generated by this development when combined with the 363 equals 380 and a level of service **"B"** where the range of LOS "B" is from 1 to 580 trips.

Station 9952 located on SW 328th Street, w/o SW 137th Avenue, has a maximum LOS **"D"** of 1400 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 300 vehicles and no vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9952** with its 300 PHP is at LOS **"B"**. The 74 vehicles generated by this development when combined with the 300 equals 374 and a level of service **"B"** where the range of LOS "B" is from 151 to 1140 trips.

Station 9944 located on SW 312th Street, e/o the TPK, has a maximum LOS **"D"** of 3310 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2103 vehicles and no vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9944** with its 2103 PHP and assigned vehicles is at LOS **"C"**. The 119 vehicles generated by this development when combined with the 2103 equals 2222 and a level of service **"C"** where the range of LOS "C" is from 1 to 2430 trips.

IV. SITE PLAN REQUIRED CONDITIONS

A. Dedications and median improvements to SW 288th street and SW 137th Avenue including turning lanes shall be according to the Miami Dade County Public Works Department (PWD) and Florida Department of Transportations (FDOT) Standards.
B. In addition, any required roadway dedications and improvements on the north, south, east and west side of the development shall be accomplished during the platting and permitting process. A traffic study shall be provided also during the platting process in order to determine the traffic impact to the surrounding roads and the need for new and or improvement of existing traffic signals.
C. The land may require to be platted.

V. STANDARD CONDITIONS THAT APPLY TO THIS DEVELOPMENT

A. The following certification signed and sealed by a State of Florida registered engineer shall be provided in a letter or plan submitted at the time a Plat or building permits are requested: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Green book) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, intersection sight distance, horizontal/clear zone clearance, vertical clearance, super elevation, shoulder widths, grades, bridge widths, etc."
B. Street lights, as well as other right of way improvements are required per PWD Standards.
C. Provide appropriate radii to allow large vehicles from Fire, Rescue and Solid Waste Departments and school buses from Miami Dade County Public Schools.
D. Driveways shall be no less than twenty two feet (22') in width and shall be resilient enough for large vehicles.
E. 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; G5.3 of the PWD Manual; and Index 546, FDOT Design Standards for Design Construction, Maintenance and Utility Operations on the State Highway System.
F. Entrance features are not reviewed and/or approved under this application. They must be submitted to the Plat Committee as an entrance feature application.
G. All traffic signing, markings and signal plans, on site and offsite, shall be submitted to the PWD 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. Additional traffic concurrency reviews will be required at a future stage of development. In addition it will be subject to the payment of Road Impact Fees.

cc: Jorge Vital, Development Impact Coordinator, PERA
Joan Shen, P.E., PhD, Assistant Chief, Traffic Engineering Division, PWWD
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWD
Armando E. Hernandez, Special Admin. for Concurrency, Traffic Engineering Division, PWWD

Memorandum

MIAMI-DADE COUNTY

Date: October 6, 2011

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

From: William W. Bryson, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2011000111 – South Miami Hospital, Inc.
Miami-Dade County, Florida

According to the letter of intent dated August 16, 2011, the applicant is seeking a district boundary change from BU-1A (Business – Limited District) and AU (Agriculture) to BU-2 (Special Business District) in order to allow the development of a Wal-Mart Retail Center.

SERVICE IMPACT/DEMAND

(A) Based on development information, this project is expected to generate approximately **45** fire and rescue calls annually. The estimated number of alarms results in a moderate impact to existing fire and rescue service. However, the current stations serving this area will be able to handle the expected number of alarms.

(B) Based on data retrieved during calendar year 2010, the average travel time to the vicinity of the proposed development was **6:46** 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.

(C) 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

STATION	ADDRESS	EQUIPMENT	STAFF
6	15890 SW 288 Street	Rescue, Tanker, Battalion	8
5	13150 SW 238 Street	Rescue, Engine	7
65	1350 SE 24 Street	Rescue	3
66	3100 SE 8 Street	Engine	4

PLANNED SERVICES

STATION	ADDRESS	SERVICE
70	SW 248 St. & SW 114 Place	Undetermined

SITE PLAN REVIEW:

(A) Fire Engineering & Water Supply Bureau has reviewed and approved the site plan entitled 'Wal-Mart Store # 5671-00 North Homestead' as prepared by Creech Engineers, Inc., dated stamp received September 21, 2011.

(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, including all applicable conditions set forth during the DIC review process.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor at 786-331-4544.

/ch

Memorandum

MIAMI-DADE COUNTY

Date: October 27, 2011

To: Charles Danger, P.E. Interim Director
Permitting, Environmental and regulatory Affairs Department

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

Subject: South Miami Hospital, Inc. (Walmart North Homestead)
DIC Application # Z2011000111

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

Application Name: South Miami Hospital, Inc

Proposed Development: The applicant is requesting a District Boundary Change from AU, Agricultural District, and BU-1A, Limited Business District, to BU-2, Special Business District. The applicant is proposing to develop a Walmart Retail Store consisting of 152,868 square feet. The total water demand for this project will be 15,287 (gpd).

Project Location: The subject application is located on the Southeast corner of the intersection of SW 288th Street and SW 137th Avenue, in unincorporated Miami-Dade County.

Water: The subject project is located within MDWASD's service area. The source of water for this project is the Alexander Orr Water Treatment Plant. The developer shall extend a new 16-inch water distribution main from the intersection of SW 137th Avenue and SW 288th Street, heading southerly along SW 137th Avenue to the south west corner of the Developer's property.

Please note that Agreement No. 21038 has been requested from MDWASD for the subject project and final points of connection will be issued at the time said Agreement for the proposed development is offered. Furthermore, the water comments provided herein are consistent with CDMP policies WS-1A, WS-1B and WS-2A.

Additionally, effective January 11, 2011, MDWASD implemented a Water Supply Certification (WSC) Program to assure adequate water supply is available to all water users of the MDWASD as required by policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit. Please note that a WSC will be required for this project. The certification letter will be issued at the time the Agreement is offered. 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. A private pump station will be required. Connect to an existing 48-inch sanitary sewer force main abutting the property along SW 288th Street, and extend a new 16-inch sanitary sewer force main along SW 137th Avenue as needed to connect to the pump station on the developer's property. Any proposed sewer extension inside the Developer's property shall be 8-inch minimum. Final points of connection will be issued at the time Agreement No. 21038 is offered.

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:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. 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.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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.

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

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

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

Memorandum

MIAMI-DADE COUNTY

Date: October 28, 2011

To: Charles Danger, P.E., Interim Director
Permitting, Environment and Regulatory Affairs

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

Subject: Z2011000111: SOUTH MIAMI HOSPITAL, INC

Application Name: SOUTH MIAMI HOSPITAL, INC

Project Location: The site is located at the SEC SW 288 ST & SW 137 AVE, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from BU-1A & AU TO BU-2 for a development of a Wal-Mart Store.

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

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

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

MN:jb
Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum

MIAMI-DADE COUNTY

Date: November 4, 2011

To: Charles Danger
Interim Director
Department of Permitting, Environment, and Regulatory Affairs

From: Christopher Rose
Deputy Director, Administration
Public Works and Waste Management Department

Subject: DIC # 11-111
South Miami Hospital, Inc

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental Affairs at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #11-111
South Miami Hospital, Inc

Application: ***South Miami Hospital, Inc.*** is requesting a district boundary change from Agricultural District, AU, and Limited Business district, BU-1A, to Special Business District, BU-2.

Size: The subject property is 16.78 acres.

Location: The subject property is generally located on the southeast corner of SW 288 Street and SW 137 Avenue, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

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

2. Garbage and Trash Collection Services

The project proposes the development of a Wal-Mart store, which will likely be considered a "commercial unit." Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial and multi-family developments located in unincorporated Miami-Dade County:

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

3. Recycling: Commercial Establishments

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

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

5) Aluminum (cans, scrap) 10) Wood

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum

Date: October 19, 2011

To: Jorge Vital
DIC Coordinator
Permitting, Environment and Regulatory Affairs

From: Nilia Cartaya
Principal Planner
Miami-Dade Transit - Engineering, Planning & Development Division

Subject: Review of DIC Project No. 11-111 (South Miami Hospital, Inc.)

Project Description

The applicant is requesting a district boundary change from AU, Agricultural District, and BU-1A, Limited Business District, to BU-2, Special Business District. The size of the property is 16.78 acres and is located on the southeast corner of SW 288th Street and SW 137th Avenue, Miami-Dade County, Florida.

Current Transit Service

There is direct transit service located approximately 0.4 miles to the east of the application site. The closest transit service is provided by Metrobus Route 70 along SW 132nd Avenue. The service headway for the above mentioned route (in minutes) is as follows:

Metrobus Route Service Summary
South Miami Hospital, 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	60	60	n/a	60	60	0.4	L

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

June 2011 Line Up

Future Transportation/Transit Improvements

Currently, the 2012 Transportation Improvement Program (TIP) proposes widening of SW 137th Avenue from the Homestead Extension of the Florida Turnpike (HEFT) to US-1 from 2 to 4 lanes. The 2035 Long Range Transportation Plan (LRTP) lists a project to widen SW 137th Avenue from the Homestead Extension of the Florida Turnpike (HEFT) to US-1 from 2 to 4 lanes as a Priority I Project with funding for construction in 2010-2014.

The adopted 2011 ten-year Transit Development Plan (TDP) identifies in its 2021 Recommended Service Plan the following improvements/adjustments on the existing route serving the vicinity of the project:

Route 70: Truncate Route at Southland Mall when Cutler Bay Circulator begins service (2013)

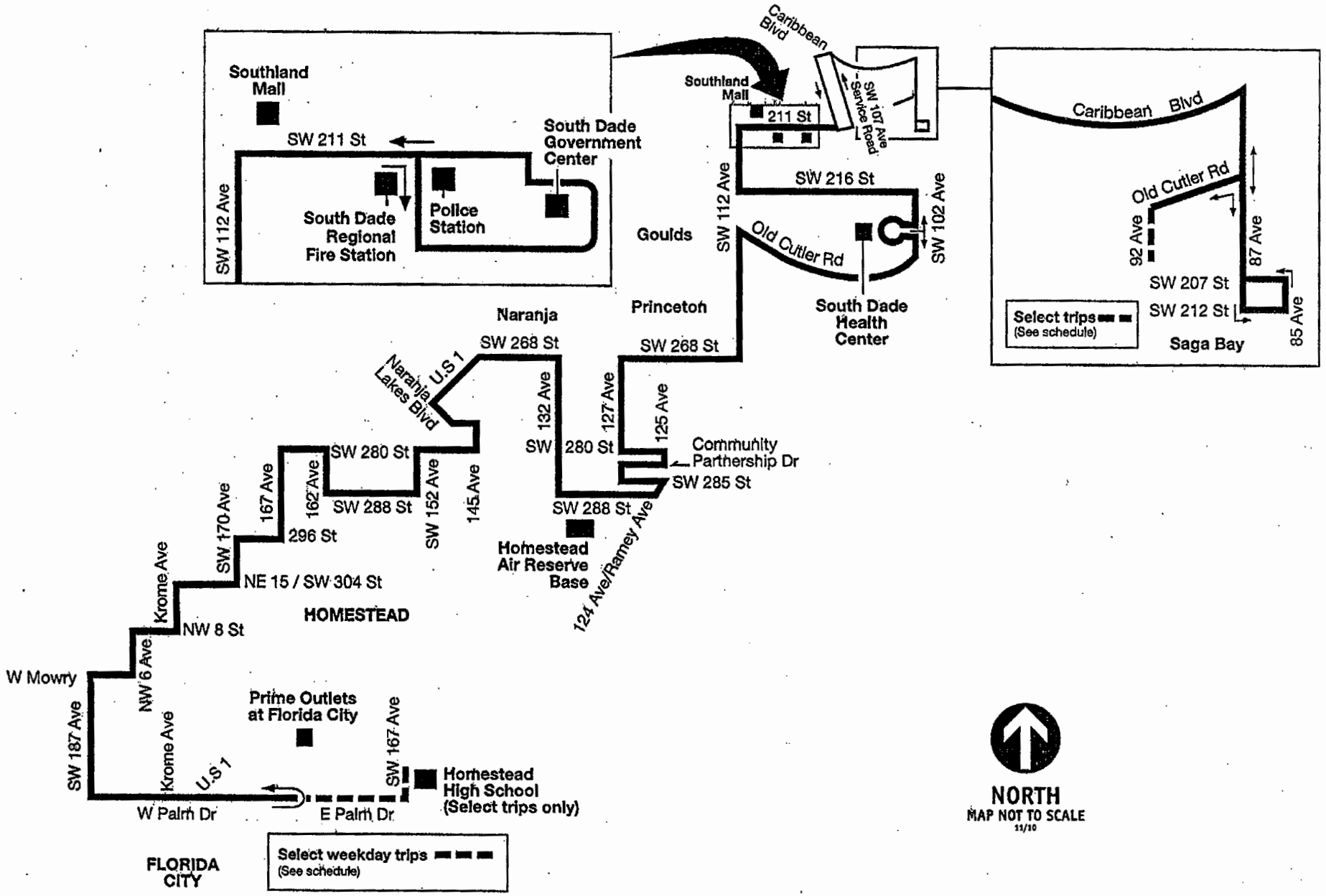
MDT Comments/Recommendations

Miami-Dade Transit (MDT) Metrobus Route 70 currently provides local bus service within 0.4 mile of the application site which features a 30 minute AM/PM peak headway. **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.

Route 70


Southland Mall
SW 211 St
South Dade Government Center
South Dade Regional Fire Station
Police Station
SW 112 Ave
Caribbean Blvd
Southland Mall
211 St
SW 107 Ave - Service Road
SW 216 St
SW 112 Ave
SW 102 Ave
Old Cutler Rd
Goulds
South Dade Health Center
Caribbean Blvd
Old Cutler Rd
92 Ave
87 Ave
SW 207 St
SW 212 St
85 Ave
Saga Bay
Select trips
(See schedule)
Naranja
SW 268 St
Princeton
SW 268 St
Naranja Lakes Blvd
U.S 1
132 Ave
127 Ave
125 Ave
SW 280 St
Community Parthership Dr
SW 285 St
SW 280 St
167 Ave
162 Ave
SW 152 Ave
145 Ave
SW 288 St
SW 288 St
Homestead Air Reserve Base
124 Ave/Ramey Ave
SW 170 Ave
296 St
NE 15 / SW 304 St
HOMESTEAD
Krome Ave
NW 8 St
NW 6 Ave
W Mowry
SW 187 Ave
Krome Ave
U.S 1
Prime Outlets at Florida City
SW 167 Ave
Homestead High School
(Select trips only)
W Palm Dr
E Palm Dr
FLORIDA CITY
Select weekday trips
(See schedule)
NORTH
MAP NOT TO SCALE
11/10

Memorandum

Date: November 7, 2011

To: Charles Danger, Interim Director
Permitting, Environment and Regulatory Affairs

From: James K. Loftus, Director
Miami-Dade Police Department

Subject: Review - Zoning Application
Case: No. Z2011000111 – South Miami Hospital (Wal-Mart Stores, Inc.)

APPLICATION

The applicant, South Miami Hospital, on behalf of the Wal-Mart Stores, Inc., is requesting a public hearing to change the zoning classification of approximately 17 acres of land located on the southeast corner of SW 288 Street and SW 137 Avenue from BU-1A (Business-Limited District) and AU (Agricultural District) to BU-2 (Special Business District). The applicant is requesting the change to allow for the development of a Wal-Mart Store (24-Hour Supercenter).

CURRENT POLICE SERVICES

The proposed Wal-Mart Supercenter will be located in unincorporated Miami-Dade County and serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location was completed and has been provided in the attached documents for the Miami-Dade County Permitting, Environment and Regulatory Affairs.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (Wal-Mart Store), it cannot be accurately predicted as to any projected increase in calls for service. Experience lends itself to anticipate that calls for police service will rise upon the completion of the project due to an increase in citizens being present in the area. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

Additionally, it is recommended that Wal-Mart Stores, Inc., work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to holidays.

While the MDPD does not object to any proposed zoning modifications to complete this project, we recommend the following to be implemented as part of the venture.

- No deliveries between the hours of 9:00 p.m. – 7:00 a.m.
- Install a cement wall bordering the property that abuts the residential areas
- Do not allow overnight parking of recreational vehicles (RV's) on the property
- Work with the Public Works and Waste Management Department regarding traffic flow, speed zones, school zones, and related signage along bordering streets
- Hire uniformed licensed/certified security personnel, which may include law enforcement and/or a private security company during times identified as appropriate

The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JKL/kh
Attachment

Memorandum

MIAMI-DADE COUNTY

Date: February 6, 2012

To: Charles Danger, Interim Director
Department of Permitting, Environment and Regulatory Affairs

From: José A. Ramos, R.A., Division Director
Aviation Planning, Land-Use and Grants Division
Aviation Department

Subject: DIC Application No. 11-111
South Miami Hospital
MDAD DN-11-12-965

As requested by the Department of Permitting, Environment and Regulatory Affairs, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for a District Boundary Change from BU-1A and AU to BU-2. The subject property is 16.78 acres and is located on the southeast corner of SW 288 Street and SW 137 Avenue, Miami-Dade County, Florida.

Based upon our review of the project information provided to us, it appears that the proposed zone change at this location is compatible with operations from Homestead General Aviation Airport, provided there are no conflicts with applicable local, state and federal aviation guidelines/regulations including the Code of Miami-Dade County, Article XXXIX, Homestead General Aviation Airport Zoning. The applicant is required to coordinate with Mr. Larry Ventura, the contact at Homestead Air Reserve Base. He may be reached at 305-224-7163 or at Lawrence.ventura@homestead.af.mil

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

JR/rb

DATE: 17-FEB-12

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

SOUTH MIAMI HOSPITAL, INC

APPLICANT

lying south of SW 288 ST & east of SW 137 AVE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2011000111

HEARING NUMBER

HISTORY:

NO ZONING OR BUILDING CASES FOUND

SOUTH MIAMI HOSPITAL, INC

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: BOELLARD, FRANCIE

Evaluator: JACQUELINE CARRANZA

Inspection Date 02/14/12

Process #:	**Applicant's Name**
Z2011000111	SOUTH MIAMI HOSPITAL, INC

Locations: lying south of SW 288 ST & east of SW 137 AVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 16.78 ACRE **Folio #:** 3079020000110

Request:
DBC from BU-1A & AU to BU-2

EXISTING ZONING

Subject Property AU, BU-1A,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:
NONE

USE(S) OF PROPERTY:
VACANT LAND CURRENTLY BEING FARMED

FENCES/WALLS:
NONE

LANDSCAPING:
NONE

BUFFERING:
NONE

VIOLATIONS OBSERVED:
NONE

OTHER:

Process #	**Applicant's Name**
Z2011000111	SOUTH MIAMI HOSPITAL, INC

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
BU1, DAYCARE, GAS STATION

SOUTH:
TREE NURSERY, AU & RU1Z

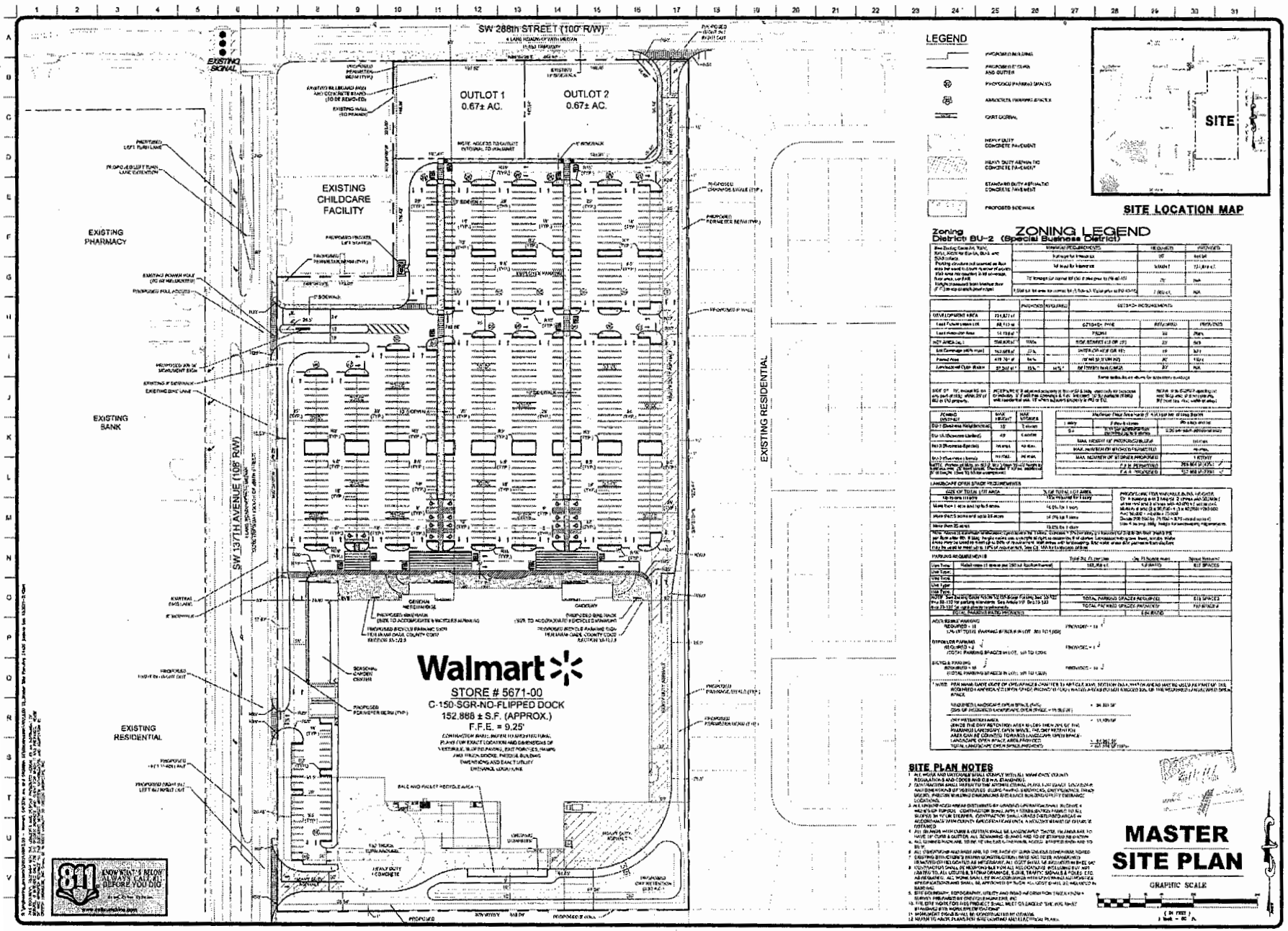
EAST:
RU1Z, RETAIL SHOPPING CENTER BU2

WEST:
BU1A, RETAIL SHOPPING CENTER & CITY OF HOMESTEAD FOLIOS

SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS:
MIX OF RESIDENTIAL, AGRICULTURAL AND RETAIL SHOPPING CENTERS

COMMENTS:



LEGEND

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- HANDICAPPED PARKING SPACES
- CURB CUT/FILL
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- PROPOSED SIDEWALK

SITE LOCATION MAP

ZONING LEGEND

Zoning District: BU-2 (Special Business District)

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MIAMI-DADE COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, BUILT-IN PAVING, EXIT PORTICO, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
3. ALL UNPAVED AREAS DISTURBED BY GRADING OR CONSTRUCTION SHALL BE GIVEN A MINIMUM TOPSOIL, COMPACTION, SEED, APPLY FERTILIZER AND MULCH AND SLOPED TO FLOW TO STORM. CONTRACTOR SHALL GRADE FASTER/SLOPE AS ACCEPTABLE WITH COUNTY REGULATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. SHOW ON LANDSCAPE NOTE 10' CURB & GUTTER AS "CONCRETE" SLABS ARE TO BE STAMPED NO BUTTON.
5. ALL SIGNING AND LINE TO BE PER LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT.
6. ALL STRIPING AND RAISED PAVEMENT MARKERS SHALL BE PER LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS NECESSARY. ALL WORK SHALL BE IN ACCORDANCE WITH UTILITY OWNERS AND AGENCIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY CRETECH ENGINEERS, INC.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE AHJ MINIMUM SITE WORK SPECIFICATIONS.
11. MONUMENT SIGN SHALL BE APPROVED UNDER SEPARATE PERMIT.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.

MASTER SITE PLAN

GRAPHIC SCALE

REVISIONS | BY

CRETECH ENGINEERS, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
1401 SW 1ST AVE., SUITE 1000, FORT LAUDERDALE, FL 33315 (954) 463-1255
OFFICES ALSO IN FORT MYERS, MELBOURNE AND TALLAHASSEE FL.
CERTIFICATE OF AUTHORIZATION NUMBER: EB 0000290

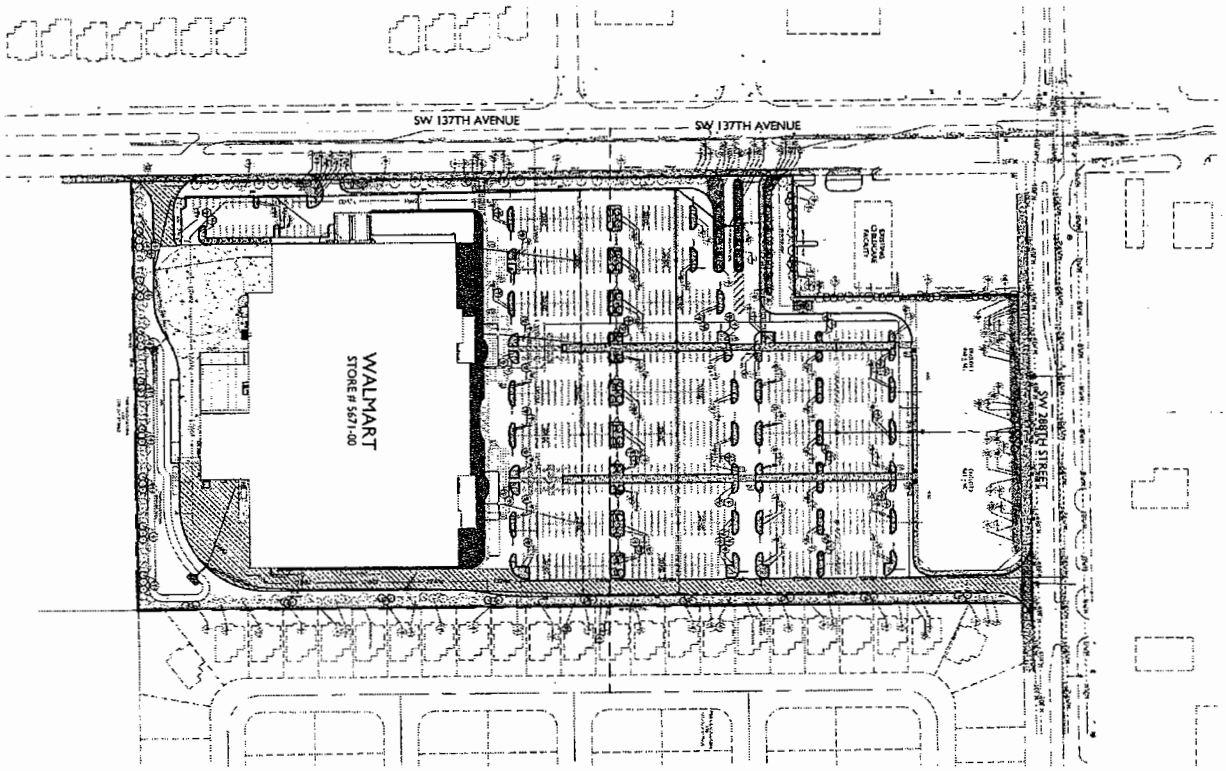
ADAM SCHLOMER LICENSE NO. 69218 STATE OF FLORIDA PROFESSIONAL ENGINEER

WALMART STORE # 5671-00
NORTH HOMESTEAD MIAMI-DADE COUNTY, FLORIDA
WAL-MART STORES, INC.
2001 SE 10TH STREET, BENTONVILLE, AR 72716

DRAWN | DATE
CHECKED | DATE
SCALE
JOB NO.
SHEET

C1

RECEIVED



SHEET # COVER

LANDSCAPE PLAN

WALMART STORE # 5671-00

WALMART STORES INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

NORTH HOMESTEAD, MIAMI-DADE COUNTY

LAND DESIGN SOUTH
Planning | Landscape Architecture
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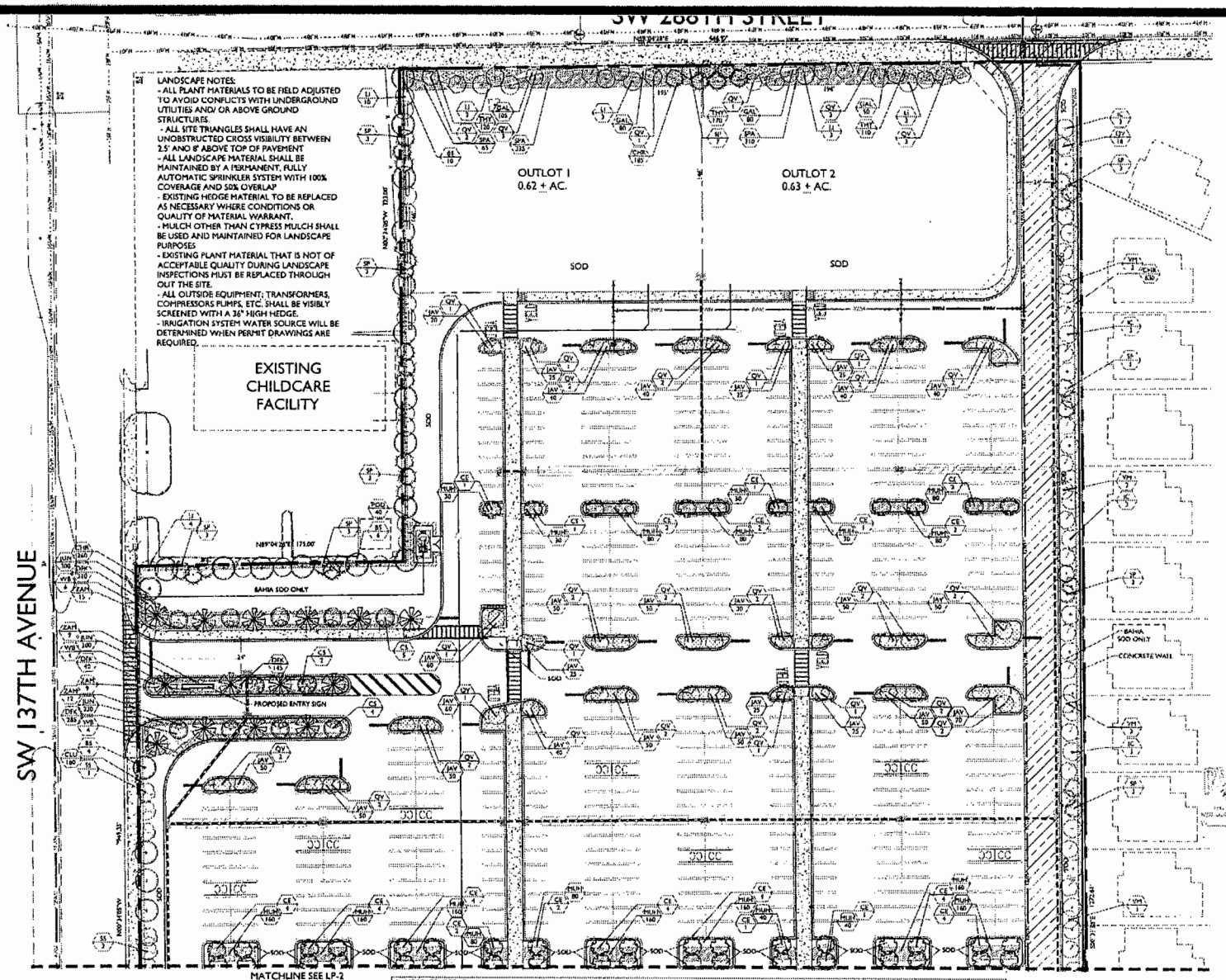
MIAMI-DADE COUNTY
DATE: DEC 13 2011
BY: DAM

35



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LANDSCAPE LEGEND

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WALMART STORE # 5671-00

WALMART STORES INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

NORTH HOMESTEAD, MIAMI-DADE COUNTY

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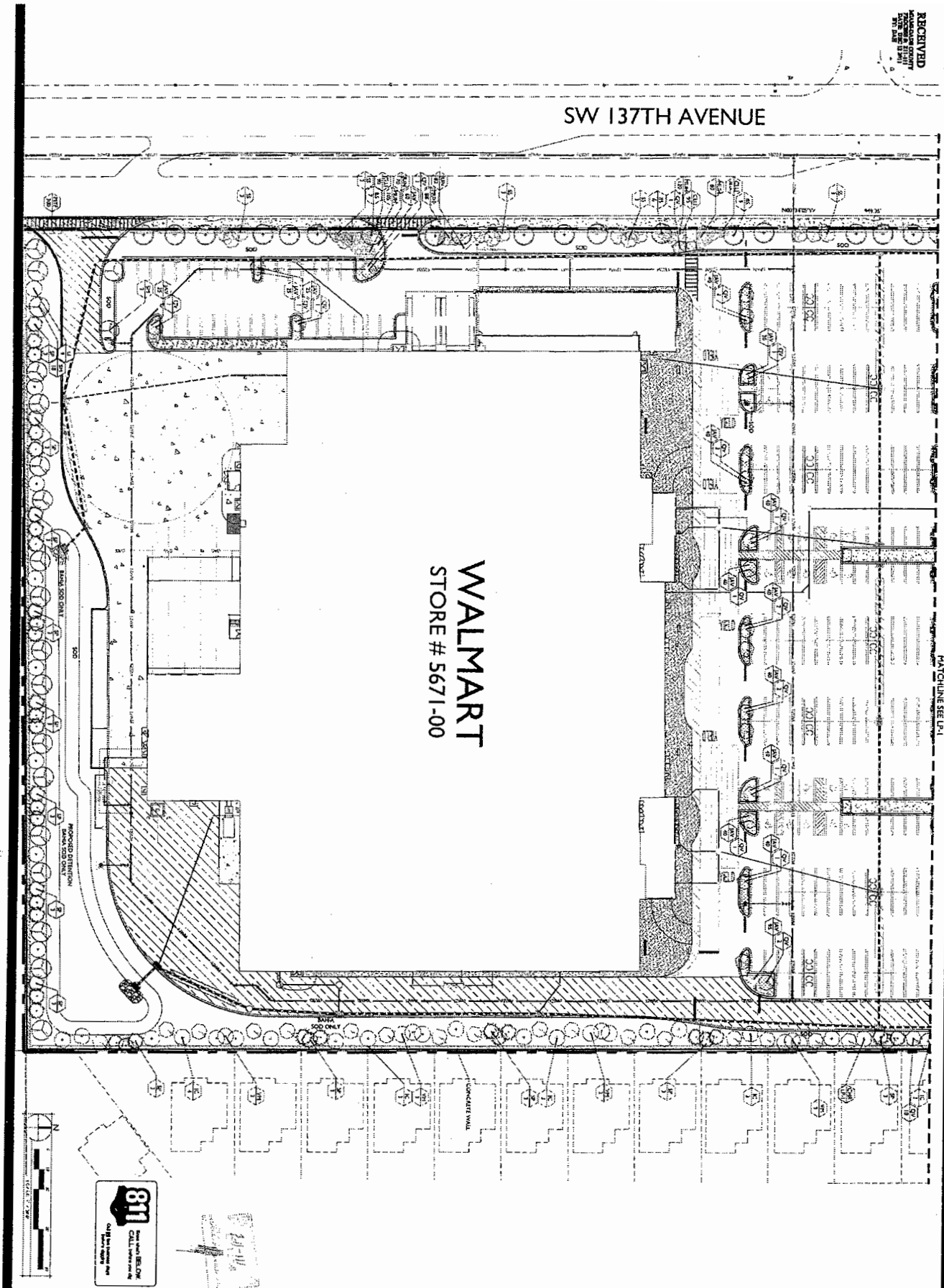
REPORT N. BROPHY
FLORIDA LICENSE # 6656868

LANDSCAPE PLAN

SCALE: 1"=30'
DRAWN BY: CARDEIS
DRAWING #: 2011-12-13_LP.dwg
FILE #: 1810.1
DATE: 12/14/2011

LDS PROJECT SCHEDULE

SHEET #
LP-1



RECEIVED

SHEET # LP-2

LANDSCAPE PLAN

WALMART STORE # 5671-00

WALMART STORES INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

NORTH HOMESTEAD, MIAMI-DADE COUNTY

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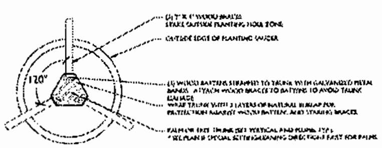
MIAMI-DADE COUNTY
DATE: DEC 12 2011
BY: DAK

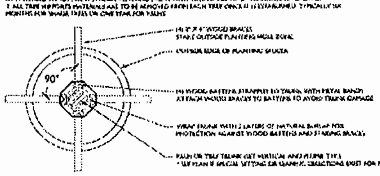
SMALL PALM STAKING PLAN

NTS.



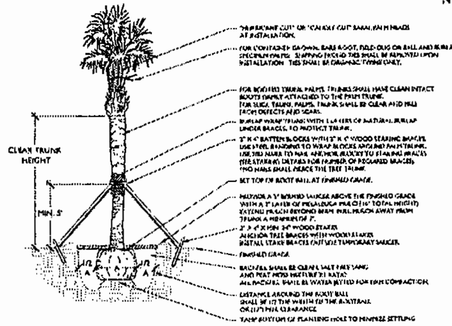
LARGE PALM OR TREE STAKING PLAN

NTS.



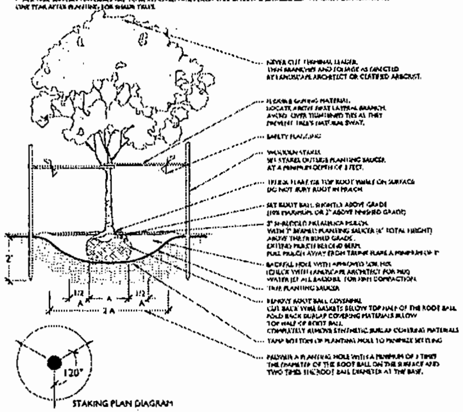
PALM PLANTING DETAIL

NTS.



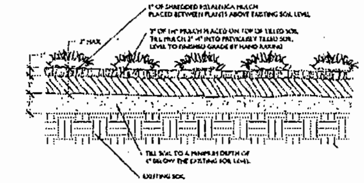
TREE PLANTING DETAIL

NTS.



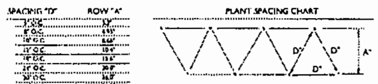
GROUNDCOVER DETAIL

NTS.



PLANT SPACING DETAIL

NTS.



TREE PROTECTION DETAIL

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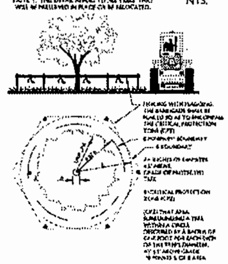
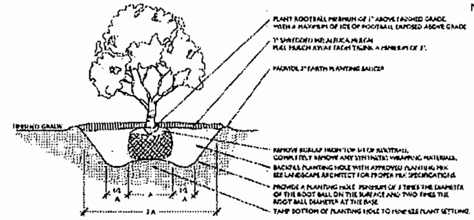


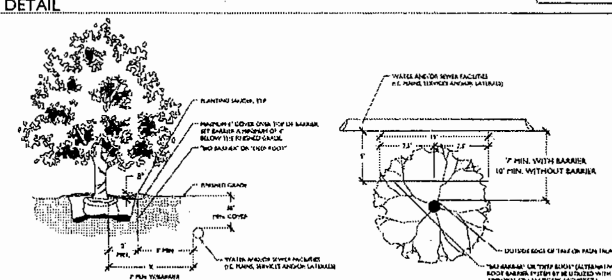
SHRUB PLANTING DETAIL

NTS



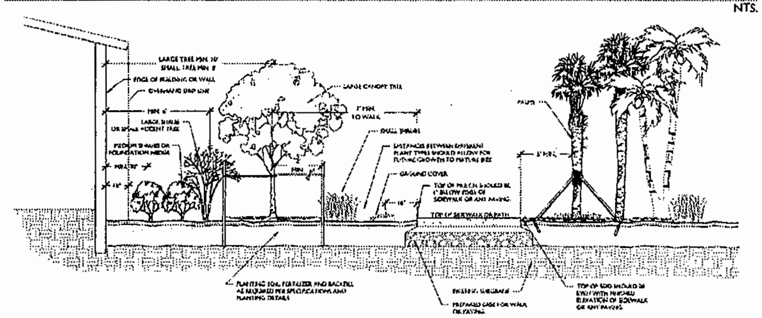
ROOT BARRIER DETAIL

NTS.



TYPICAL PLANTING DIAGRAM

NTS.



OVERALL LANDSCAPE SCHEDULE

NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
			TREES		
*	38	BS	Bursera simaruba	Gumbo Limbo	B&B, 12' Ht. x 6' Spr., 2.5" calip., Full Canopy
*	60	CE	Conocarpus erectus	Buttonwood	B&B, 12' Ht. x 6' Spr., 2.5" calip., Full Canopy
*	11	CS	Cordia sebestena	Orange Geiger	B&B, 12' Ht. x 6' Spr., 2.5" calip., Full Canopy
*	26	IC	Ilex cassine	Dahoon Holly	B&B, 12' Ht. x 6' Spr., Full Canopy
	35	LI	Lagerstroemia indica 'Natchez'	Crape Myrtle	B&B, 12' Ht. x 6' Spr., Multi-trunk Full Canopy
*	112	QV	Quercus virginiana	Live Oak	B&B, 12' Ht. x 6' Spr., 2.5" calip., Full Canopy
*	20	SM	Swietenia mahogani	Mahogany	B&B, 12' Ht. x 6' Spr., 2.5" calip., Full Canopy
	21	SS	Senna surattensis	Golden Cassia	B&B, 12' Ht. x 6' Spr., 2.5" calip., Full Canopy
			PALMS		
	14	WB	Wodyetia bifurcata	Fox Tail Palm	B&B, 12' Grey Wood, Full intact fronds' 18' OA Ht.
*	76	SP	Sabal palmetto	Cabbage Palm	B&B, 18' - 22' OA Ht., Staggered Heights
	24	VM	Veitchia montgomeryana	Montgomery Palm	B&B, 16' OA Ht
			ACCENTS		
	45	ZAM	Zamia furfuracea	Mexican Zamia	#7, 3' OA Ht., Specimen
			SHRUBS		
*	1075	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	#7, 24" x 24", 24" OC., Full
*	345	CLU	Clusia guttifera	Small Leaf Clusia	#7, 24" x 24", 24" OC., Full
*	300	MYF	Myrcianthes fragrans	Simpson's Stopper	#7, 24" x 24", 24" OC., Full
*	710	SPA	Spartina bakeri	Sand Cordgrass	#3, 18" x 18", 18" OC., Full
	400	THY	Galphimia gracilis	Thryallis	#7, 24" x 24", 24" OC., Full
	40	POD	Podocarpus macrophyllus	Japanese Yew	#7, 24" x 24", 24" OC., Full
			GROUNDCOVERS		
*	770	DFK	Tripsacum floridanum	Dwarf Fakahatchee Grass	#3, 12" HT., Full, 18" O.C.
*	315	GAL	Gaillardia pulchella	Blanket Flower	#1, 10" - 12" HT., Full, 12" O.C.
	1,467	JAV	Jasminum simplicifolium	Wax Jasmine	#3, 18" x 18", Full 24" OC., Full
	947	JUN	Juniperus chinensis 'Parsonii'	Parson's Juniper	#3, 12" HT., Full, 18" O.C.
*	2,193	MUH	Muhlenbergia capillaris	Muhly Grass	#3, 18" x 18", 18" OC., Full
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid sod, max. 20,285 s.f. to be installed. Excess area to be planted with drought tolerant species approved by Landscape Architect. Drought tolerant species may replace St. Augustine sod completely subject to Landscape Architects approval.

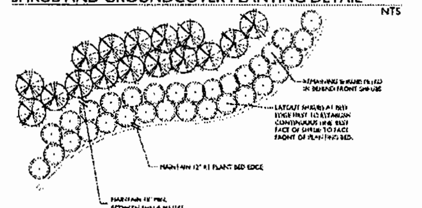
811 Know what's BELOW. CALL before you dig.

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPL) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS



LAND DESIGN SOUTH
Planning | Landscape Architecture
Environmental Services | Transportation
470 Columbia Drive, Suite 110 • West Palm Beach, FL 33409
Telephone 561-478-8501 • Fax 561-478-5012

WALMART STORE # 5671-00

WALMART STORES INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

NORTH HOMESTEAD, MIAMI-DADE COUNTY

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JEFFREY N. BROPHY
FLORIDA LICENSE # 666666

LANDSCAPE PLAN

SCALE:	NTS
DRAWN BY:	CAK/SES
DRAWING #:	[illegible]
FILE #:	1910.1
DATE:	[illegible]

LDS PROJECT SCHEDULE

SHEET #
LP-3

37

Landscape Planting - Part I: General

1.1 Description of Work.
A. Provide planting as shown on the drawings or schedule quantities shown or specified in accordance with the requirements of the Contract Documents. Planting plans provided indicate the proposed location of living plant material only. Structural elements and landscape features indicated on the landscape plans are for illustrative purposes only. Landscape plants are not to be utilized for shading and layout in violation of any structural use features including but not limited to, buildings, driveways, easements, utilities or runaways.

1.2 Related Work
A. Plant specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
B. All applicable federal, state and local permits shall be obtained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
C. Protection of existing features. During construction, removal of existing trees, shrubs, sod other specified vegetation, site features and improvements, structures, and utilities specified herein, and/or as submitted drawings. Removal or destruction of existing planting is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local governmental agencies.

1.3 Applicable Standards
A. American National Standards for Tree Care Operations. ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. Macmillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest published revisions as of the date of advertisement for bids.

1.4 Quality Control
A. Landscape planning and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors shall be performing only landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation insurance.

1.5 Reimbursement of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities of plant of growth does not preclude rejection of the plants at the site.

1.6 Submittals
A. Manufacturer's Data. Submit copies of the manufacturer's written product data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, sod mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot or material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Examples: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, indicating the following gradient of mineral content:

USDA Classification	Size in mm
Gravel	>2 (mm)
Very Coarse Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.10-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	less than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight
c. Mineral levels by parts per million, including phosphorus, potassium magnesium, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions in lbs and tons/ac for the requirements of horticultural plants
d. Soluble salt by electrical conductivity of 1:2, soil:water, expressed in millimhos per cm
e. Cation exchange capacity (CEC).
E. Material Testing. Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the resident material of all organic materials.
F. Recommended Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written recommendation instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

1.7 Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure in comply with the utility instructions.

Part 2: Materials

2.1 Plants
A. Plants shall be true to species and variety specified and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
B. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 125 km (250 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be comparable with the climate and soil conditions zone of the planting location.
C. Unless specifically noted, all plants shall be a consistently heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders unless specified will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, sheared cambium, or cuts of limbs over 20 mm (3/4 in) in diameter that are not completely closed will be rejected.
D. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in) above the natural ground line for trees up to and including 100 mm (4 in) in caliper, and 300 mm (12 in) above the natural ground line for trees over 100 mm (4 in) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that have not been pruned shall have a standard relationship between height and spread according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
E. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, nonavailable, and be given to the owner for similar study, with a recommendation for substitution.
F. The plant schedule provided at the end of this section or on the drawing, is for the contractors information only, and no guarantee is expressed or implied that quantities shown are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are available at his or her bid.
G. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather resistant ink or carbon-based process lettering.

2.2 Quality Control and Tagging
A. Plants shall be subject to inspection for conformity to specifications requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
B. A written request for the inspection of plant materials at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. The request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this point if, in his or his judgement, sufficient numbers of plants are not available to the inspection or landscape architect deems inspection is not required.
C. All sod grown in Florida shall be installed to maintain the live plant materials in the nursery. Prior to the diameter spot of white paint onto the trunk side of the tree trunk within the bottom 12 inches of the trunk.

2.3 Anti-Desiccants
A. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as ordered by the landscape architect. Anti-desiccants are to be sprayed on leaf surfaces and branches are applied with a pressurized protective film.

2.4 Balled and Burlapped (B&B) Plant Materials
A. Trees designated B&B shall be properly dug with firm, natural balls of soil containing as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or twine. All synthetic fabric should be removed from the root ball prior to planting. The biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of root. Trees with broken, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.

2.5 Container Plants
A. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and exterior of the root ball.
B. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

2.6 Sod and Unbalanced Plants
A. Plants designated as bareroot or unbalanced plants shall conform to the American Standard for Nursery Stock.
B. Balanced material shall not be dug or harvested after the sod grows or becomes dormant.
C. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants unless specified or approved. shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Trading may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

2.7 Specimen Materials: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

2.8 Pallets
A. Coconut Palms shall be grown from a certified seed.
B. All palm species except Royal palms(s) shall have roots adequately wrapped before transporting.
C. Date palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Ranch County or other county sets. All Sabal palms shall be Florida Fancy.
D. For bareroot trees palms: trunks shall have crown intact trunk firmly attached to the palm trunk. For date palms, trunk shall be clear and free from defect and scars.
E. The Contractor shall treat all palms as required to prevent infestations by the palmetto weevil.

2.9 Sod
A. Sod shall be grassed at or better. Sod shall be taken in regular pieces with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and suitable spreading but not shall not be dead thatch, weeds, fungus, diseases and undesirable grasses. Any weeds, other grass varieties or objectionable plant material
B. Sod shall be sufficiently thick to ensure a one-inch stand of live grass. Sod shall be live, thick, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
C. Sod shall not be cut when the surface is frozen and shall exhibit the area beyond the property line by the edge of pavement and/or edge of water.
D. Immediately after harvesting plants, protect them during and damage shall interpret and delivered to the planting site. Roadside shall be checked regularly and watered sufficiently to maintain root viability.

2.10 Transportation and Delivery of Plant Material
A. Trees/shrubs shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
B. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Shrubs the roots be kept out large branches, broken, balls of earth reduced or loosened, or areas of bark torn. the landscape architect may reject the injured trees) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
C. All bareroot shall sand from the storage locality shall be adequately covered with wet silt, sawdust, woodshavings, moss, peat, straw, hay, or other acceptable moisture holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
D. Plants must be protected at all times from sun or drying winds. Those that cannot be covered immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be stored with wire or rope as they are to do so damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

2.11 Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanized tree spade. The tree spade shall have jaws limited to the maximum size allowed for a similar B&B root ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

2.12 Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquenervia tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be longer than 50 diameter and 1/4" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain leaves or other foreign material that will promote eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with Permatrol Design Edge or other approved gravel stop. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a relatively natural gravel color range. Placing geotextile fiber fabric below aggregate rock. Submit samples for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all trees and palm installed in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and any municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be Permatrol Design Edging in black. Alternate edging may be utilized with prior approval of Landscape Architect.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered to containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

2.13 Materials for Soil Amendment
A. Peat Humus: Horticultural grade material shall be free, with 80 percent of the material by volume passing between 0.1 and 15.0 mm.
1. Fine bark shall be aged sufficiently to break down all woody material. Pine bark shall be acceptable.
2. pH shall range between 4 and 7.5.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and noxious parts; matter. Organic matter shall be commercially composted compost. Submit 0.5 kg (1 lb) sample and application literature for approval.
C. Coarse Sand: Coarse concrete sand, ASTM D-33 Fine Aggregate, with a Fines Modulus factor of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles
2. Provide the following particle size distribution:

Sieve	Percentage Passing
#3/8 in (9.5 mm)	100
#4 (4.75 mm)	95-100
#8 (2.36 mm)	80-100
#16 (1.18 mm)	50-85
#30 (0.60 mm)	25-60
#50 (0.30 mm)	10-30
#100 (0.15 mm)	2-10

D. Lime: shall be ground, pelletized or pulverized lime manufactured to meet agricultural standards and contain a maximum of 50 percent moist (for calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfide. Submit manufacturer literature for approval
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test results at the time of mixing.
G. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
H. Protect the planting mix from erosion prior to installation.

Part 3: Execution

3.1 Examination of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out in the site. Lutures and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Trees, shrubs, and ground-cover beds are to be excavated to the depth and widths indicated on the landscape plan and/or drawings. If the planting area and/or any area is unduly deep or steep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or leveled any subsurface drain lines within the planting bed. The bottom of the planting bed shall be uniformly level and not be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade beds shall be excavated from the stakeout, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or in sensitive amendment in the top 150 mm (6 in) layer, excavate the hole to the depth of the root ball and to within shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of already existing soils, the root ball may be set up to 75 mm (3 in.) or 1/2 of the depth of the root ball above the adjacent soil level
2. Save the existing soil to be used as backfill around the tree
3. Plant bottoms, the sides of the excavation shall be loosened at the center of the hole and the excavated dug as shown on the drawings.
D. Unsuitable soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are discovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: Rock, concrete construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

3.2 Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation mains shown on the drawings.
B. The landscape architect shall review the proximities of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Prevent adjacent walls, walks, and utilities from damage or staining by the soil. Use 12 mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing pavement, metal, masonry walls, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the work installation contractor shall be repaired by the general contractor at the sole installation contractors expense.

3.3 Planting
A. Set the subgrade and the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately spread the remaining topsoil or planting mix in accordance with the following specifications. Protect the clear area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
B. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts in the depths and shown on the planting details. The depths and grades shown on the drawings are the final grades after soil amendment and settlement. Allowance of the organic material. The contractor shall install the soil at a higher level to accommodate the reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already installed topsoil or planting mixes
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and deep roots through the soil. The soil in each lift should feel firm to the touch of a trowel and make only slight footprints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall of the water level.
c. In this event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil as in depth remained to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet topsoil.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm of in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (5 in.). Uneven or settled areas shall be filled and regraded.

3.4 Fine Grading
A. It shall be the responsibility of the Contractor to finish grade trues, 0" below adjacent F.F.E.'s. Finish grades in planting areas shall be set 1inch lower than adjacent planting and are to include 3" of mulching. New sod/earth shall blend smoothly into the existing earthwork, and grades shall drain evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-inch (12 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25 mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, seeding, or sodding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

3.5 Planting Operations
A. Plants shall be set on the compact or undisturbed soils at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until loosed or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and at the same relationship to the soil as they had when dug, except that they shall be set at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in.) at the center of the root ball the tree shall be rejected.
B. Set plants only from the bottom of the root balls or with balls or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area
C. Remove plastic, paper, or fiber pots from containerized plant materials. Pull more out of the root ball. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Plant planting mix around the exposed roots while planting.
D. The roots of bareroot trees shall be pruned at the time of planting to remove damaged or unsuitable roots those likely to develop a deficient to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be remained at the planting pit. The planting soil backfill shall be worked closely into and around the roots, with care taken so that no air pockets will be left.
E. Cut ropes or strings from the top of shrub root balls and trees greater than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Remain in each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any wire, cord or woven-material strings or wrappings from the root ball and trunk before backfilling.
F. Set bareroot and bareground trees in dry hole with the roots resting during north wolves otherwise approved by the landscape architect.
G. Place native sod, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in established areas in existing sod, add any removed soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the site installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped well that pressure sufficient to prevent the root ball from shifting or leaning
H. Solid sod shall be laid with closely adjoining joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the end slope in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold in place along slopes or banks where pegging acceptable to the Landscape Architect shall be used of as additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional damage.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Maintain and remove all weeds, sod, debris, and planting material from the job site at the end of each workday
L. Plant watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

3.6 Relocation of Existing Material
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures
1. Select a healthy tree
2. Saturate tree with the canopy removing dead limbs, cross branching over crowded areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 80% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree
4. Back fill the amazing soil with peat moss to stimulate new root growth at the pruned roots
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Water trees if needed as directed
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day
7. Root pruned trees should be let to stand for a minimum of 8 weeks for trees less than 6" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivability, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 5 for at least one year.

3.7 Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be accepted with the prior approval of the Landscape Architect
B. The Contractor shall be responsible for the replacement or adjustment of all ties, cables or chains that fail or loan during the guarantee period. The Contractor shall be responsible for any damage caused by the failing or loosing of ties.
C. Stakes and guys shall be installed immediately upon approval of planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected

3.8 Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, water sprouts, suckers, and interfering branches. Healthy lower branches not in conflict with traffic shall not be removed except as necessary to clear walks and streets. Trees once shaded more than one-third of the crown shall be thinned. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

3.9 Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant being planted. Mulch must be placed within 3 inches of the trunks of trees, palms or shrubs.

3.10 Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucers, and performing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Pruning of trees and plants shall be protected at all times against trespassing and damage of all kinds, for the duration of the maintenance period, of a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall provide adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root beds of all trees and large shrubs shall be soil watered using hand-held hoses during the first few months after planting, or as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from points of water source, or for additional expense to the owner when irrigation systems are unavailable
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

3.11 Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or removals necessary in the judgment of the landscape architect, the landscape architect shall notify in writing that the work has been accepted.

3.12 Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor agree that portions of it can be used or occupied. Approval must be given in writing by the contractor architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of the contract.

3.13 Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances, to the terminal date of the guarantee of the last acceptance. Thus all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unsatisfactory condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall be in fair foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit the final item.
F. At the end of the guarantee, the contractor shall these grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, or no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the work maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period

3.14 Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or removals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance

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MAR 08 2019
PROCESS & ZONING
DATE: DEC 2018
BY: DAD

LAND DESIGN SOUTH
Planning Landscape Architecture
Environmental Services Transportation
4th Columbia Park Suite 110 West Palm Beach, FL 33405
Telephone: 561-478-6100 Fax: 561-478-6147

WALMART STORE # 5671-00
WALMART STORES INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716
NORTH HOMESTEAD, MIAMI-DADE COUNTY

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION."

JEFFREY M. BROPHY
FLORIDA LICENSE #0666668
LANDSCAPE PLAN

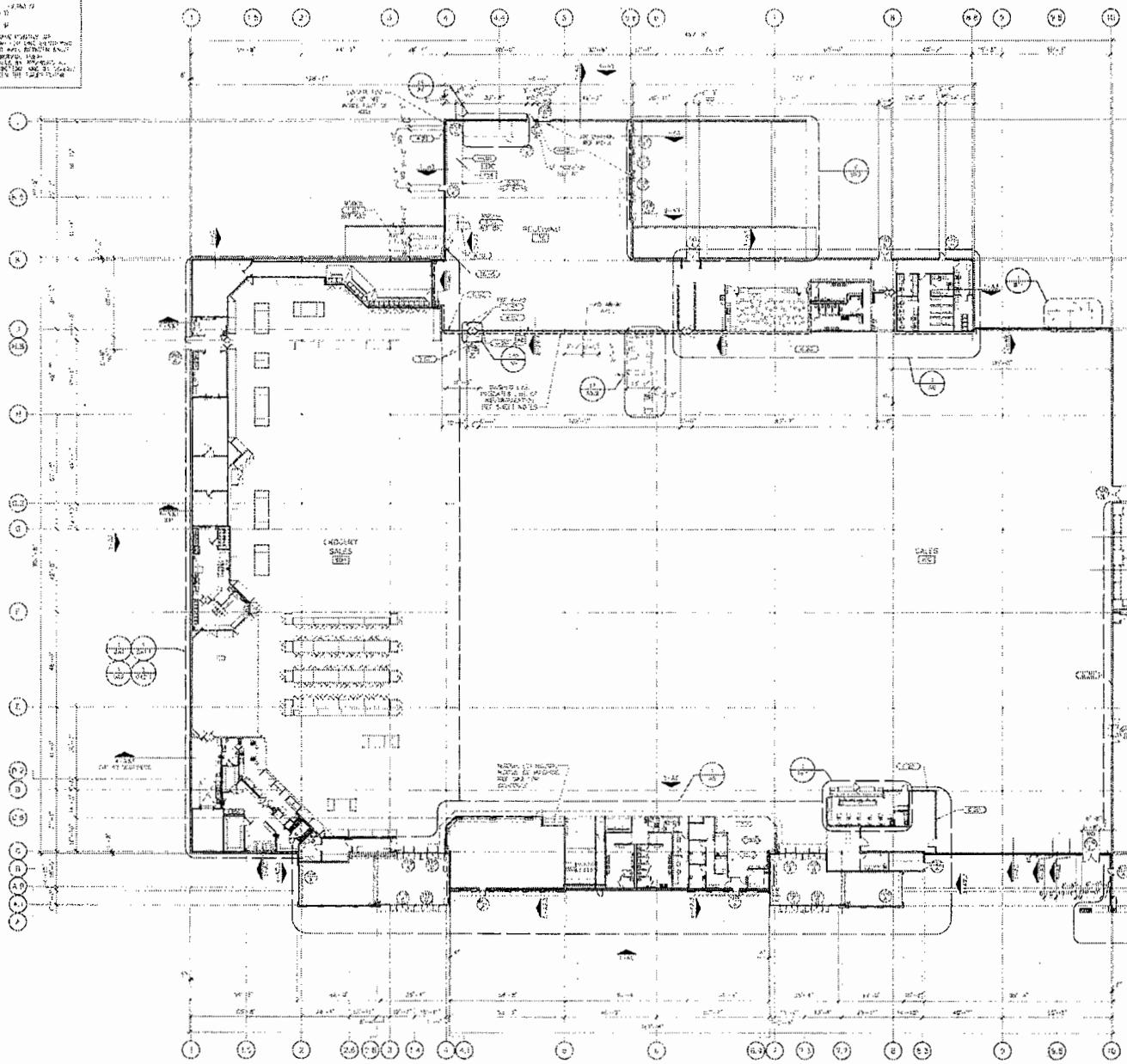
SCALE:	1/1"1
DRAWN BY:	LDS
DRAWING #:	2018-0318_LP.dwg
FILE #:	18-01
DATE:	12/19/2018

	LDS PROJECT SCHEDULE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET #
LP-4

SHEET NOTES

KEYNOTES



1 FLOOR PLAN

BIRIR architecture

Walmart

N. HOMESTEAD, FL

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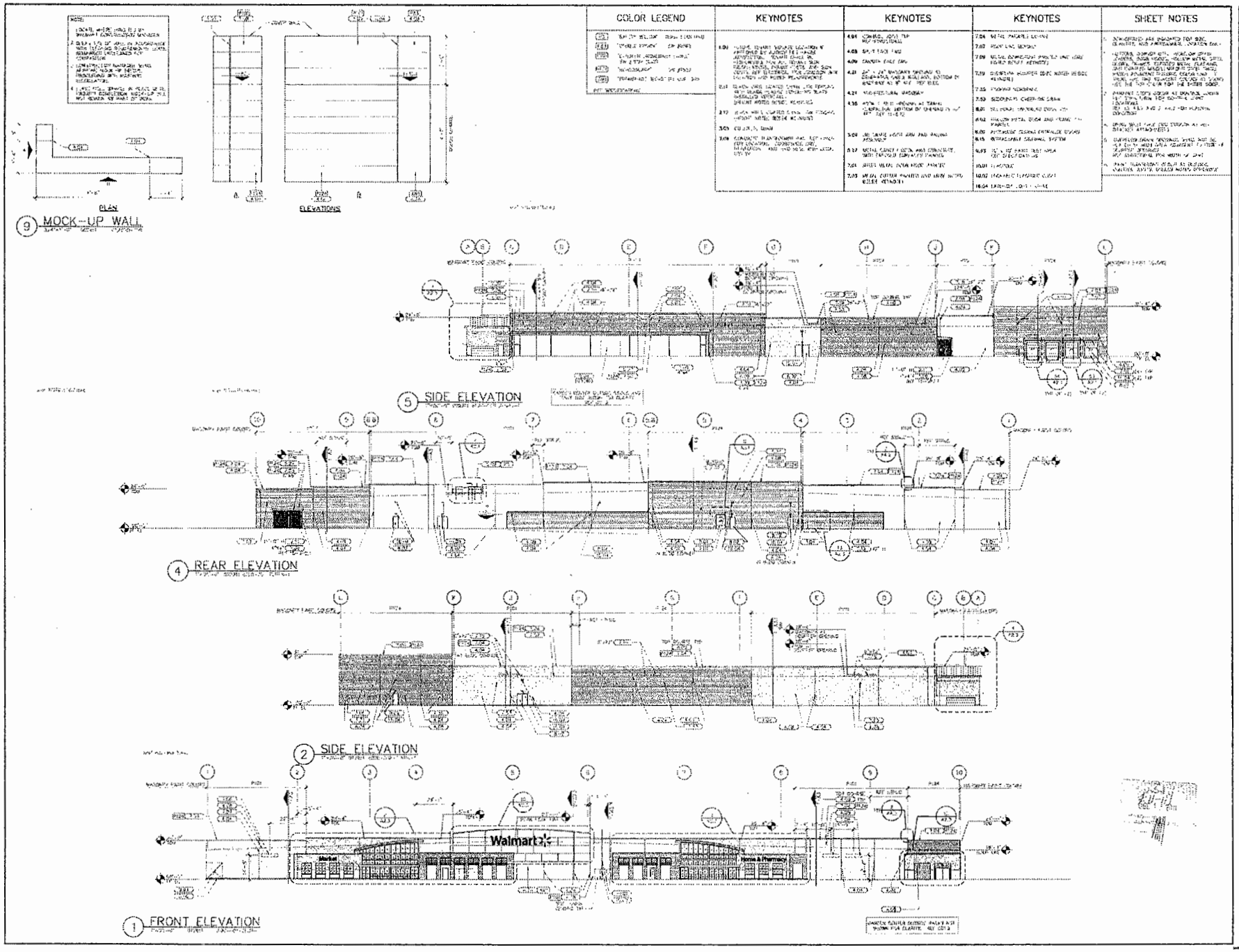
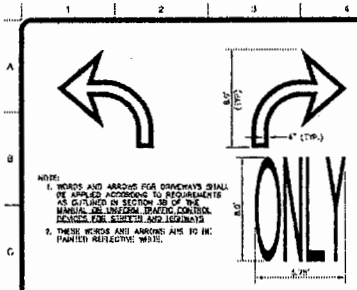
FLOOR PLAN

A1

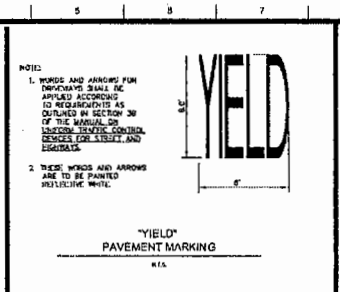
40



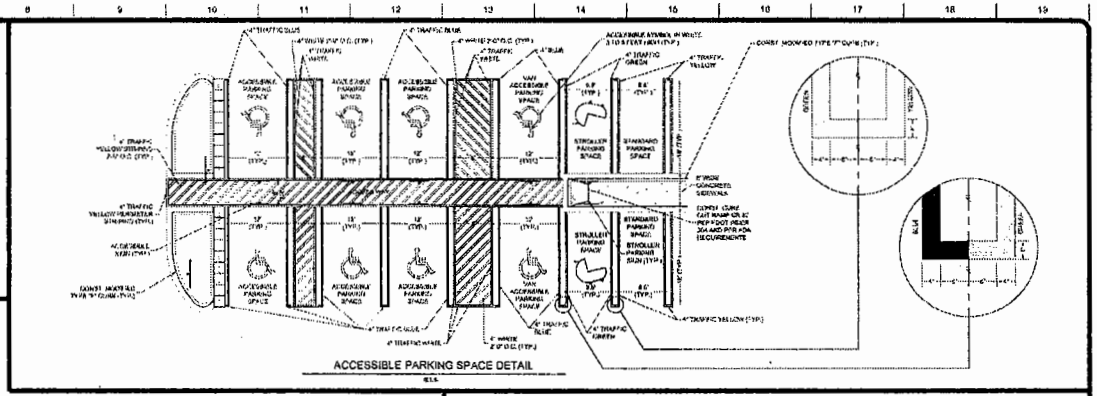
COLOR LEGEND
KEYNOTES
KEYNOTES
KEYNOTES
SHEET NOTES
PLAN
ELEVATIONS
9 MOCK-UP WALL
5 SIDE ELEVATION
4 REAR ELEVATION
2 SIDE ELEVATION
1 FRONT ELEVATION
Walmart
Market
Home & Pharmacy
BRR
Walmart
N. HOMESTEAD, FL
EXTERIOR ELEVATIONS
A2



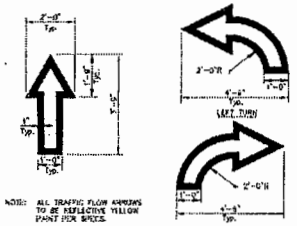
RIGHT/LEFT TURN ONLY
PAVEMENT MARKINGS



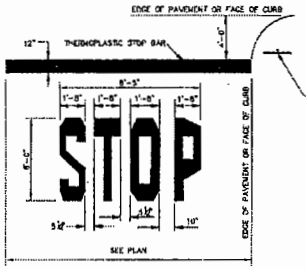
"YIELD"
PAVEMENT MARKING



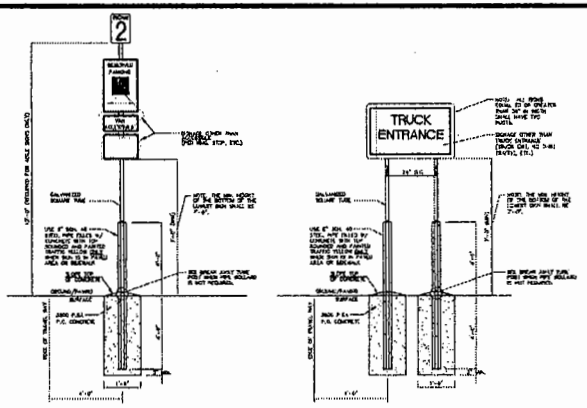
ACCESSIBLE PARKING SPACE DETAIL



TRAFFIC FLOW ARROW



STOP BAR



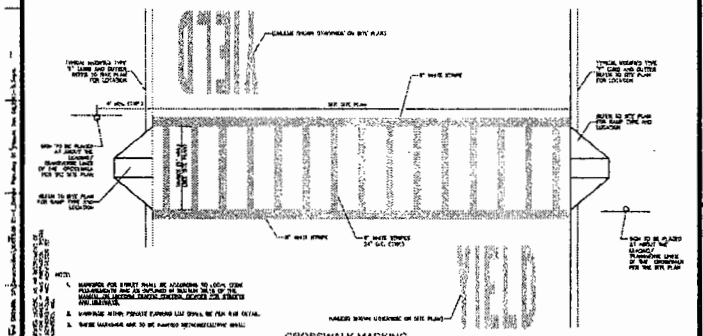
SINGLE POST

DOUBLE POST

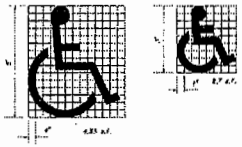
SQUARE TUBE BREAK AWAY POST

SIGN LOCATIONS - VAN PARKING

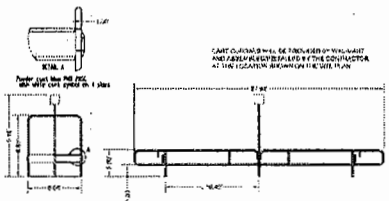
SIGN MOUNTING AND
BASE DETAIL



CROSSWALK MARKING
W/ LONGITUDINAL STRIPES



UNIVERSAL SYMBOL OF ACCESSIBILITY



CART CORRAL

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811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

REVISIONS | BY

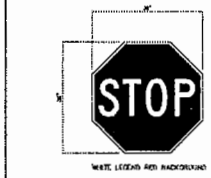
CREECH ENGINEERS, INC.
CIVIL • SURVEYING • PLANNING
1241 SW 10TH STREET, OCALA, FLORIDA 34471 (352) 732-8215
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
CERTIFICATE OF AUTHORIZATION NUMBER 27868

ADAM SCHLOSSER
LICENSE
NO. 69216
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

WALMART STORE # 5671-00
NORTH HOMESTEAD MIAMI-DADE COUNTY, FLORIDA
WAL-MART STORES, INC.
2001 SE 10TH STREET, BENTONVILLE, AR 72716

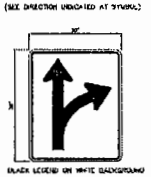
D-1

STRIPING AND SIGNAGE DETAILS



R1-1
36"X36"
"STOP" SIGN
N.T.S.

R1-1
30"X30"
"STOP" SIGN
N.T.S.



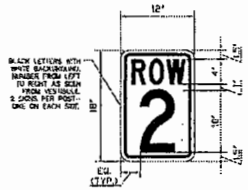
R3-6R
OPTIONAL MOVEMENT LANE CONTROL SIGN
N.T.S.

"NO PARKING - FIRE LANE" SIGN
N.T.S.

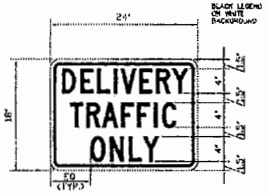
R3-5R
"RIGHT TURN ONLY" SIGN
N.T.S.

R3-5L
"LEFT TURN ONLY" SIGN
N.T.S.

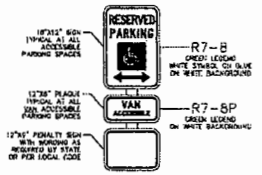
R5-2
"NO TRUCKS" SIGN
N.T.S.



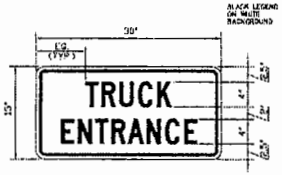
AISLE SIGN
N.T.S.



"DELIVERY TRAFFIC ONLY" SIGN
N.T.S.



R7-8
R7-8P
ACCESSIBLE PARKING SIGN
N.T.S.



"TRUCK ENTRANCE" SIGN
N.T.S.

"PEDESTRIAN CROSSING" SIGN
N.T.S.

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STRIPING AND SIGNAGE DETAILS

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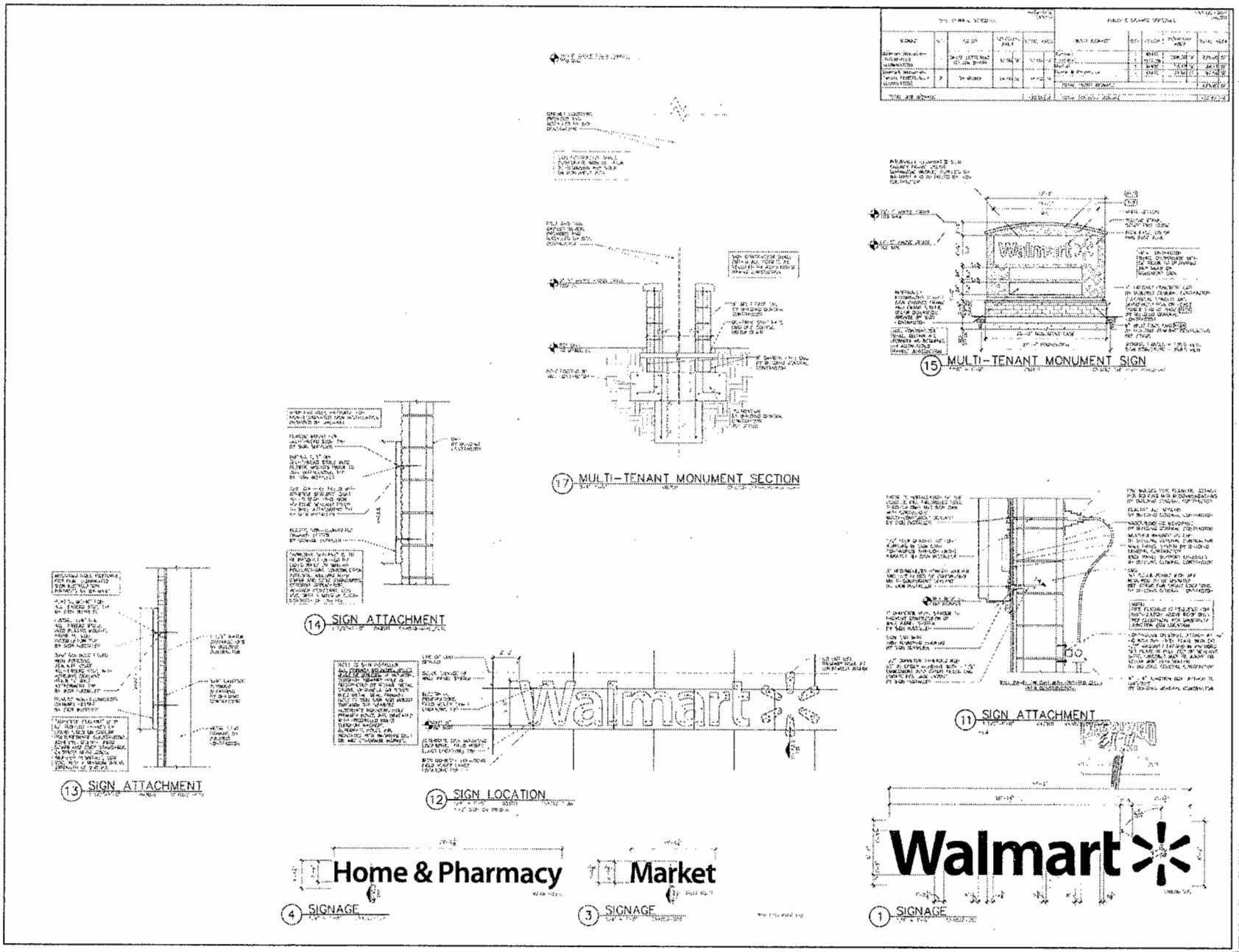
CREECH ENGINEERS, INC.

WALMART STORE # 5671-00
NORTH HOMESTEAD MIAMI-DADE COUNTY, FLORIDA
WAL-MART STORES, INC.
2001 SE 10TH STREET, BENTONVILLE, AR 72716

D-2

43



1 SIGNAGE

3 SIGNAGE

4 SIGNAGE

11 SIGN ATTACHMENT

12 SIGN LOCATION

13 SIGN ATTACHMENT

14 SIGN ATTACHMENT

15 MULTI-TENANT MONUMENT SIGN

17 MULTI-TENANT MONUMENT SECTION

B|R|R architecture

Walmart
N. DOMESTEAD, FL

SIGNAGE

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SEP 2 1 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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: South Miami Hospital, Inc., a Florida not-for-profit corporation, f/k/a/ South Miami Hospital Foundation, Inc., 6300 S.W. 73rd Street, Miami, FL 33143

NAME AND ADDRESS	Percentage of Stock
South Miami Hospital, Inc. is a Florida not-for-profit corporation, and as such has no principals or stockholders. This corporation is managed by a Board of Directors, each of which is an independent person with no ownership interest in this corporation.	

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

TRUST/ESTATE NAME N/A

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percentage of Ownership

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, partnership or other similar

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

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: Wal-Mart Stores East, LP

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Wal-Mart Stores East, LP, a Delaware Limited Partnership	100%
2001 S.E. 10th Street	
Bentonville, AR 72716-0550	

Publicly Traded Corporation.

Date of contract: July 15, 2010

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

N/A

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: _____
Lincoln Mendez, Chief Executive Officer

Sworn to and subscribed before me this 22nd day of August, 2011. Affiant is personally known to me or has produced _____ as identification.

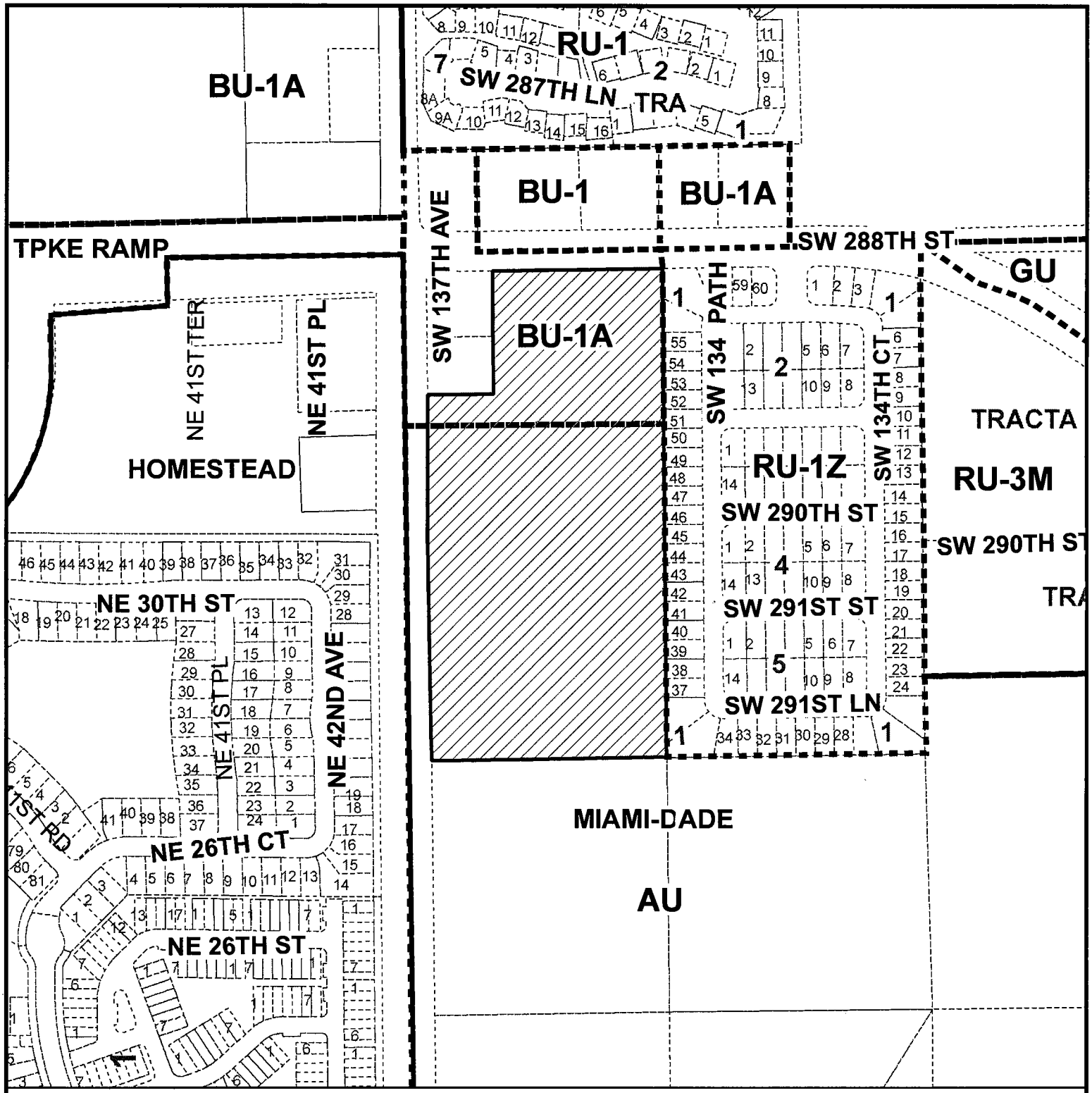
_____
(Notary Public)

ZULAY DIAZ
Notary Public - State of Florida
My Comm. Expires Sep 8, 2014
Commission # EE 24476
Bonded Through National Notary Assn.

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.

{M3088343;1}



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000111

Section: 02 Township: 57 Range: 39
Applicant: SOUTH MIAMI HOSPITAL, INC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 7, 2011

REVISION	DATE	BY
		46

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000111

N
W E
S

Section: 02 Township: 57 Range: 39
Applicant: SOUTH MIAMI HOSPITAL, INC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

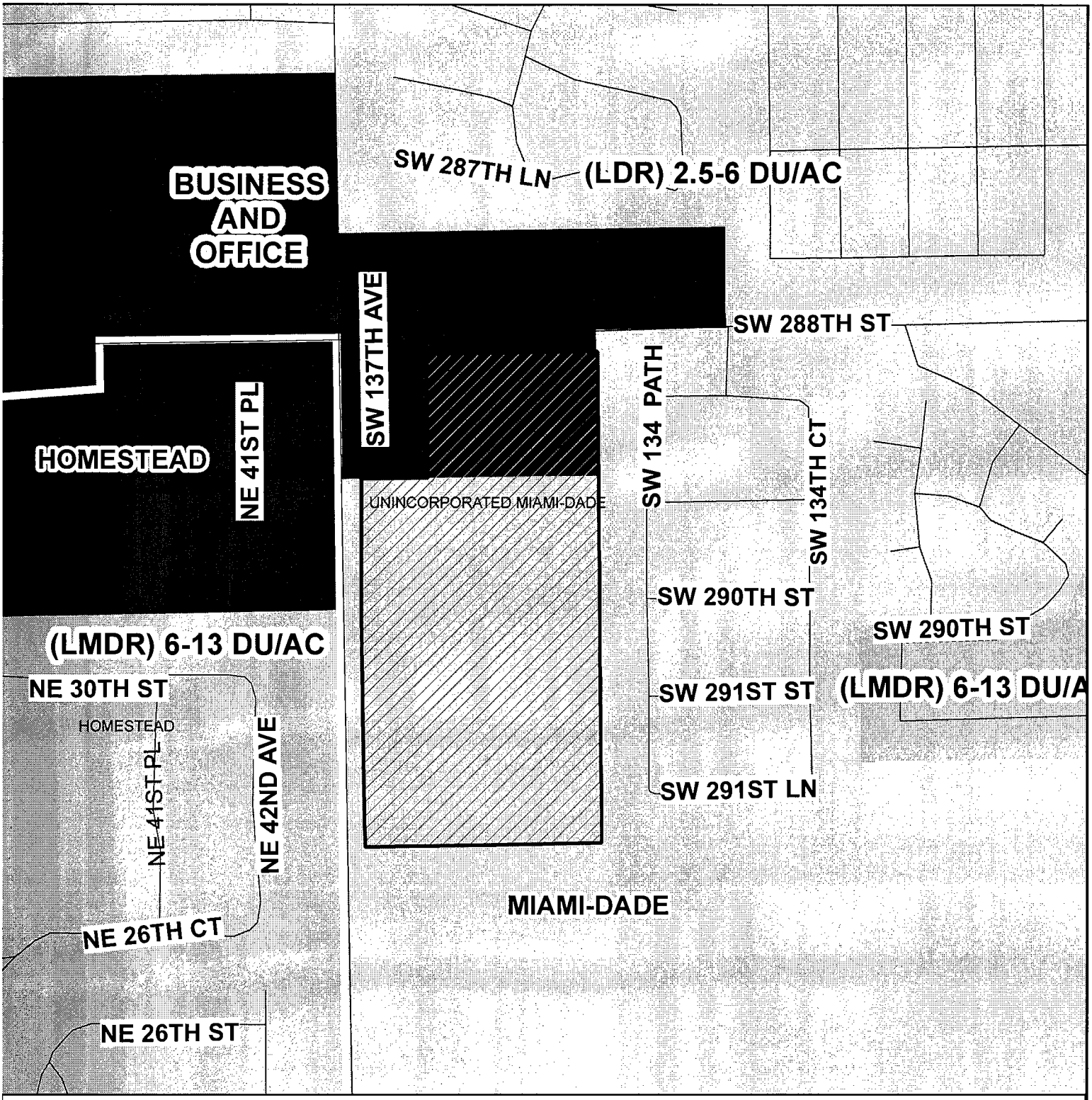
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 7, 2011

REVISION	DATE	BY
		H7



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2011000111

Section: 02 Township: 57 Range: 39
Applicant: SOUTH MIAMI HOSPITAL, INC
Zoning Board: C15
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 7, 2011

REVISION	DATE	BY

PLANNING AND ZONING
AGENDA OFFICE

2012 MAR -9 A 10:01

CZAB-15

Z11-111

This instrument was prepared under
the supervision of:

Name: Joel E. Maxwell, Esq.
Address: Akerman Senterfitt & Eidson
One Southeast Third Avenue, 25th Floor
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida described on Exhibit "A," attached hereto and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE THE **County** that the representations made by the owner during consideration of Public Hearing No. 11-111 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) That in approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Walmart Store #5671-00, North Homestead Miami-Dade County, Florida," as prepared by Creech Engineers, Inc., dated stamped received December 12, 2011, for a total of 11 sheets.

(2) All truck deliveries to Walmart Store on the Property shall be restricted to egress and ingress to Southwest 137th Avenue.

(3) Notwithstanding the Land Use Plan map designation of the Property of "Business and Office," residential uses shall not be permitted on the Property.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the

privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Enforcement. Enforcement shall be by action against any parties or person violation, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be responsible for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization of Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirely, then this Declaration shall be null and void and of no further effect. Upon the Disposition of an appeal that results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety , and upon written request, the Director of the Sustainability, Planning and Economic Enhancement Department or the executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning, or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this 29th day of February, 2012.

WITNESSES

Signature

Katherine Partridge
Printed Name

Signature

Rossina Brborich
Printed Name

SOUTH MIAMI HOSPITAL, INC.,
a Florida not-for-profit corporation

By: _____
Lincoln Mendez, Chief Executive Officer

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by Lincoln Mendez, Chief Executive Officer, on behalf of **SOUTH MIAMI HOSPITAL, INC.**, a Florida not-for-profit corporation, for the purposes stated herein. He is personally known to me or has produced _____ as identification. Witness my signature and official seal this 29th day of February, 2012, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public - State of Florida

Zulay Diaz
Printed Name

ZULAY DIAZ
Notary Public - State of Florida
My Comm. Expires Sep 8, 2014
Commission # EE 24476
Bonded Through National Notary Assn.

{23602677;1}Section 2, Township :57, Range 39, Miami-Dade County
Folio Number 30-7902-000-0110

ACKNOWLEDGEMENT CORPORATION

Signed, witnessed, executed and acknowledged on the 29th day of February, 2012.

IN WITNESS WHEREOF, **South Miami Hospital, Inc.,** a Florida Not-for-Profit Corporation has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Katherine Partridge

Printed Name

Signature

Rossina Brborich

Printed Name

South Miami Hospital, Inc.
A Florida Not-for-Profit Corporation
Address:
6200 S.W. 73rd Street

South Miami, FL 33143

By _____
Chief Executive Officer

Print Name: Lincoln Mendez – Chief Executive Officer

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledge before me by Lincoln Mendez the Chief Executive Officer of **South Miami Hospital, Inc.,** a Florida Not-for-Profit Corporation.

He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 29th day of February, 2012, in the County and State aforesaid.

_____
Signature

Zulay Diaz
Print Name

Notary Public-State of Florida

My Commission Expires: Sept. 8, 2014

ZULAY DIAZ
Notary Public - State of Florida
My Comm. Expires Sep 8, 2014
Commission # EE 24476
Bonded Through National Notary Assn.

{23602677;1}Section 2, Township :57, Range 39, Miami-Dade County
Folio Number 30-7902-000-0110

EXHIBIT "A"

Legal Description of the Property

The West ½ of the Northwest ¼ of the Southwest ¼, LESS the North 55 feet and the West 53 feet for roads, and less beginning at the Northwest corner of the West ½ of the Northwest ¼ of the Southwest ¼, then South 378 feet, East 228 feet, North 378 feet, West 228 feet to the Point of Beginning, Township 57, Range 392, Section 2, Dade County, Florida.

LESS AND EXCEPT that land conveyed to Metropolitan Petroleum Company by that certain Quit Claim Deed recorded in Official Records Book 18184, Page 274, of the public records of Miami-Dade County, Florida.

MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 731,878 SQUARE FEET OR 16.80 ACRES, MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ¼ CORNER OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, BEING A 2 1/2" ALUMINUM DISK STAMPED "MIAMI-DADE SURVEY"; THENCE NORTH 89°04'34" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 2, A DISTANCE OF 672.99 FEET; THENCE SOUTH 00°31'45" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°31'45" EAST ALONG SAID EAST LINE, A DISTANCE OF 1272.72 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2; THENCE SOUTH 89°04'51" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 619.03 FEET TO AN INTERSECTION WITH A LINE 53.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 2; THENCE NORTH 00°34'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 949.66 FEET TO AN INTERSECTION TO A LINE 378.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 2; THENCE NORTH 89°04'34" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 175.00 FEET TO AN INTERSECTION WITH A LINE 228.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 2; THENCE NORTH 00.34'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 323.01 FEET TO AN INTERSECTION WITH A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 2; THENCE NORTH 89°04'34" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 444.94 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND THE POINT OF BEGINNING.