

FINAL AGENDA

2-13-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 16

MAST ACADEMY

3979 Rickenbacker Causeway, Miami

Tuesday, March 20, 2012 at 7:00 p.m.

CURRENT

1. 12-3-CZ16-1 UNIVERSITY OF MIAMI 11-119 20-54-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 16

MEETING OF TUESDAY, MARCH 20, 2012

MAST ACADEMY

3979 RICKENBACKER CAUSEWAY, 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

I. ELECTION OF CHAIR AND VICE-CHAIR

II. APPLICATION(S):

1. UNIVERSITY OF MIAMI (12-3-CZ16-1/11-119)

**20-54-42
Area 15/District 07**

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-396-83, passed and adopted by the Zoning Appeals, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Science Lab/Administration Bldg.", as prepared by Abramovitz, Harris, and Kingsland, Architects, Planners, dated March 1, 1983, consisting of 6 pages.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosenstiel School of Marine and Atmospheric Science", as prepared by Cambridge Seven Associates, Inc., Architects and Planners, dated stamped received January 12, 2012, sheets LM.01, LP.01 and A0.00 dated stamped received 01/18/12 consisting of 15 sheets.

- (2) MODIFICATION of Condition #2 of Resolution CZAB16-2-97, passed and adopted by the Community Zoning Appeals, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "RSMAS Food Service Renovation R 012.", as prepared by Diez- Mora Architects, Inc., consisting of 5 sheets dated 6-30-97 and a liquor survey entitled "University of Miami," as prepared by Ford, Amenteros and Manucy, Inc., dated 9-12-97.

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosenstiel School of Marine and Atmospheric Science", as prepared by Cambridge Seven Associates, Inc., Architects and Planners, dated stamped received January 12, 2012, sheets LM.01, LP.01 and A0.00 dated stamped received 1/18/12 consisting of 15 sheets.

The purpose of requests 1 & 2 is to allow the applicant to submit plans showing the addition of the proposed Marine Research and Education building to the property.

- (3) NON-USE VARIANCE to permit the proposed Marine Research Building to setback 31'-3" (75" required) from the interior side (North) property line.
- (4) NON-USE VARIANCE to permit the proposed Marine Research structure with a building height of 65' (35' maximum permitted).
- (5) NON-USE VARIANCE to permit the proposed Marine Research building with four (4) stories (2 stories maximum permitted).
- (6) NON-USE VARIANCE to permit parking spaces and driveways within 25' of the official right-of-way line of Rickenbacker Causeway (not permitted).

- (7) NON-USE VARIANCE to permit 281 parking spaces (1,396 spaces required, 289 previously approved, 1328 previously required).
- (8) NON-USE VARIANCE to permit the proposed electrical plant structure to setback 2'-7" (7.5' required) from the rear (west) property line and setback 8'-10" (20' required) from the interior side (north) property line.
- (9) NON-USE VARIANCE to permit the proposed electrical plant structure to be spaced 8'-4" (10' required) from the electrical power generator.
- (10)NON-USE VARIANCE to permit the proposed settling tank structure to setback 8'-10" (20' required) from the interior side (south) property line.
- (11)NON-USE VARIANCE to permit a lot coverage of 46% (15% permitted).

The aforementioned plans are 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: 4600 Rickenbacker Causeway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.08 Acres

Department of Permitting, Environment and
Regulatory Affairs
Recommendation:

Approval with a condition.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in

Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of 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. 16**

PH: Z11-119 (12-03-CZ16-1)

March 20, 2012

Item No. 1

Recommendation Summary	
Commission District	7
Applicant	University of Miami
Summary of Requests	The applicant is seeking to modify conditions of previously approved resolutions. Additionally, the applicant is seeking to permit buildings setback less than required from property lines and waive building height requirements, provide less parking than required and parking and drives within 25' of a right-of-way and lot coverage greater than permitted.
Location	4600 Rickenbacker Causeway, Miami-Dade County, Florida.
Property Size	11.08-acres
Existing Zoning	GU and BU-2
Existing Land Use	Educational
2015-2025 CDMP Land Use Designation	Institutions, Utilities and Communication (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval with a condition

REQUESTS:

- (1) Modification of Condition #2 of Resolution No. 4-ZAB-396-83, passed and adopted by the Zoning Appeals Board on the 9th day of November 1983, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Science Lab/Administration Bldg.", as prepared by Abramovitz, Harris, and Kingsland, Architects, Planners, dated March 1, 1983, consisting of 6 pages.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rosenstiel School of Marine and Atmospheric Science", as prepared by Cambridge Seven Associates, Inc., Architects and Planners, dated stamped received January 12, 2012, sheets LM.01, LP.01 and A0.00 dated stamped received 01/18/12 consisting of 15 sheets.

- (2) Modification of Condition #2 of Resolution No. CZAB16-2-97, passed and adopted by the Community Zoning Appeals Board on the 24th day of November 1997, reading as follows:

From: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "RSMAS Food Service Renovation R 012," as prepared by Diez – Mora Architects, Inc., consisting of 5 sheets dated 6-30-97 and a liquor survey entitled "University of Miami," as prepared by Ford, Armenteros and Manucy, Inc., dated 9-12-97."

To: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Rosenstiel School of Marine and Atmospheric Science," as prepared by Cambridge Seven Associates, Inc., Architects and Planners, dated stamped received 1/12/12, sheets LM.01, LP.01 and A0.00 dated stamped received 1/18/12 consisting of 15 sheets."

The purpose of requests #1 & #2 is to allow the applicant to submit plans showing the addition of the proposed Marine Research and Education building to the property.

- (3) NON-USE VARIANCE of setback requirements to permit the proposed Marine Research Building to setback 31'3" (75' required) from the north property line and setback 50'8" (85' required) from the front (east) property line.
- (4) NON-USE VARIANCE of zoning regulations to permit the proposed Marine Research structure with a building height of 65' (35' maximum permitted).
- (5) NON-USE VARIANCE of zoning regulations to permit the proposed Marine Research structure with four (4) stories (2 stories maximum permitted).
- (6) NON-USE VARIANCE of zoning regulations to permit parking and drives to be within 25' of the official right-of-way line of Rickenbacker Causeway (not permitted).
- (7) NON-USE VARIANCE of parking requirements to permit 285 parking spaces (1,396 spaces required; 287 previously approved, where 1,328 previously required).
- (8) NON-USE VARIANCE of setback requirements to permit the proposed electrical plant structure to setback 2'7" (7.5' required) from the rear (west) property line and setback 8'10" (20' required) from the interior side (north) property line.
- (9) NON-USE VARIANCE of spacing requirements to permit the proposed electrical plant structure to spaced 8'4" (10' required) from the electrical generator.
- (10) NON-USE VARIANCE of setback requirements to permit the proposed settling tank structure to setback 8'10" (20' required) from the interior side (south) property line.
- (11) NON-USE VARIANCE of zoning regulations to permit lot coverage of 46% (15% permitted).

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 site plan depicts the University of Miami Rosenstiel School of Marine and Atmospheric Science with approximately 279,000 sq. ft. of research and accessory use space distributed throughout multiple buildings.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU & BU-2; University of Miami Rosenstiel School of Marine and Atmospheric Science	Institutions, Utilities & Communication
North	GU; Miami-Dade County Parks, Recreation & Open Spaces	Parks & Recreation
South	None; Bear Cut	Water
East	GU; NOAA	Institutions, Utilities & Communication Parks & Recreation
West	GU; Miami Seaquarium	Institutions, Utilities & Communication and Parks & Recreation

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing marine research facility located along the Rickenbacker Causeway. The surrounding area is characterized by institutional and park and recreation uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the University of Miami to construct new buildings at its Rosenstiel School of Marine Atmospheric Science campus. The proposed buildings will provide additional space for the university to provide improved technologies needed for research. However, the request for the 65' Marine Technology and Life Sciences Seawater Complex (MTLSS) could have a negative visual impact on the surrounding properties because the tallest building currently on the subject property is 44'.

CDMP ANALYSIS:

The subject property is designated as **Institutions, Utilities and Communications** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. The approval of the requests sought in this application will allow the applicant to submit revised site plans for the Rosenstiel School of Marine and Atmospheric Science (RSMAS) campus. Staff notes that the revised site plan depicts the Marine Technology and Life Sciences Seawater Complex (MTLSS); a new pump house, new settling tanks, and replacement algae tanks; construction of a new electrical plant and generator; and demolition of three (3) previously approved buildings. Additional improvements to the campus include a new parking layout; connectivity between buildings and the waterfront; outdoor plazas; drive isles and landscaping. Staff is of the opinion that because the use will not change, the existing RSMAS campus with improvements is **consistent** with the uses allowed in the Institutions, Utilities and Communications land use designation on the CDMP LUP map.

ZONING ANALYSIS:

When requests #1 and #2, to permit the modification of a conditions of previously approved resolutions, are analyzed under Section 33-311(A)(7) Generalized Modification Standards, said requests would not generate excessive noise, traffic, provoke excessive overcrowding of people, tend to provoke a nuisance and would be **compatible** with the surrounding area as evidenced by the memoranda submitted by the Departments of Public Works and Waste Management; the Environmental Division of Permitting, Environment and Regulatory Affairs; and Miami-Dade Fire Rescue. Additionally, said departments indicate in their memoranda that they do not object to the application.

Staff opines that the approval of requests #1 and #2 would not have negative visual, noise, traffic impacts or unduly burden County services in the surrounding area as evidenced in the memoranda submitted by reviewing departments. Additionally, staff notes that approval of requests #1 and #2 is contingent upon the approval of the non-use variances listed as requests #3 through #11. Approval of requests #1 and #2 will allow the applicant to submit revised plans which depict the Marine Technology and Life Sciences Seawater Complex (MTLSS), a new pump house, new settling tanks, replacement algae tanks, and new electrical plant and generator. Additional site plan revisions include a new parking layout, connectivity between buildings and the waterfront, outdoor plazas, drive isles and landscaping. Staff notes that the applicant will demolish three (3) of the existing buildings in order to accommodate the new buildings. As such, staff opines that the requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(7) Generalized Modification Standards.**

Staff notes that while the subject property is zoned GU, Interim District; the Code states that if no trend in development has been established the minimum standards of the EU-2, Estates Single-Family Five Acre Estate District shall apply, notwithstanding that there is no EU-2 zoning in the surrounding area; **therefore the non-use variance requests #3 through #5 and #8 through #11 are necessitated based on the EU-2 zoning district standards.**

When requests #3 through #5 are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff notes that approval of these requests are contingent upon approval of requests #1 and #2. The surrounding area is characterized by institutional and recreational uses. Staff notes that the property was previously approved pursuant to Resolution No. 4-ZAB-396-83 for a science building to setback 10' (50' required) from the front (northeast) property line, with a maximum of 3 stories (2 stories permitted), and with a maximum height of 44' (35' permitted).

Staff opines that the requests to permit the proposed MTLSS complex to setback 31'3" (75' required) from the interior (north) property line and setback 50'8" (85' required) from the front (east) property line (request #3) with a building height of 65' (35' permitted) (request #2) and a maximum of four (4) stories (2 stories permitted) (request #3) are similar to those previously approved. Staff notes that the design of the building incorporates parking underneath the building with the second and third floors dedicated to research, office and laboratory space and the fourth floor to mechanical components of the building. Additionally, the configuration of the proposed 4-story building limits the impact of the requested non-use variances on the abutting

property to the east. Further, staff notes that the height of the Atlantic Oceanographic & Meteorological Laboratory building is approximately 90'. Said building is located just northwest of the subject property on the opposite side of the Rickenbacker Causeway. Therefore, in staff's opinion, approval of the requests would maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community and would be **compatible** with same. **As such, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When requests #6 and #7 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the requests to permit parking spaces and drives to be within 25' of the official right-of-way line of Rickenbacker Causeway (request #6) and to permit 285 parking spaces (1,396 spaces required; 287 previously approved, where 1,328 previously required) (request #7) is **compatible** with the surrounding area. Staff notes that the total square footage of the campus proposed and existing buildings increased from 266,042 to 279,127 therefore the required number of parking spaces increased by sixty-eight (68). The applicant was previously approved for 287 parking spaces pursuant to Resolution No. 4-ZAB-396-83; however request #7 would reduce the number of approved parking spaces by two (2). Staff opines that the reduction in the number of parking spaces is minimal due to the fact that access to the facility is controlled and limited by the secured entrance. Additionally, as a condition of approval for Resolution No. 4-ZAB-396-83 the applicant was required to increase the parking area adjacent to Crandon Boulevard (outside of the fence) to accommodate a total of 100 vehicles; therefore if needed there is additional parking for visitors to the facility.

The applicant has provided a "Parking Evaluation Report" for this application which indicates that the University of Miami operates a transit shuttle which operates Monday through Friday, connecting the Coral Gables main campus, the Vizcaya Metrorail Station and the RSMAS campus. Additionally, staff notes that the Parking Evaluation Report also details a parking survey conducted on the campus. The results of which found that a minimum of 47 and a maximum of 207 parking spaces were available during the educational day from 8:00 AM to 6:00 PM, indicating that there is adequate parking supply to meet the demands of the campus. Further, staff opines that the location of the driveway and parking spaces within 25' of the official right-of-way line of the Rickenbacker Causeway will have a minimal visual impact on the surrounding uses. The plans submitted in conjunction with this application depict the driveway as interior to the site; therefore it would not impact the flow of traffic along the Rickenbacker Causeway. **As such, staff recommends approval with conditions of requests #6 and #7 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

Staff opines that approval of requests #8 through #11 would be **compatible** with the surrounding area when analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations and are germane to requests #1 and #2. In staff's opinion the request to permit a structure to setback 2'7" (7.5' required) from the rear (west) and 8'10" (20' required) from the interior side (north) property lines (request #8) is **compatible** with the area. Based on aerial photographs and the submitted site plan, staff notes that driveways from the abutting properties are located adjacent to the property lines and act as a buffer between the two parcels. Additionally, the request for the electrical generator to be spaced 8'4" (10' required) from the electrical power generator (request #9) is internal to the site and does not have a visual impact on the surrounding uses. In staff's opinion, request #10 to permit the settling tank to setback 8'10" (20' required) from the interior side (south) property line does not impact the surrounding properties, as the south property line abuts Bear Cut (Biscayne Bay). Further, in

staff's opinion the request for a lot coverage of 46% (15% permitted) is based on the previously mentioned EU-2 zoning district standards which would apply to a single-family residence. Staff opines that approval of the requests would maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public, particularly as it affects the appearance of the community and would be **compatible** with same. **As such, staff recommends approval with conditions of requests #8 through #11 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts the existing campus with a single ingress/egress point along the Rickenbacker Causeway. There are drives throughout the property that connect the existing and proposed buildings. The site plan depicts 285 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with a condition.

CONDITION FOR APPROVAL:

That all the conditions of Resolutions 4-ZAB-396-83 and CZAB16-2-97 remain in full force and effect, except as herein modified.

ES:MW:GR:NN:CH:AN



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

NDN
6/11/12

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

University of Miami
11-119

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Permitting, Environment and Regulatory Affairs	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
Shoreline Development Review Committee	No objection
*Subject to conditions in their memorandum.	

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

<p><i>Institutions, Utilities and Communications</i> <i>(Pg. I-52.4)</i></p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Institutions, Utilities and Communications. The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.</i></p> <p><i>The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.</i></p> <p><i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i></p> <p><i>Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52-403.5365 F.S.) for individual electrical</i></p>
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ZONING RECOMMENDATION ADDENDUM

University of Miami

11-119

	<p><i>transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Institutions, Utilities and Communications; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

12-3-CZ16-1 (11-119)
Area 16/District 07
Hearing Date: 03/20/12

Property Owner (if different from applicant) **UM & MIAMI-DADE COUNTY.**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1971	The University of Miami	- Zone change from GU to BU-2.	ACC	Approved
1972	University of Miami	- Unusual Use to permit outside patio service in conjunction with existing bar & restaurant.	ZAB	Approved with Conditions
1983	University of Miami	- Special Exception to permit the expansion of an existing marine & atmospheric science center.	ZAB	Approved with Conditions
1997	Sprint Spectrum	- Unusual Use to permit a cellular communication facility.	ZAB	Approved with Conditions
1997	University of Miami	- Use Variance to permit a catering service. - Unusual Use to permit outdoor seating.	C16	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

Date: January 26, 2012
To: Jack Osterholt - Interim Director
Sustainability, Planning and Economic Enhancement

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



Subject: C-16 #Z2011000119-1st Revision
University of Miami
4600 Rickenbacker Causeway
Modification of a Previous Plan and Non-Use Variance to Permit Less
Parking Spaces than Required by Code
(GU) (11.08 Acres)
20-54-42

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

Flood Protection

The application site lies within a Special Flood Hazard Zone with a base flood elevation of (VE-12) 12 ft. NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 5 ft NGVD. The applicant is advised that all construction shall comply with the requirement of Section 11C of the Code for floodplain management. Please contact the Floodplain Management program at 786-315-2880 for more information.

Potable Water Service and Wastewater Disposal

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

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

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

with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

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 shall provide for the full retention of the 25-year/3-day storm event and shall also 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.

Coastal Resources

Coastal wetlands containing mangroves and buttonwoods exist in the subject properties. No work in coastal wetlands, or to trim, cut, or alter mangroves shall be performed without prior authorization from the Coastal Resources Section via an applicable Class I Permit.

The maximum extent of all work areas shall not include existing wetlands. All work and related activities shall not encroach existing wetlands; materials and equipment shall not be installed or staged within wetland areas. Construction fencing and barriers shall be installed on the uplands and adjacent to the wetlands to prevent encroachment by equipment, materials and/or personnel.

The applicant is advised that the Code prohibits work to dredge and fill coastal wetlands. Class I permit applications proposing such work must first demonstrate compliance with one of the criteria listed in Section 24-48.3(2) of the Code, and obtain approval from the Board of County Commissioners at a Public Hearing.

Wetlands

The subject property does not contain freshwater wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required. However, please be advised that the site contains coastal wetlands. See the Coastal Resources Section comments for further clarification.

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.

Hazardous Materials Management

The applicant will be required to obtain approval for management practices to control the potential discharge and spillage of pollutants associated with the proposed diesel tank, including but not limited to, the following:

1. All hazardous materials and hazardous waste must be provided with secondary containment capable of holding 110% of the largest container stored and protected from rainwater intrusion.
2. The applicant shall obtain the required Annual Operating Permit(s).

3. All liquid waste generating activities must be conducted on an impervious (i.e. concrete) indoor area designed to prevent any liquids to flow outside of work area.

The Industrial Facilities Section should be contacted for further information on required management practices for the proposed land use.

Tree Preservation

Tree Removal Permit #00003257 was issued on September 30, 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 September 30, 2012 in order to avoid violation of permit conditions.

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 properties. The applicant is advice to contact the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

The subject properties have four (4) closed enforcement records for violations of Chapter 24 of the Code. 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.

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, Sustainability, Planning and Economic Enhancement

REVISION 1
PH# Z2011000119
CZAB - C16

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: UNIVERSITY OF MIAMI

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

09-FEB-12

Memorandum



Date: 21-FEB-12
To: , Director
 Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2011000119

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated November 11, 2012.
 APPROVAL
 No objection to site plan date stamped received January 18, 2012.

Service Impact/Demand

Development for the above Z2011000119
 located at 4600 RICKENBACKER CAUSEWAY, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1553 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>69,845</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 3.45 alarms-annually.
 The estimated average travel time is: 7:00 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 15 - Key Biscayne - 2 Crandon Blvd. - ALS Engine

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 Letter of Intent date stamped received January 12, 2012.

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

Memorandum



Date: February 27, 2012

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

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

Subject: Z2011000119: University of Miami: Rosenstiel School of Marine and Atmospheric Science.
Revised Documents Dated Stamped Received through 1/18/2012

Application Name: University of Miami: Rosenstiel School of Marine and Atmospheric Science.

Project Location: The site is located at 4600 RICKENBACKER CAUSEWAY on Virginia Key, Miami-Dade County.

Proposed Development: The applicant is seeking non-use variance of parking requirements and a modification of previous plans. Revised Documents Dated Stamped Received through 1/18/2012 have been submitted.

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.

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

MN:jb

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

SHORELINE DEVELOPMENT REVIEW COMMITTEE

RESOLUTION 12 - SDRC - 01

WHEREAS, the University of Miami, a Florida non-for-profit Corporation, has applied for a 'no-need to comply' determination from the Biscayne Bay Shoreline Development Review Committee ("Shoreline Committee") for the expansion of the Rosenstiel School of Marine Science campus, located at 4600 Rickenbacker Causeway, Miami-Dade County, Florida, and as fully described in the attached site plans; and

WHEREAS, the proposed project consists of a new Marine Technology and Life Sciences Seawater Building, outdoor algae tanks lab, administrative offices, and surface and slab parking consisting of an addition of 91,632 sq. ft. of floor area; and

WHEREAS, the subject application was filed with the Miami-Dade County Sustainability, Planning and Economic Enhancement Department dated/stamped/received November 15, 2011; and

WHEREAS, the Shoreline Committee considers whether and the extent to which a project as presented conforms to the Miami-Dade County Comprehensive Development Master Plan and the Biscayne Bay Management Plan; and

WHEREAS, the Shoreline Committee determines the extent to which any plan or development action, as proposed, is in conformance with Article III of Chapter 33D of the Code of Miami-Dade County and with the minimum standards set forth in Miami-Dade County Resolution 85-257; and

WHEREAS, a public meeting of the Shoreline Committee was advertised and held on February 2, 2012, and the Shoreline Committee had the opportunity to hear from the applicant and members of the public; and

WHEREAS, the shoreline access to the public would further the intent of the ordinance, the existing condition of the site is not appropriate to encourage such access due to concerns of a strong ocean current posing a public hazard; and

WHEREAS, the sensitive nature of the research in the facility, has high security needs especially the pier on the bay where the university's marine vessels are docked.

WHEREAS, the Shoreline Committee considered the report and recommendations from Miami-Dade County staff as part of its review; and

NOW THEREFORE BE IT RESOLVED, that at the February 2, 2012 meeting, the Shoreline Committee, as moved by David Young and seconded by George Puig, approved the University of Miami's request for a "no-need to comply" determination, in accordance with Sustainability Planning and Economic Enhancement Department's recommendation referenced herein as exhibit A, as presented and enumerated in the attached staff report and submitted site plan with the following provisions and conditions:

1. Provided that it is consistent with all requirements of the Code of Miami-Dade County, the applicant shall provide a permanent information board to expand the public's awareness and appreciation of Miami-Dade County's coastal resources. The location, size and details of this signage shall be approved by the Planning Division of Parks Recreation and Open Spaces Department, Miami-Dade County.
2. At such time that Miami-Dade County opens the beach for public use, the University shall allow public access from dawn to dusk in the beach area adjoining the facility, except access to the docking section of the pier shall not be required and security and liability issues shall be considered.

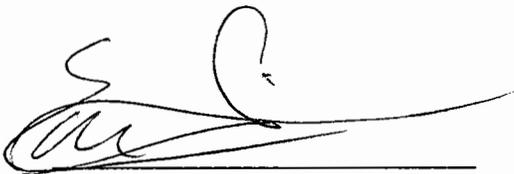
The vote on the motion was as follows:

George Puig	- yes
David Young	- yes
Jorge Azze	- yes
Rick Hernandez	- yes
Craig Philip Southern	- absent
Ivonne Martinez	- absent
Sarah Sinatra	- yes

Motion to **approve** passed - 5 - 0.

This resolution constitutes the report of the Shoreline Development Review Committee together with all exhibits attached hereto submitted to the Miami-Dade County, Florida pursuant to Article III of Chapter 33D of the Code of Miami-Dade County which shall become a part of all hearings and/or permit records on the proposed development action.

Respectfully submitted,



Eric Silva
Interim Asst. Director, Zoning and Community Design
Sustainability Planning and Economic Enhancement Department
App. # 11-SDRC-06

3/2/12

Date

Date: January 26, 2011

To: Shoreline Development Review Committee

From: Eric Silva, Interim Assistant Director
Sustainability Planning and Economic Enhancement Department

Subject: Rosenstiel School of Marine and Atmospheric Science Building
Shoreline Application No. 11-SDRC-06
Section-Township-Range: 20-54-42
Commission District: 07
Jurisdiction: Miami-Dade County

GENERAL INFORMATION

SHORELINE ORDINANCE

LEGISLATIVE INTENT

Section 33-D of the Code of Miami-Dade County mandates preservation of the basic qualities, characteristics, natural, recreational and aesthetic values of the Biscayne Bay area. Accordingly, the procedures and criteria set forth in the Code and in the Shoreline Development Review Manual [R-257-85] are intended to preserve or enhance the value of the Biscayne Bay area; encourage the best use of the shoreline area for resident and visitor enjoyment; maximize public visual and physical access to the water through the provision of mixed use facilities and places open to the public at large; encourage new shoreline development and to orient or reorient shoreline uses and buildings to the water which respects the coastal environment by: avoiding the further walling off of the shoreline; encouraging the retention and use of native plant materials along the shoreline; provide landscaping in view corridors and setback areas that focus views toward the water, thereby creating a natural edge of greenbelt-like quality along the bay shoreline; and that planning and designing of new or improvements to existing development that will enhance the view of the water and shoreline area from the street.

REQUEST

In accordance with the requirements of the Shoreline Ordinance [Section 33D-31-41, Code of Miami-Dade County] and Shoreline Development Review Manual [R-257-85], the Sustainability Planning Economic Enhancement Department reviewed plans entitled: "No-Need to Comply" to Rosenstiel School of Marine and Atmospheric Science and Marine Technology and Life Sciences Seawater Building, prepared by Biscayne Engineering Company, Inc. dated/stamped/received November 15, 2011.

PERTINENT COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES AND POLICIES

The CDMP establishes the broad parameters for government to do detailed land use planning and zoning activities, functional planning and programming of infrastructure and services. As such, it is a framework for use by other programs within the county and all proposed

development, development plans shall be consistent with the policies and objectives set forth in this plan.

The subject property is designated for **Institutions, Utilities and Communications** on the adopted 2015 and 2025 Land Use Plan for Miami-Dade County. Large-scale public facilities, institutional and communications uses, and utilities are specifically identified in the 'Institutions, Utilities, and Communications' category on the land use Plan map. This property is located within the limits of unincorporated Miami-Dade County.

CDMP-Coastal Management Element

Objective CM-5

Miami-Dade County shall increase the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses.

Policy CM-5B.

The County shall place a high priority on maintaining existing water-dependent uses (i.e., uses which cannot exist or occur without association with coastal or estuarine water masses), and water-related uses by the public identifying appropriate, environmentally compatible new areas for such activities. Priority will be given in land planning by Miami-Dade County for water-dependent land uses along the shoreline.

Policy CM-5F.

The siting of water dependent facilities shall be based on upland, shoreline and in-water characteristics, as well as submerged land ownership. At a minimum, the following general criteria shall be used to determine the appropriateness of sites within the Coastal Area for marina/water-dependent projects:

Construction or subsequent operation of any proposed marina/water-dependent project shall not destroy or degrade:

Hammocks, pinelands, or salt marshes, or

Mangrove Protection Areas, or

Seagrass or hard bottom communities, or

Habitats used by endangered or threatened species.

Where applicable, the proposed marina/water-dependent project site shall have:

A minimum depth of 4 feet at mean low tide in the proposed marina basin and access channel, and direct access to the Intracoastal Waterway or to another dredged channel or area with a minimum of 6 feet at mean low tide, and

Good landside accessibility.

The proposed marina/water-dependent facility shall be:

Compatible with existing, surrounding land uses, and

Of sufficient size to accommodate project and the required parking, and

Consistent with the requirements of Miami-Dade County's Shoreline Development Review process, as specified in Chapter 33D of the Code of Miami-Dade County, as may be amended from time to time.

The proposed marina/water-dependent facility shall:

Preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters, and

Preserve or enhance the quality of the estuarine and coastal waters, water circulation, tidal flushing and light penetration, and

Preserve archaeological artifacts or zones and preserves or sensitively incorporate historic sites, and

Where applicable, provide a hurricane contingency plan.

Objective CM-6

Miami-Dade County shall preserve traditional shoreline uses and minimize user conflicts and impacts on man-made structures and activities on coastal resources.

Objective CM-7

Improve the public's awareness and appreciation of Miami-Dade County's coastal resources and water-dependent and water-related uses.

Policy CM-7A

Signage along major thoroughfares shall direct the public's attention to public shoreline parks with water-dependent or related facilities.

PROJECT DESCRIPTION

University of Miami ("the University"), a Florida not-for-profit corp., is requesting shoreline review for a "no-need to comply" determination of its proposal for the expansion of the existing marine research facility located at 4600 Rickenbacker Causeway, in the unincorporated part of Miami-Dade County. The development will include the demolition of three buildings and new construction consisting of a new academic and research building, a pump house, an electric power generator, electrical plant, and improvements of parking lots and settling tanks in the West Campus. Improvements and additional parking is proposed in the East Campus.

BACKGROUND

The existing buildings in the research facility were built in 1983. Staff notes the setback of the Marine Science Center is not consistent with the setbacks requirements set by the Shoreline Review ordinance. Since the campus was built before the shoreline ordinance was established, this was exempt from SDRC review. In 1988 the University applied to the Shoreline Development Review Committee for a fish hatchery grow-out pond. The committee approved the applicant's "no-need to comply" request as the proposed structures are below grade and do not exceed the threshold of Shoreline review criteria.

The University of Miami Rosenstiel School of Marine and Atmospheric Science (RSMAS) proposed campus expansion of 91,632 SF, equals to about 33% of the total SF of the existing campus buildings. This expansion is primarily located on the west campus parcel which is owned by the university and labeled as Tract E in submitted plans. The campus expansion would contain the new Marine Technology and Life Sciences Seawater Building (MTLSS) building, outdoor and algae tanks lab, administrative offices, surface and under slab parking. A portion of the proposed MTLSS building lies on land labeled as Tract C. This land is also owned by Miami-Dade County and leased to the University until June 30, 2050. The expansion also includes a surface parking lot on the east campus parcel labeled as Tract B on submitted plans. This land is owned by Miami-Dade County and leased to the University until June 30, 2050. Both the east and west campus are adjacent to the Rickenbacker causeway and front Biscayne Bay.

ANALYSIS

This application is **consistent** with Miami-Dade County's CDMP Coastal Management Element that indicates that new developments larger than single family or duplex residences within the County's Shoreline Development Review Committee Review Boundary shall be water dependent and water related. The RSMAS is a research and educational facility, whose focus is the study of marine sciences. Ongoing research projects are sea water-dependent; this includes

pumping seawater to maintain algae and fish tanks, tagging ocean current with isotopes and buoys, tagging sharks among many others. Students are actively engaged in these projects as part of their education. The proposed expansion of this facility is funded by a grant by the 'National Institute of Standards and Technology' to create a state of the art, world class facility for marine research. The primary use of the school operations are water-dependent, specifically ocean water-dependent and cannot be located inland. The southern section of Virginia Key has a number of Institutional and recreational uses that are marine-based: 1) the Miami Seaquarium; 2) the Miami Marine Stadium; 3) the National Marine Fisheries Service; 4) the office of the U.S National Oceanic and Atmospheric Administration; and the University of Miami Rosenstiel School of Marine and Atmospheric Science. This application furthers the objectives of the CDMP; as such the staff opinions the proposed expansion is **consistent** with the Coastal Management Policy 5F, that indicates that the proposed marina/water-dependent facility shall be compatible with existing, surrounding land uses and preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters.

The Sustainability Planning and Economic Enhancement Department offers the following comments regarding the plans based on the Shoreline Review Ordinance and the Shoreline Design Manual.

Setback

The existing Marine Science Center and accessory structures encroach into the shoreline setback. The shoreline ordinance requires a minimum setback of 25'; however, the setback between the existing buildings and shoreline varies between 10' and 30'. The marine science center, which holds a restaurant overlooking the bay is approximately 10' from the shoreline. The proposed expansion consisting of MLTSS building is 435' from the shoreline and the accessory structures consisting of: 1) relocated algae tank is approximately 30'; 2) pump house is 88' from the shoreline meeting shoreline requirements. Although the proposed expansion meets the shoreline setback, there is no area along the shoreline to retrofit a pedestrian-friendly boardwalk due to the presence of existing construction, mostly built in the 1980's.

Visual Corridor

The unobstructed view of Biscayne Bay from a roadway, bikeway or a walkway, is considered a visual corridor for the purpose of the shoreline review ordinance. Visual Corridor may be achieved by placing buildings on a site in a manner that reserves an area where the ocean is visible from the site and closest roadway. This is particularly relevant in urban sections of the city, where scaling structures impede, the view of bay for the general public. Interruptions of the urban fabric with elements such as open space and view corridors are an amenity, a visual relief from the monotony of the structures and roadways.

As regards to this application, visual access to the Biscayne Bay from the Rickenbacker Causeway is fairly limited, due to the location, height and large scale of existing University and Seaquarium buildings and dense vegetation. However, as one drives or bikes up the causeway, there are unimpeded view openings for the public. It is staff's opinion that there are several opportunities to enjoy the views of the bay beginning at the entrance of the Rickenbacker causeway, through the bridge through, Virginia Key up the causeway and Key Biscayne. The southern tip of Virginia key with its buildings and vegetation pose a short interruption, to the

visual corridor. As such, the University's expansion project does not cause interruptions of the public's visual corridor of the bay.

Shoreline Access

The campus is a secured facility due to sensitive, on-going research programs. Access into the campus is restricted to students, professorial and administrative staff. Current security protocol requires all visitors to check-in at the entrance. The facility has a restaurant overlooking the bay inside the Marine Science building, and piers that extend out towards the shoreline. These areas allow access to the shoreline and enjoyment of the bay.

Staff is of the opinion that a publically accessible boardwalk along the shoreline may not be appropriate due to the security needs of this facility. Submitted plans indicate the incorporation of a plaza between the MTLSS and the science lab, administration buildings and a system of pedestrian connections linking all of the buildings and areas of the facility. Further, the proposed internal network of pedestrian paths in the area, where the existing Glasswell is proposed to be demolished, provides campus users and visitors access to the piers that front the shoreline. The proposed pedestrian network and plaza, in staff's opinion, furthers the shoreline ordinance's legislative intent by providing enhanced views and enjoyment of the water and shoreline from within the development and allowing access to the water through shoreline access is restricted.

The potential accessibility to the shoreline from the Rickenbacker causeway, from the parking lot located on the north side of the facility. The parking lot is currently used for visitor's parking for the UM facility. Bikers often make a rest stop before continuing to the rest of their trip on the causeway. However, Miami-Dade County has restricted access to this portion of the shoreline due to fast water currents, at the location in the location in the bay.

Landscape

A large mangrove area and ground cover with grass is present along the facility's shoreline. This landscaping provides a greenbelt along the shoreline, preserves and buffers the shoreline from future erosion, furthering the legislative intent of the shoreline ordinance to create or recreate a natural soft edge along the bay. The applicants has been actively maintaining this landscape along the bay by removing existing exotic Australian pines, through a beach clean-up program with its students.

RECOMMENDATION

Staff is on the opinion that the application is consistent with the shoreline ordinance as per sec 33D of Miami-Dade County code. Though the shoreline access to the public would further the intent of the ordinance, the existing condition of the site is not appropriate to encourage this access due to concerns of strong current posing a public hazard. In addition, the sensitive nature of the research in the facility, has high security needs especially the pier on the bay where the university's marine vessel is docked.

Staff recommends, **Approval with conditions** of the applicant's request for a "**no-need to comply**" determination.

CONDITIONS:

1. The applicant shall place informational permanent board, within the provision of the zoning code, to expand the public's awareness and appreciation of Miami-Dade County's coastal resources and water-dependent uses. The content, location and other guidelines of the same shall be developed by SDRC coordinator and county staff with the applicant, as allowed by Miami-Dade County Zoning code. Total surface area of the displays shall be a minimum of 50 SF.
2. At such time the Miami-Dade County opens the beach for public use, the University will allow public access from dawn to dusk in the area outside of the facility along the shoreline, except access to the docking section of the pier.

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.

RECEIVED
 211-119
 OCT 04 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

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)

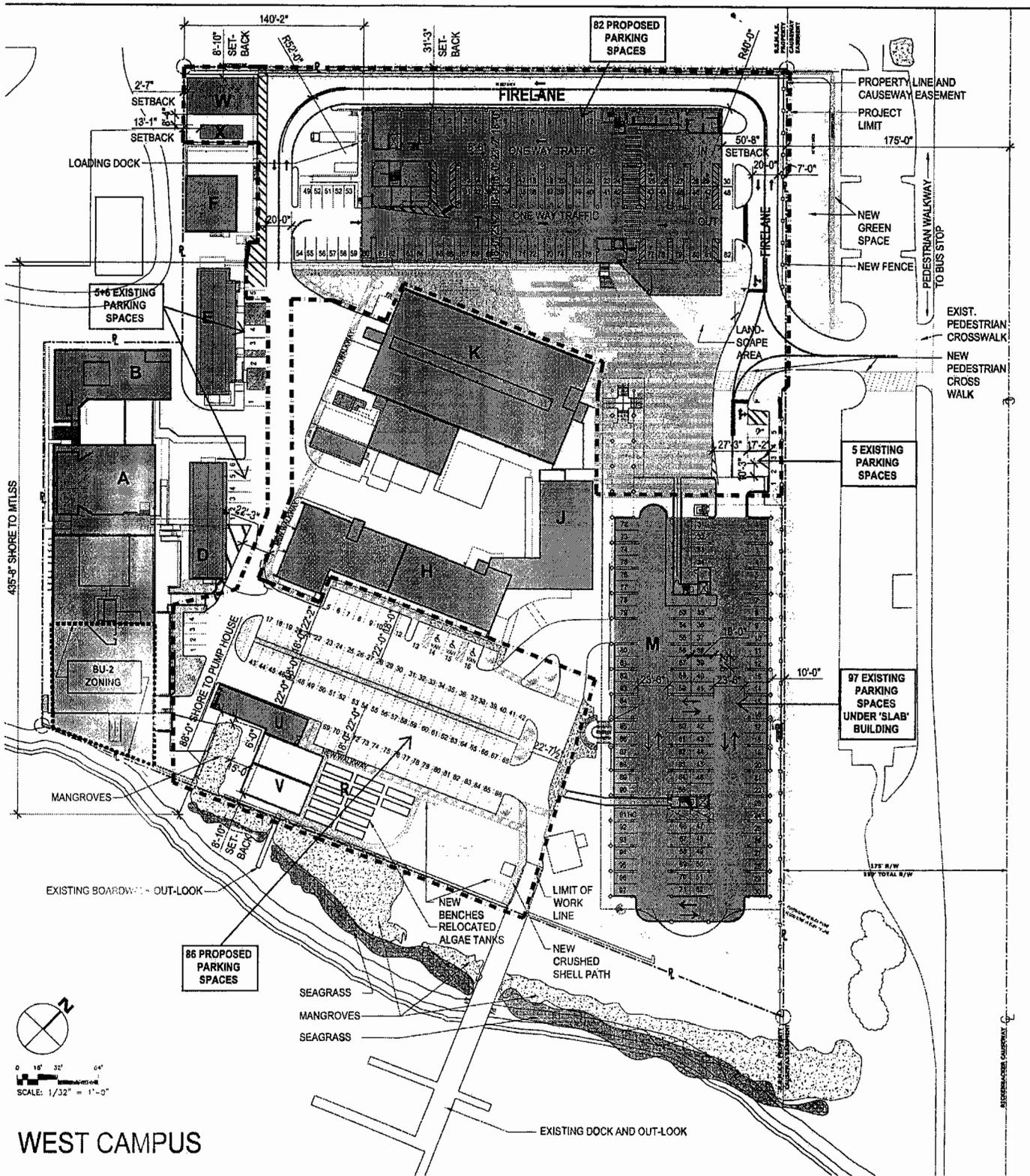
Sworn to and subscribed before me this 12th day of April, 2011. Affiant is personally known to me or has produced _____ as identification.

Cristina Barrera
(Notary Public)



My commission expires: 10/30/13

*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.



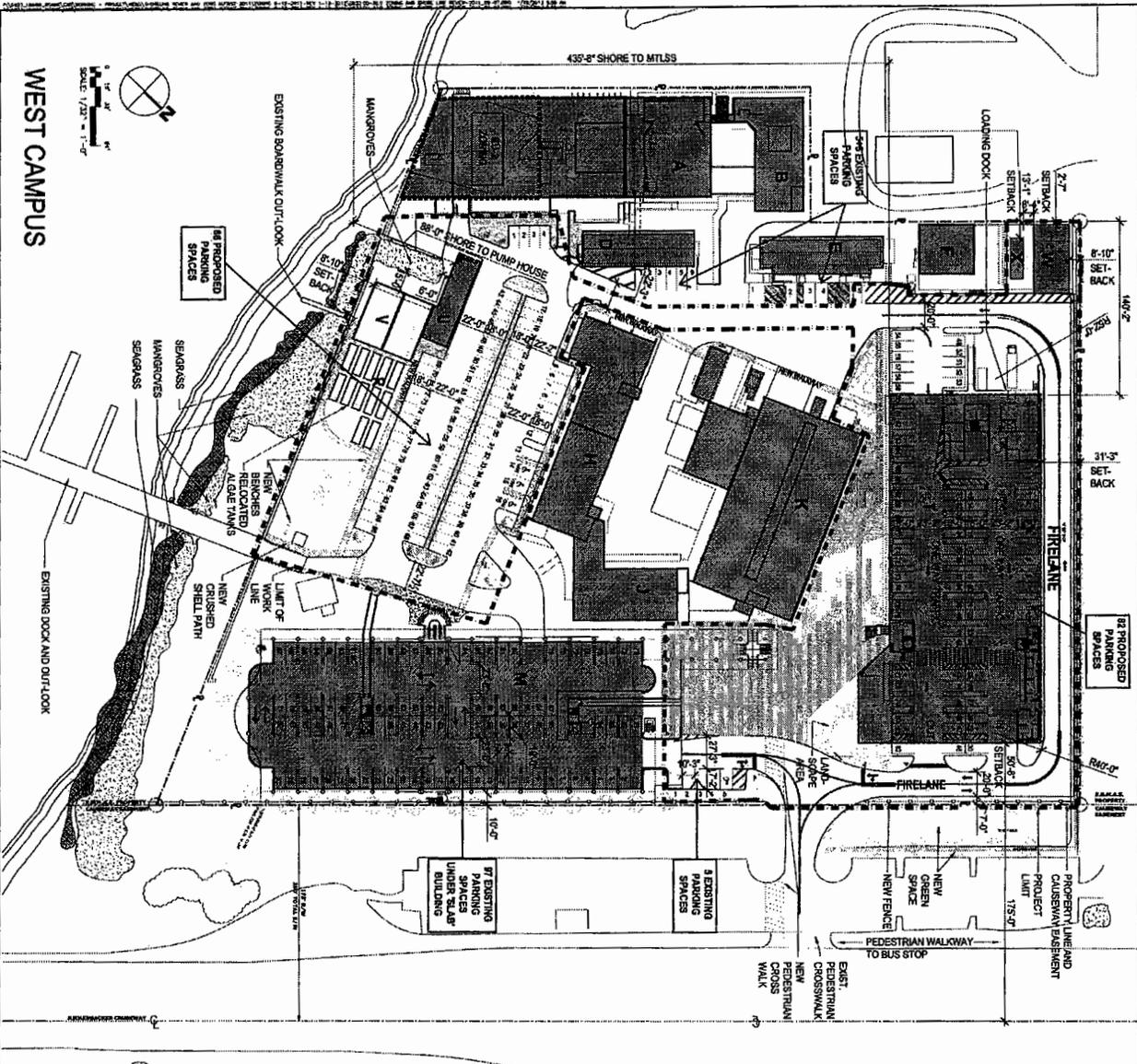
WEST CAMPUS

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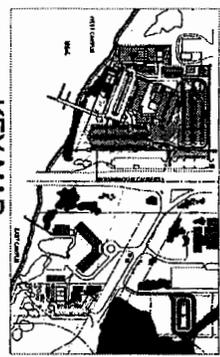
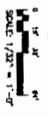
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

ENLARGED SITE PLAN

BY _____



WEST CAMPUS



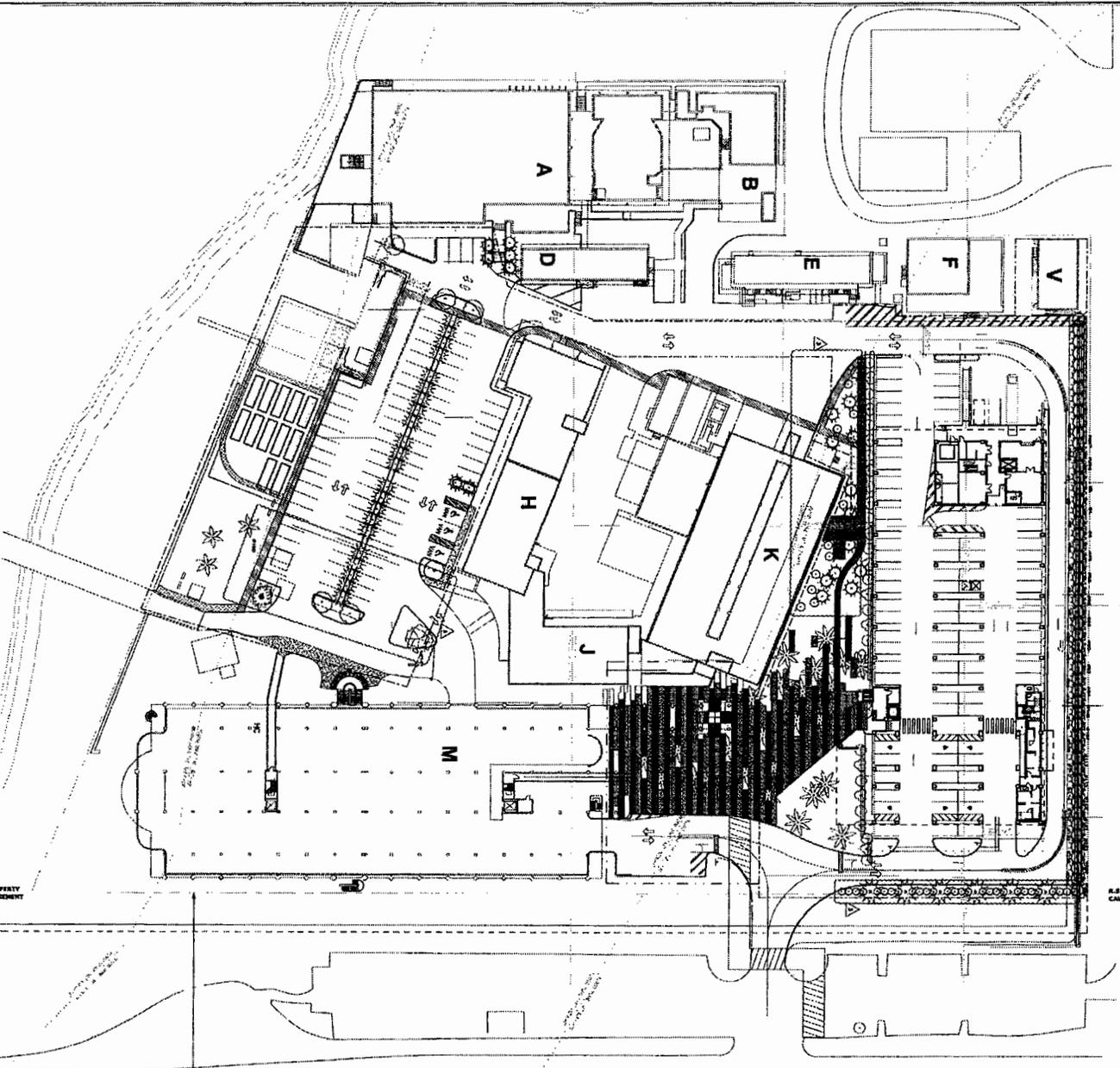
KEY MAP

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ZONING HEARINGS SECTION
 MAJOR-DIVISION PLANNING AND ZONING

BY _____

NO.	DATE	DESCRIPTION
1	12/10/11	PRELIMINARY ZONING APPLICATION
2	1/10/12	ZONING HEARING
3	1/18/12	ZONING HEARING
4	1/25/12	ZONING HEARING
5	2/1/12	ZONING HEARING
6	2/8/12	ZONING HEARING
7	2/15/12	ZONING HEARING
8	2/22/12	ZONING HEARING
9	2/29/12	ZONING HEARING
10	3/6/12	ZONING HEARING
11	3/13/12	ZONING HEARING
12	3/20/12	ZONING HEARING
13	3/27/12	ZONING HEARING
14	4/3/12	ZONING HEARING
15	4/10/12	ZONING HEARING
16	4/17/12	ZONING HEARING
17	4/24/12	ZONING HEARING
18	5/1/12	ZONING HEARING
19	5/8/12	ZONING HEARING
20	5/15/12	ZONING HEARING
21	5/22/12	ZONING HEARING
22	5/29/12	ZONING HEARING
23	6/5/12	ZONING HEARING
24	6/12/12	ZONING HEARING
25	6/19/12	ZONING HEARING
26	6/26/12	ZONING HEARING
27	7/3/12	ZONING HEARING
28	7/10/12	ZONING HEARING
29	7/17/12	ZONING HEARING
30	7/24/12	ZONING HEARING
31	7/31/12	ZONING HEARING
32	8/7/12	ZONING HEARING
33	8/14/12	ZONING HEARING
34	8/21/12	ZONING HEARING
35	8/28/12	ZONING HEARING
36	9/4/12	ZONING HEARING
37	9/11/12	ZONING HEARING
38	9/18/12	ZONING HEARING
39	9/25/12	ZONING HEARING
40	10/2/12	ZONING HEARING
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WEST CAMPUS
SCALE: 1" = 30'

R.S.P.A.S. PRO
CAUSEWAY EAS

PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	REVISIONS
1	(Symbol)	PLANT NAME	1	1/1/12	
2	(Symbol)	PLANT NAME	1	1/1/12	
3	(Symbol)	PLANT NAME	1	1/1/12	
4	(Symbol)	PLANT NAME	1	1/1/12	
5	(Symbol)	PLANT NAME	1	1/1/12	
6	(Symbol)	PLANT NAME	1	1/1/12	
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15	(Symbol)	PLANT NAME	1	1/1/12	
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17	(Symbol)	PLANT NAME	1	1/1/12	
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19	(Symbol)	PLANT NAME	1	1/1/12	
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21	(Symbol)	PLANT NAME	1	1/1/12	
22	(Symbol)	PLANT NAME	1	1/1/12	
23	(Symbol)	PLANT NAME	1	1/1/12	
24	(Symbol)	PLANT NAME	1	1/1/12	
25	(Symbol)	PLANT NAME	1	1/1/12	
26	(Symbol)	PLANT NAME	1	1/1/12	
27	(Symbol)	PLANT NAME	1	1/1/12	
28	(Symbol)	PLANT NAME	1	1/1/12	
29	(Symbol)	PLANT NAME	1	1/1/12	
30	(Symbol)	PLANT NAME	1	1/1/12	

LANDSCAPE LEGEND

DATE: 1/1/12
SCALE: 1" = 30'

LEGEND

1. BERRY BUSH (1' x 1' x 1')

2. BERRY BUSH (1' x 1' x 1')

3. BERRY BUSH (1' x 1' x 1')

4. BERRY BUSH (1' x 1' x 1')

5. BERRY BUSH (1' x 1' x 1')

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27. BERRY BUSH (1' x 1' x 1')

28. BERRY BUSH (1' x 1' x 1')

29. BERRY BUSH (1' x 1' x 1')

30. BERRY BUSH (1' x 1' x 1')

RECEIVED

ZONING HEARINGS SECTION

MAAMI-DADE PLANNING AND ZONING DEPT.

JAN 18 2012

BY _____



ROSENSTIEL SCHOOL
4800 Rosenstiel Court
Miami, FL 33156
PROJECT #1028

UNIVERSITY OF MIAMI
1301 University Ave
Miami, FL 33136

CHRONOANTIC
1301 University Ave
Miami, FL 33136

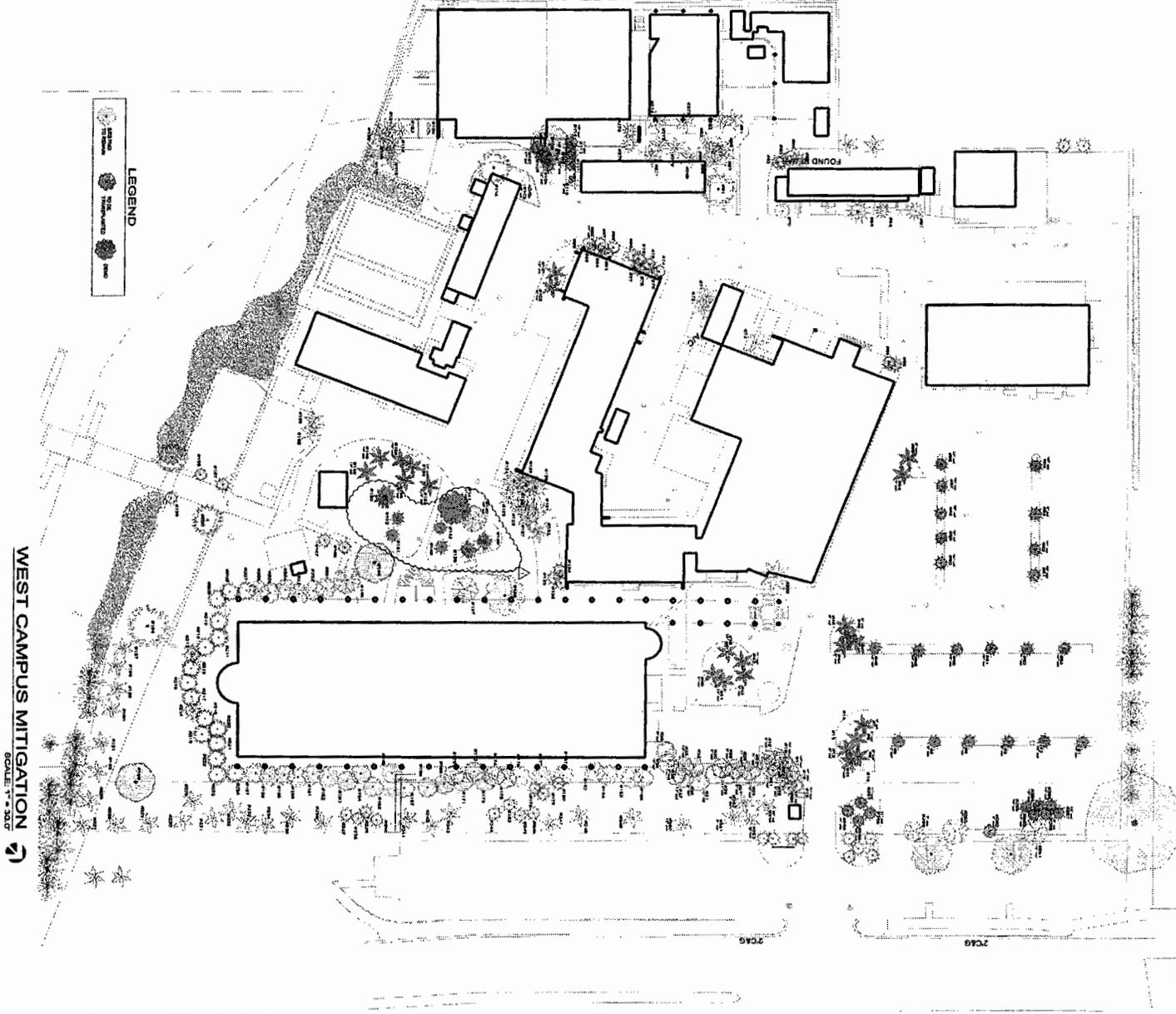
LANDSCAPE ARCHITECT
1301 University Ave
Miami, FL 33136

DATE: 30 September 2011

PROJECT: Landscape Site Plan

SCALE: 1" = 30'

PROJECT #: LP.01



UN-BUSINESS Building Types
MITIGATION LIST

NO.	DESCRIPTION	DATE	STATUS
1
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2-11-12
JAN 18 2012

ZONING DEPARTMENT
MILWAUKEE COUNTY PLANNING AND ZONING DEPT.
BY: _____

Professional Seal
MILWAUKEE COUNTY PLANNING AND ZONING DEPARTMENT



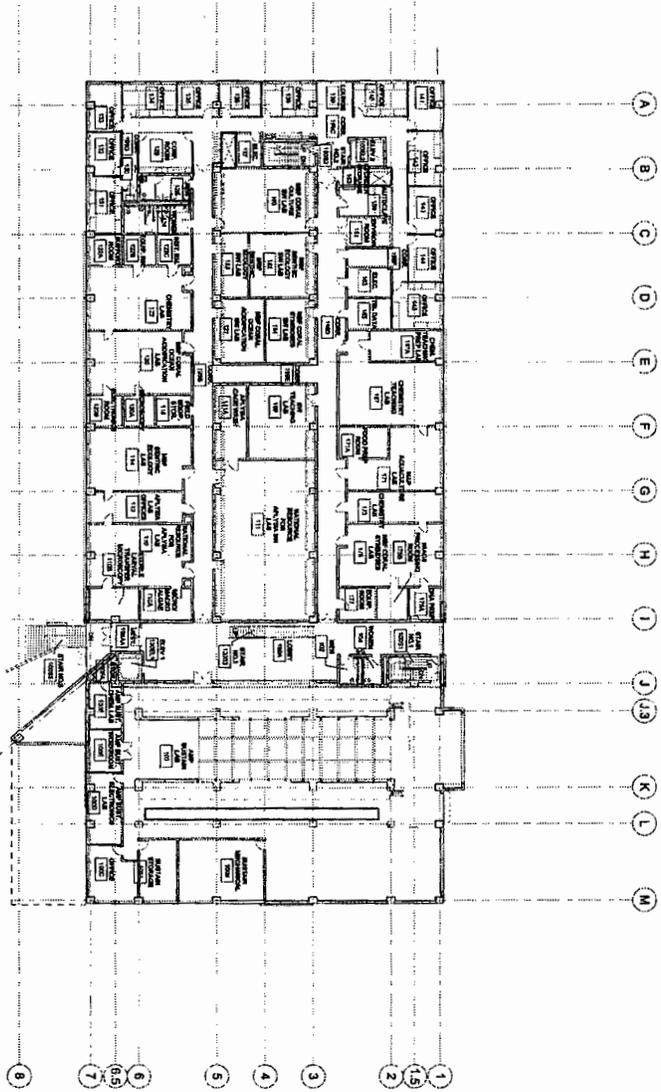
ZONING

DESIGN PARTNERS
DESIGN PARTNERS, INC.
1700 W. WISCONSIN AVENUE
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.DESIGNPARTNERS.COM

University of Wisconsin - Milwaukee
Department of Urban Planning and Design
180 Lincoln Drive
Milwaukee, WI 53233
TEL: 414.224.1100
WWW.UWMILWAUKEE.EDU

Project No. _____
Drawing No. _____
Drawing Title: Mitigation Site Plan
Author: _____
Checked: _____
Date: _____

LM.01



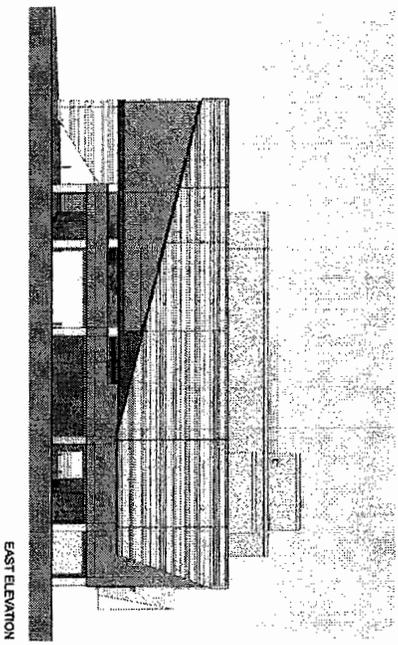
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

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 2-11-12
 JAN 12 2012

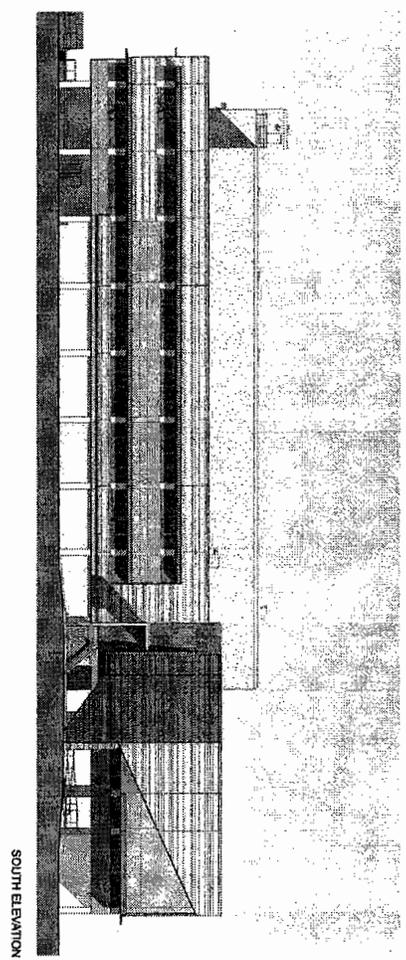
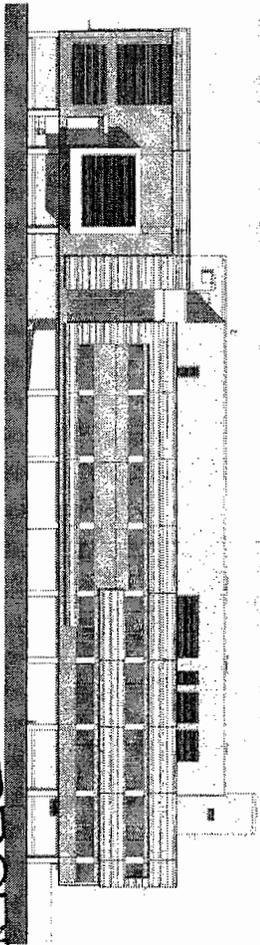


ZONING

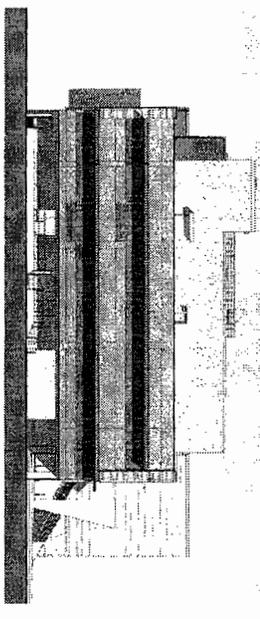
<p>CONTRACTOR Canteliga Server Associates, Inc. 3000 North Bayshore Drive Suite 1000 Miami, Florida 33137 Phone: 305.555.1111</p>							
<p>DATE 01/12/2011</p>							
<p>PROJECT 4800 Rosemstel Avenue Level 1 Plan</p>							
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Initial</td> <td>01/12/2011</td> </tr> </tbody> </table>		No.	Description	Date	1	Initial	01/12/2011
No.	Description	Date					
1	Initial	01/12/2011					
<p>SCALE 1/8" = 1'-0"</p>							
<p>PROJECT NO. A1.1</p>							



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

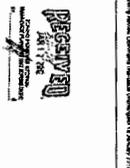
BY

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MIAMI-DADE PLANNING AND ZONING
ZONING

RECEIVED
JAN 12 2012



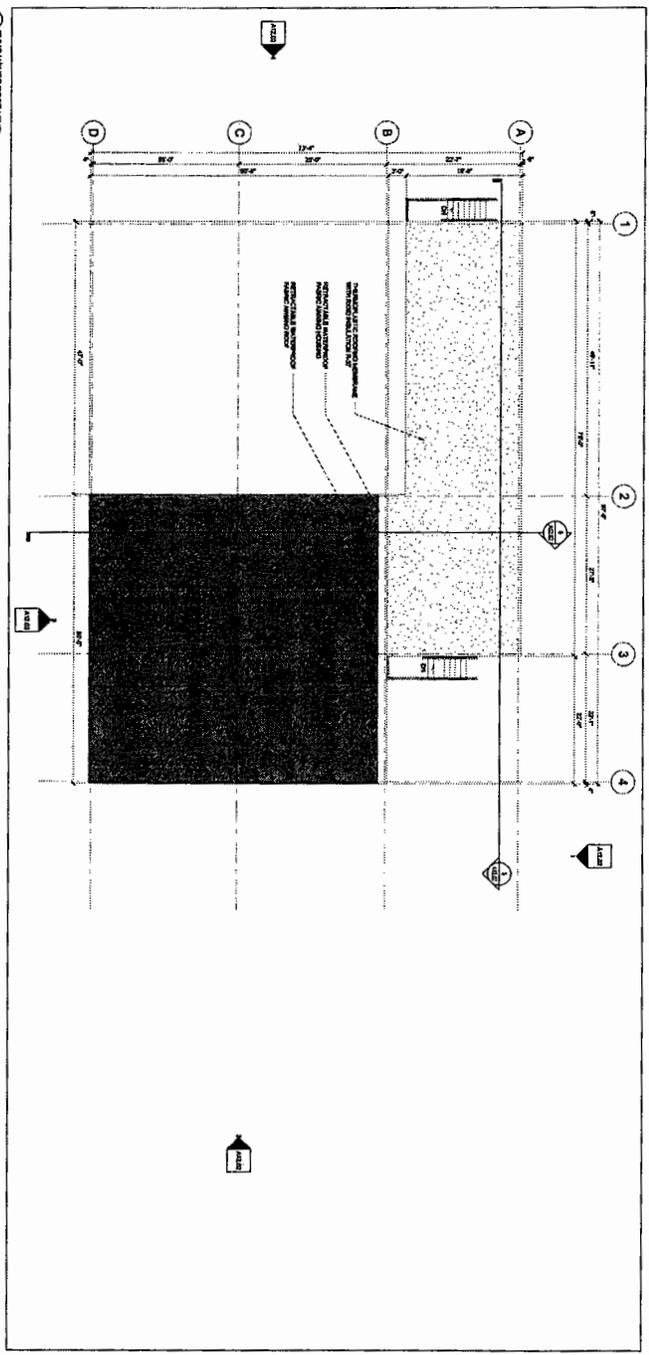
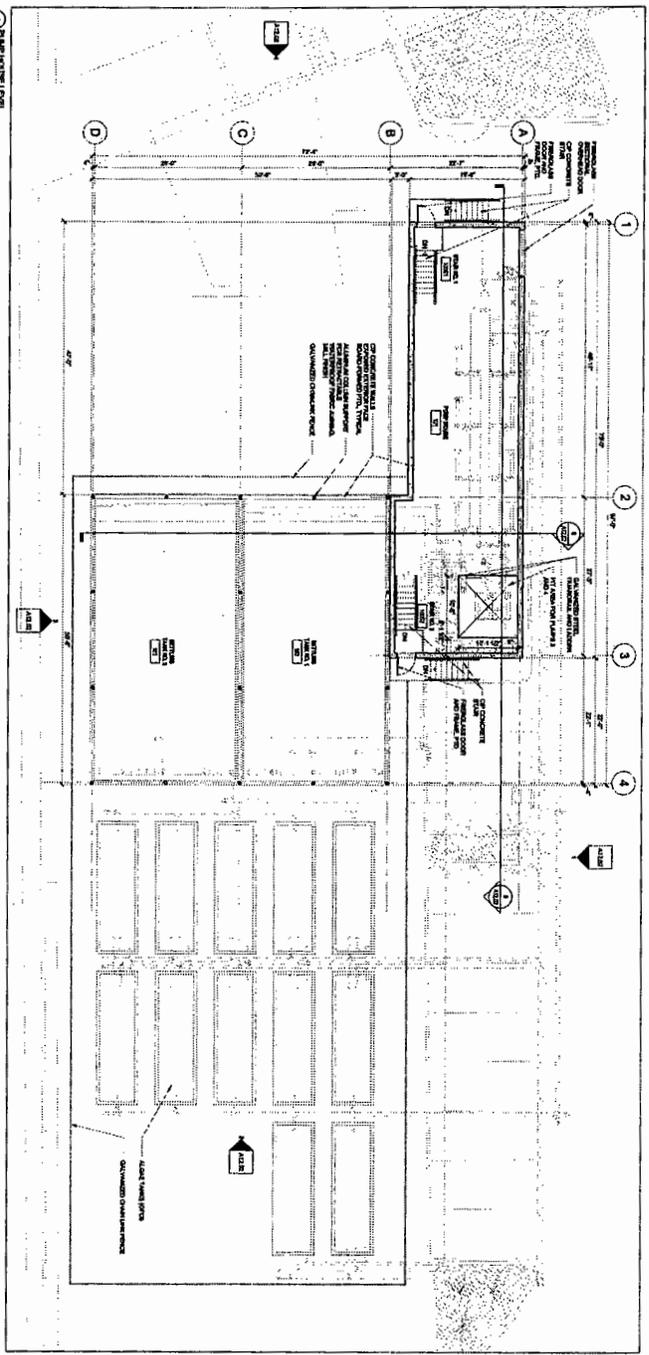
ROSENSTEEL SCHOOL
4001 UNIVERSITY BLVD
MIAMI, FL 33135
PROJECT # 1000000000



Cambridge Smart Associates, Inc.
11111 N.W. 11th St., Suite 200
Miami, FL 33150
Tel: 305.555.1111
Fax: 305.555.1112
www.cambridgesmart.com

Project No. 1000000000
Date: 01/22/2011
Sheet: 444
Scale: N.T.S.
Drawing Title: BUILDING ELEVATIONS

A2.0



1 ROSENSTIEL SCHOOL - FIRST FLOOR

2 ROSENSTIEL SCHOOL - SECOND FLOOR



ROSENSTIEL SCHOOL
4000 Northwestern University
Miami, Florida 33197-0001
Phone: 305.375.3000

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2/1-15
JAN 12 2012

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MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

ZONING



PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 11700
JAMES W. HARRIS, P.E.

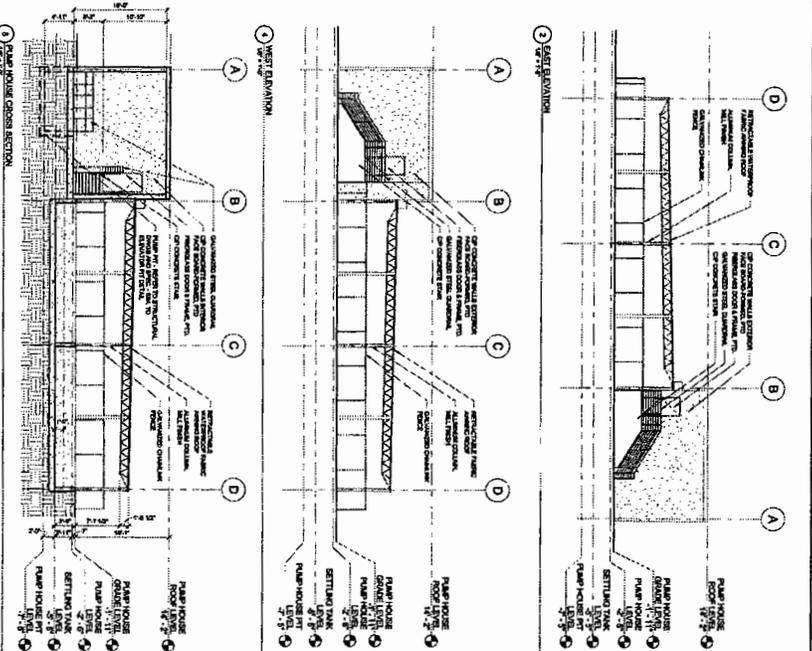
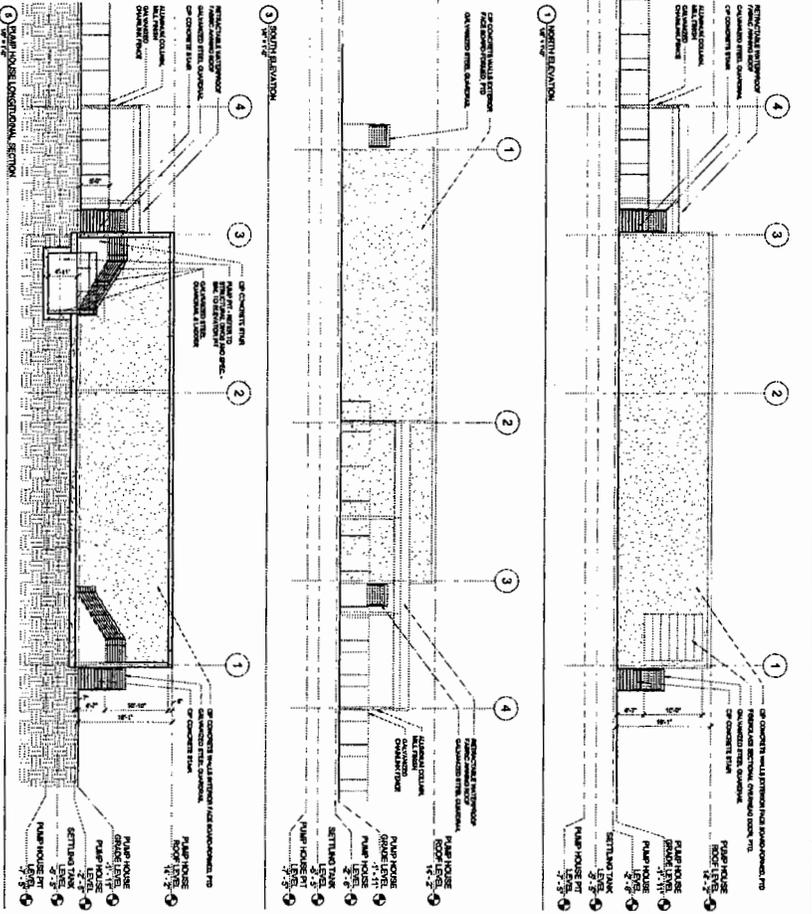
Florida State Survey Association, Inc.
10000 N.W. 11th Avenue, Suite 200
Miami, Florida 33150
Phone: 305.551.1111
www.fssa.org

University of Miami
Professional Engineering Center
1300 S.W. 15th Avenue, Room 100
Miami, Florida 33136
Phone: 305.274.1000
www.engr.miami.edu

James Harris, P.E.
Professional Engineer
No. 11700
10000 N.W. 11th Avenue, Suite 200
Miami, Florida 33150
Phone: 305.551.1111
www.fssa.org

Flood Proof Pump House Plans
A12.01

James Harris



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 JAN 12 2012

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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

7. WINDOW PROJECT IDENTIFIABLE

LINE NAME	NO. MATERIAL	COMMENTS/REVISIONS
ALUMINUM WINDOW FRAME	2100	2"
ALUMINUM WINDOW GLASS	2101	2"
ALUMINUM WINDOW SILL	2102	2"
ALUMINUM WINDOW CASE	2103	2"
ALUMINUM WINDOW LINEN	2104	2"
ALUMINUM WINDOW TRACK	2105	2"
ALUMINUM WINDOW STOP	2106	2"
ALUMINUM WINDOW STOP	2107	2"
ALUMINUM WINDOW STOP	2108	2"
ALUMINUM WINDOW STOP	2109	2"
ALUMINUM WINDOW STOP	2110	2"
ALUMINUM WINDOW STOP	2111	2"
ALUMINUM WINDOW STOP	2112	2"
ALUMINUM WINDOW STOP	2113	2"
ALUMINUM WINDOW STOP	2114	2"
ALUMINUM WINDOW STOP	2115	2"
ALUMINUM WINDOW STOP	2116	2"
ALUMINUM WINDOW STOP	2117	2"
ALUMINUM WINDOW STOP	2118	2"
ALUMINUM WINDOW STOP	2119	2"
ALUMINUM WINDOW STOP	2120	2"

Chen

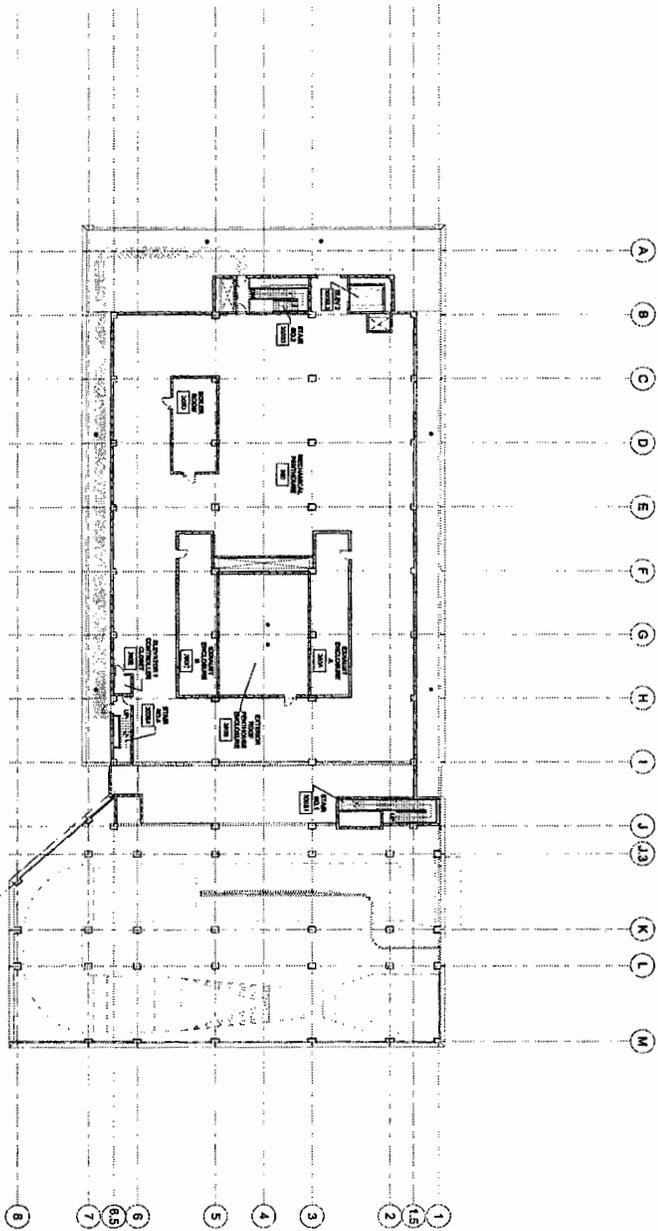


ZONING

University of Miami
 School of Architecture
 1600 Rickenbacker Causeway, P.O. Box 246164
 Coral Gables, FL 33124-6164
 Phone: 305-274-2200
 Fax: 305-274-2201
 Email: arch@umiami.edu
 Website: www.arch.umiami.edu

Prepared by: Adam Michalek, Chief Architect
 Date: 12/14/2011
 Scale: 1/8" = 1'-0"

Project: Flood Proof Pump House Elevations and Sections
 A12.02



RECEIVED
2/11/12
JAN 12 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

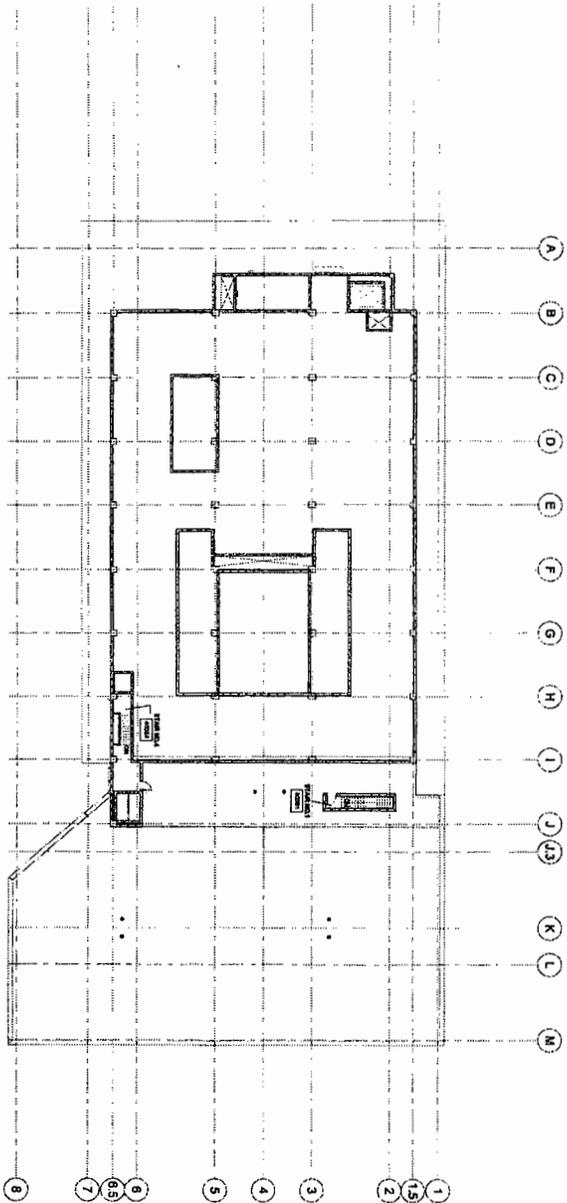
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RECEIVED
JAN 12 2012



ZONING

A1.3



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 2/1/12
 JAN 12 2012

ZONING HEARINGS SECTION
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BY

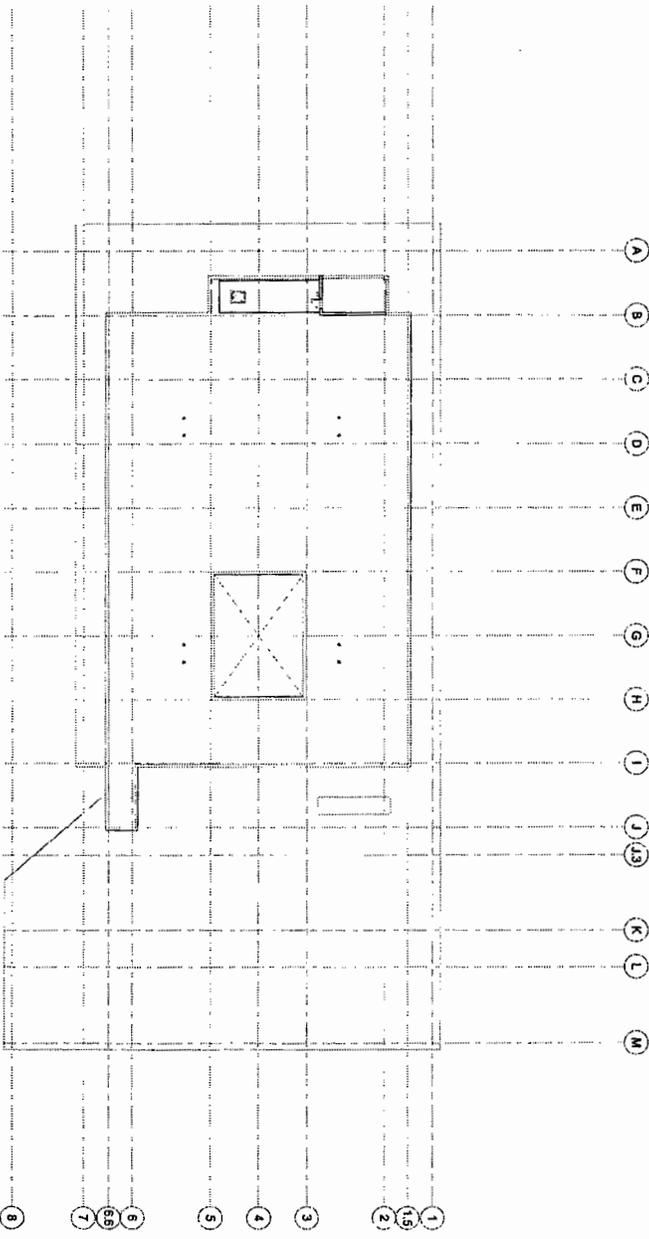
Johnson

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 2/1/12



ZONING

A1.4



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

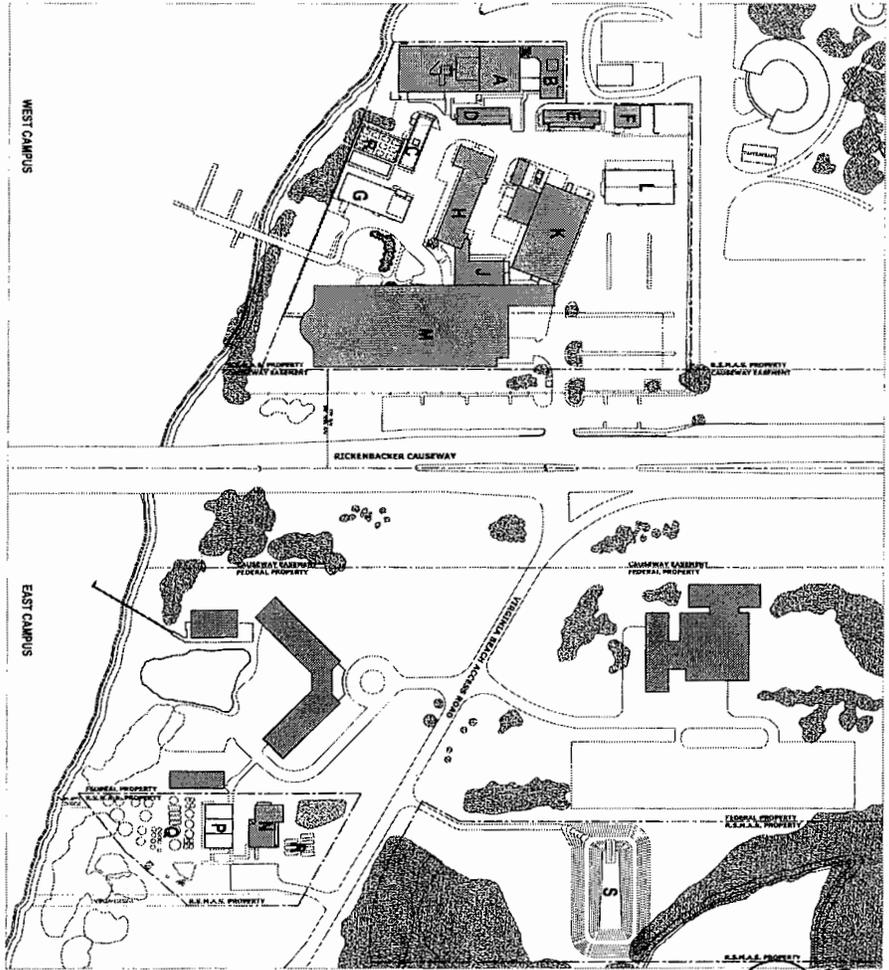
RECEIVED
 2/11/11
 JAN 12 2011

Chen

RECEIVED
 1/12/2011



<p>CR Cambridge Survey Associates, Inc. 11000 SW 15th St., Suite 200 Miami, FL 33185 Phone: (305) 271-1100 Fax: (305) 271-1101 Email: info@cambridge-survey.com</p>	
<p>Client: University of Miami Rosenstiel School of Marine and Atmospheric Science 4100 Rickenbacker Causeway Coral Gables, FL 33149-3099</p>	<p>Project: Upper Roof Level Plan</p>
<p>Drawn by: [Name]</p>	<p>Checked by: [Name]</p>
<p>Date: 01 September 2011</p>	<p>Scale: N.T.S.</p>
<p>Sheet No.: UPPER ROOF LEVEL PLAN</p>	
<p>Project No.: A1.5</p>	



Existing Parking: 281 parking spaces

Building Name	2011	2011
	Existing	Demolition
A. Historic Student Center	57,000	
B. Library	4,600	
C. Cafeteria	4,410	4,400
D. Sports Center	4,300	
E. Physical Lab	4,670	
F. Academic Bldg.	21,000	21,000
G. Gymnasium	21,000	
H. South Overlook	21,000	
I. South Overlook	21,000	
J. South Overlook	21,000	
K. South Overlook	21,000	
L. South Overlook	21,000	
M. South Overlook	21,000	
N. South Overlook	21,000	
O. South Overlook	21,000	
P. South Overlook	21,000	
Q. South Overlook	21,000	
R. South Overlook	21,000	
S. South Overlook	21,000	
T. South Overlook	21,000	
U. South Overlook	21,000	
V. South Overlook	21,000	
W. South Overlook	21,000	
X. South Overlook	21,000	
Y. South Overlook	21,000	
Z. South Overlook	21,000	
Other	281	
Total	281,000	21,000

EXISTING BUILDINGS
 BUILDINGS TO BE DEMOLISHED

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 JAN 12 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

Signature

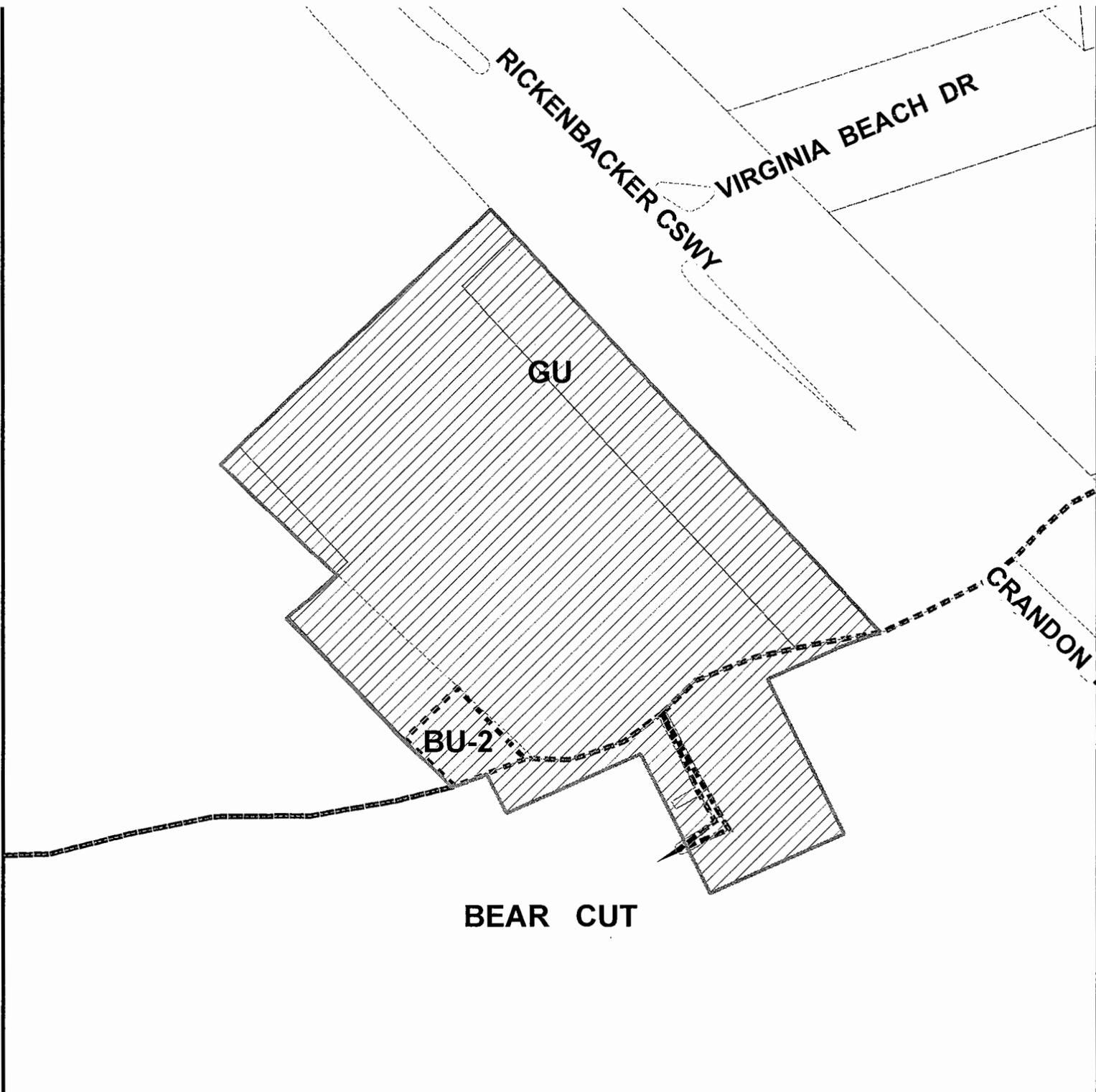


ZONING

Cambridge Stern Associates, Inc.

MP-01

EXISTING CAMPUS



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000119



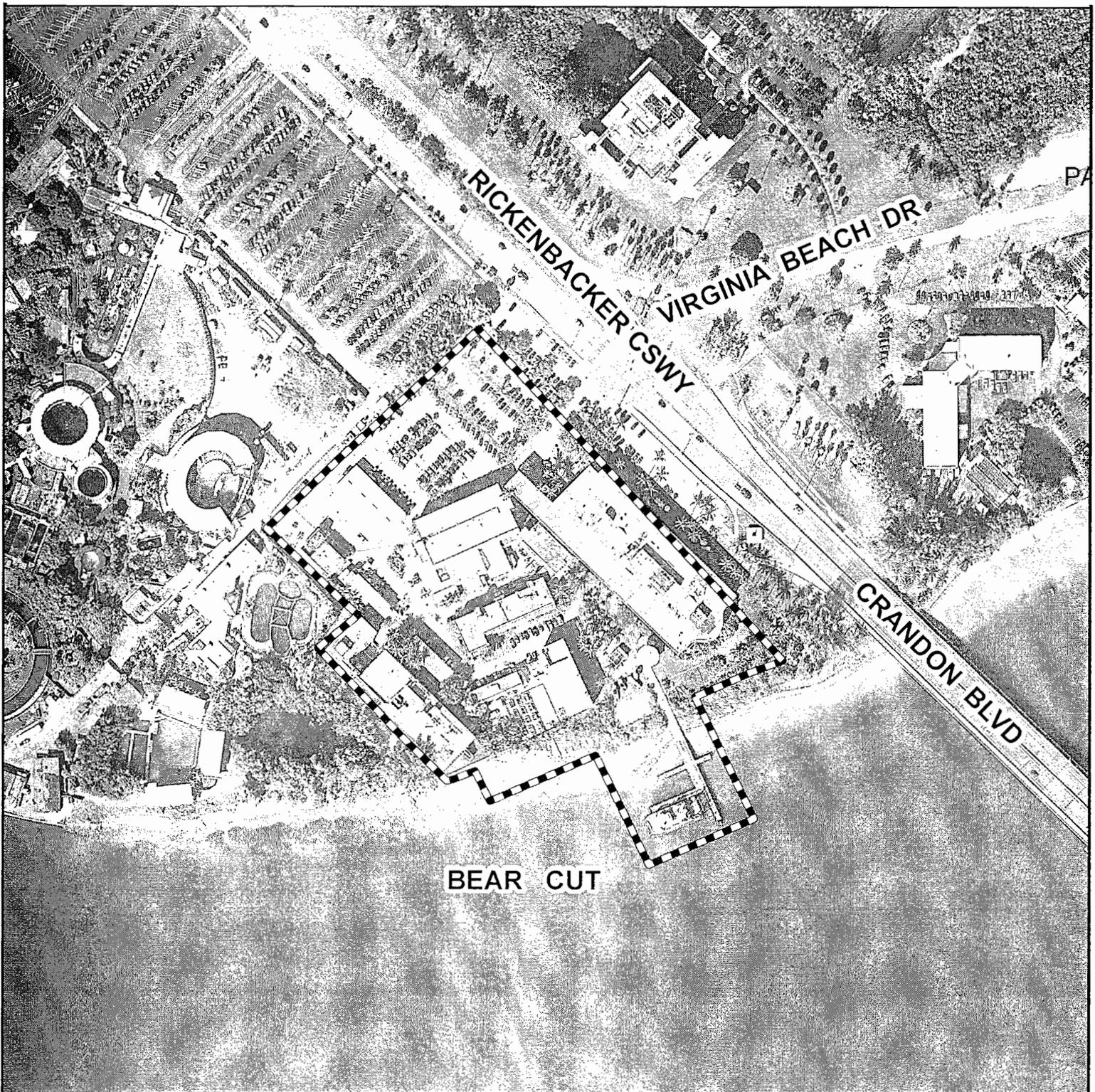
Section: 20 Township: 54 Range: 42
 Applicant: UNIVERSITY OF MIAMI
 Zoning Board: C16
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property Case



SKETCH CREATED ON: Wednesday, December 14, 2011

REVISION	DATE	BY
		44

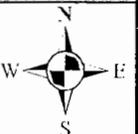


MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000119



Section: 20 Township: 54 Range: 42
 Applicant: UNIVERSITY OF MIAMI
 Zoning Board: C16
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

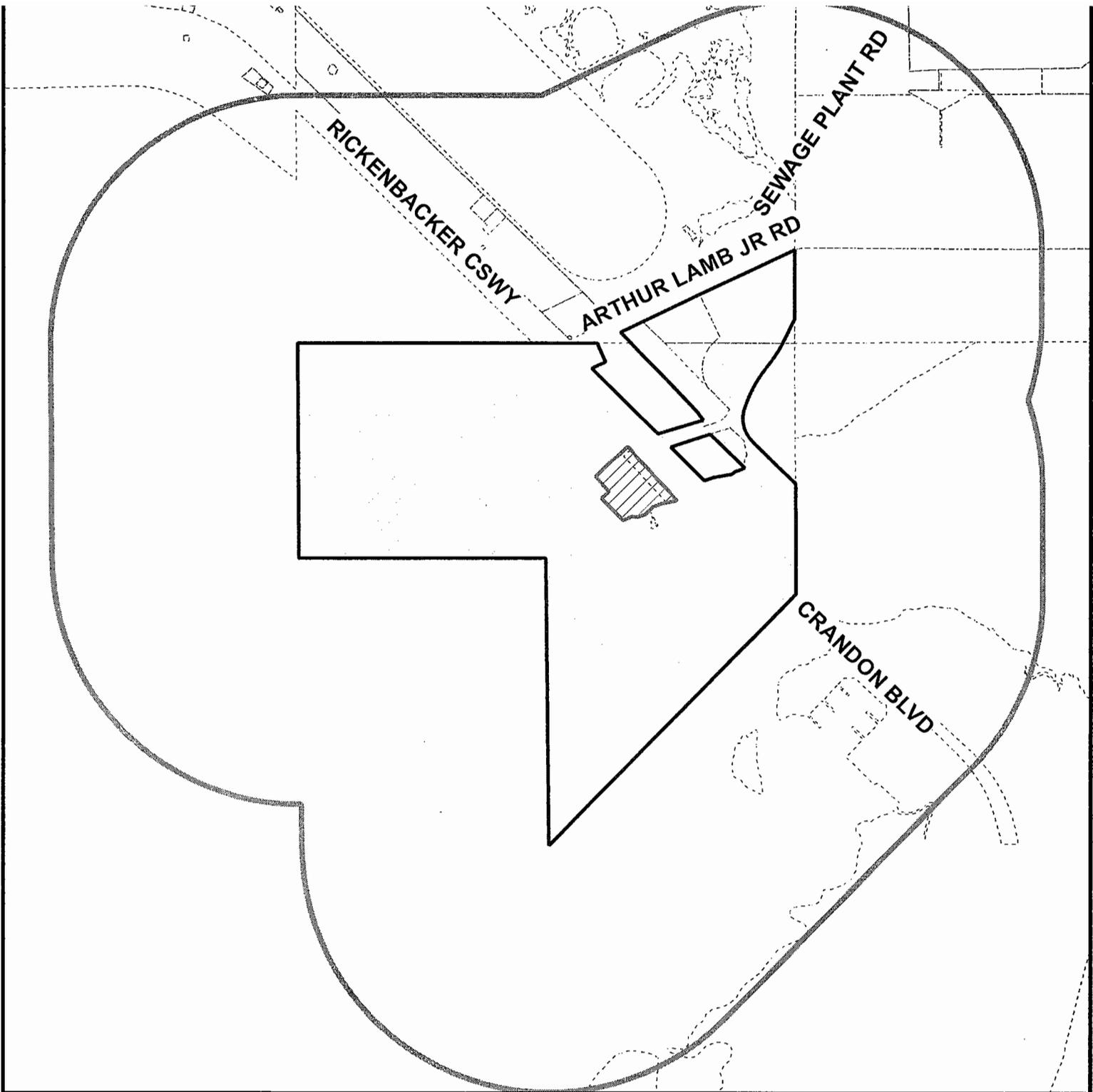
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, December 14, 2011

REVISION	DATE	BY
		45



MIAMI-DADE COUNTY
RADIUS MAP

Section: 20 Township: 54 Range: 42
 Applicant: UNIVERSITY OF MIAMI
 Zoning Board: C16
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2011000119
 RADIUS: 2640



Legend

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Wednesday, November 2, 2011

REVISION	DATE	BY