

**B. VARIETY CHILDREN'S HOSPITAL D/B/A:
MIAMI CHILDREN'S HOSPITAL
(Applicant)**

07-3-CZ10-9 (07-13)
BCC/District 6
Hearing Date: 7/26/07

Property Owner (if different from applicant) Variety Children's Hospital.

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>
1951	Variety Children's Hospital	Zone change from RU-1 to RU-4.	ACC	Approved w/conds.
1963	Variety Children's Hospital	Non-use variance of setbacks & spacing.	ZAB	Approved w/conds.
1964	Variety Children's Hospital	Non-use variance of setbacks & spacing.	BCC	Denied
1964	Variety Children's Hospital	Non-use variance of setbacks & spacing.	ZAB	Denied without prejudice
1970	Variety Children's Hospital	Non-use variance of setbacks & spacing.	ZAB	Approved w/conds.
1973	Variety Children's Hospital	- Special exception & Unusual Use to expand hospital. - Non-Use variance of parking spacing/height.	ZAB	Approved w/conds.
1974	Variety Children's Hospital	Unusual use for heliport pad.	BCC	Approved w/conds.
1977	Variety Children's Hospital	- Special exception to expand. - Non-Use variance of setbacks. - Modification of previous resolution.	BCC	Approved w/conds.
1977	Variety Children's Hospital	- Special exception to expand. - Non-Use variance of setbacks. - Modification of previous resolution	ZAB	Denied without prejudice
1978	Variety Children's Hospital	Non-Use variance of setbacks.	ZAB	Approved w/conds.
1983	Variety Children's Hospital	- Modification of resolution. - Deletion of covenant. - Non-Use variance of setbacks.	ZAB	Approved w/conds.
1984	Variety Children's Hospital	- Modification of resolution. - Landscape.	ZAB	Approved w/conds.
1987	Variety Children's Hospital	- Modification of resolution. - Non-Use variance of parking.	ZAB	Approved w/conds.
1988	Variety Children's Hospital	- Modification of plans. - Non-Use variance of trees. - Special exception to expand hospital.	ZAB	Approved w/conds.
1988	Variety Children's Hospital	- Modification of resolution. - Special exception to expand hospital. - Non-Use variance of landscape.	BCC	Appeal Denied, application Approved
1993	Variety Children's Hospital	- Deletion of condition of covenant. - Special exception to expand hospital. - Non-Use variance of spacing.	ZAB	Approved w/conds.
1993	Variety Children's Hospital	- Deletion of condition of covenant. - Special exception to expand hospital. - Non-Use variance of spacing.	BCC	Appeal Denied application Approved
1999	Variety Children's Hospital	Unusual Use rooftop telecommunication facility.	CZAB-10	Approved w/conds.
2001	Variety Children's Hospital	Unusual Use rooftop telecommunication facility.	CZAB-10	Approved w/conds.

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

ZONING ACTION

MEMORANDUM

Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com



DATE: June 28, 2007

#Z-14-07

ITEM: 1.

APPLICANT: VARIETY CHILDREN'S HOSPITAL
D/B/A: MIAMI CHILDREN'S HOSPITAL
(07-3-CZ10-9/07-13)

MOTION: DEFERRED UNTIL JULY 26, 2007 DUE TO
ALLOW ADEQUATE ADVERTISING TIME.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz				X
Edmonson		X		
Gimenez		X		
Heyman		X		
Martinez		X		
Moss				X
Rolle		X		
Seijas			X	
Sorenson	S			
Sosa	M			
Souto				X
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		9	1	3

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP**

APPLICANT: VARIETY CHILDREN'S HOSPITAL D/B/A MIAMI CHILDREN'S HOSPITAL



REPRESENTATIVE: **STANLEY PRICE**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
07-3-CZ10-9 (07-13)	MARCH 13, 2007	CZAB10	07

REQ: (SEE 2ND PAGE)

REC: AWC #1 – 3 PER (A)(7) & DWOP PER (A)(17)
 AWC #4 – 10 & 19 – 22 PER (A)(4)(b) & DWOP PER (A)(4)(c) AWC #18
 DWOP #12, 13 & 15 PER (A)(20) DWOP #11 DWOP #12 – 17 PER (A)(4)(b) & (c)

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: APRIL 17, 2007 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

CARRIED FORWARD TO NEXT MEETING DUE TO INSUFFICIENT TIME TO CONCLUDE

TITLE	INITIALS	NAME	YES	NO	ABSENT
VICE-CHAIRMAN	S	Juan Carlos ACOSTA	X		
MR.		George A. ALVAREZ	X		
MR.		Julio R. CACERES			X
MR.	M	Jose GARRIDO (C.A.)	X		
MR.		Frank LAGO			X
MR.		Ruben POL III	X		
CHAIRMAN		Carlos A. MANRIQUE	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: John McInnis & Eduardo Sanchez

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Variety Children's Hospital, Inc.
d/b/a: Miami Children's Hospital

PH: Z07-013 (07-3-C10-9)

SECTION: 13-54-40

DATE: July 26, 2007

COMMISSION DISTRICT: 6

ITEM NO.: B

A. INTRODUCTION

o **REQUESTS:**

An appellant, Schenley Park Preservation Society, Inc., is appealing the decision of the Community Zoning Appeals Board #10 which approved with conditions requests #1-#10; also, another appellant, the applicant, Variety Children's Hospital, Inc. d/b/a: Miami Children's Hospital, is appealing the decision of the Community Zoning Appeals Board #10 which denied without prejudice requests #11-#22 and all imposed conditions:

- (1) MODIFICATION of Condition #2 of Resolution #4-ZAB-217-70, and last modified by 4-ZAB-125-93, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candela and Partners, Inc., consisting of 26 sheets with Sheets A 1 - A 5, A 21 dated revised 4/8/88, Sheets A6 - A 20, A22 - A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candela and Partners, Inc."

TO: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candela and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candela and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 9 sheets, Sheet A1.0 and A4.0 dated stamped received 1/30/07 & Sheets A2.1 through A2.7 dated stamped received 11/22/06 & Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 21 sheets, dated stamped received 2/6/07."

- (2) MODIFICATION of Condition #4 of Resolution #4689 passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-102-87, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, thirty-five (35') wide, and a buffer zone be provided along the south side of the property fifty feet (50' wide); said buffer zones to be beautified and landscaped to meet with the approval of the Dade County Building and Zoning and Planning Departments."

TO: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, 35' wide, and a buffer zone be provided along the south side of the property 36'11" wide; said buffer zones to be beautified and landscaped to meet with the approval of the Department of Planning and Zoning."

- (3) MODIFICATION of Condition #7 of Resolution #4689, passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-105-83, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "7. No new building is to be over three (3) stories in height."

TO: "7. No new building is to be over six (6) stories in height."

The purpose of requests #1 - #3 is to allow the applicant to submit revised plans showing a new master plan for the hospital, relocation of a previously approved helipad, decreasing the width of a landscape buffer and to permit buildings with more stories than previously approved.

- (4) Applicant is requesting to permit a lot coverage of 48.67% (40% maximum permitted).
- (5) Applicant is requesting to permit drives within 25' of an official right-of-way (not permitted).
- (6) Applicant is requesting to permit a landscape open space of 30.98% (40% required).
- (7) Applicant is requesting to permit a temporary modular building with a setback of 7'8" (25' required) from the side street (east) property line.
- (8) Applicant is requesting to permit buildings with a maximum height of 98' (60' maximum permitted, based on the width of the widest street).
- (9) Applicant is requesting to permit 8 detached directional signs with a maximum size of 35 sq. ft. (18 sq. ft. maximum permitted) and to permit each sign with a clearance of 1.5' (4' minimum required) from the bottom of the sign to grade.
- (10) Applicant is requesting to permit the directional signs with names and logos (not permitted)

REQUESTS #1 - #10 ON PARCEL "A"

- (11) RU-1 to RU-5A
- (12) Applicant is requesting to permit a lot area of 9,423 sq. ft. (10,000 sq. ft. required).
- (13) Applicant is requesting to permit a building setback 4'8" (15' required) from the interior side (north) property line.
- (14) Applicant is requesting to waive the zoning regulations requiring a 5' high wall along the interior side (north) and rear (west) property lines.
- (15) Applicant is requesting to permit zero (0) parking spaces (6 parking spaces required).
- (16) Applicant is requesting to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (17) Applicant is requesting to permit a 4'8" wide landscape strip (5' wide required) along the interior side (north) property line between dissimilar land uses.

OR IN THE ALTERNATIVE TO REQUESTS #11 – #17, THE FOLLOWING:

- (18) SPECIAL EXCEPTION AND UNUSUAL USE to permit an expansion of a hospital onto additional property to the north.
- (19) Applicant is requesting to permit a setback of 22'9" (25' required) along the side street (south) property line, setback 4'8" (50' required) along the interior side (north) property line, setback 43'11" (50' required) along the rear (west) property line and spaced less than 75' from an existing residential structure to the north.
- (20) Applicant is requesting to permit zero (0) parking spaces (6 required).
- (21) Applicant is requesting to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (22) Applicant is requesting to permit a 4'8" wide landscaped strip (5' wide required) between dissimilar land uses along the interior side (north) property line.

REQUESTS #11 THROUGH #22 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), requests #12, #13 and #15 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Buildings and Structures) and requests #4 - #10, #12 - #17 and #19 - #22 may be

considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is requesting to modify plans and conditions of previously approved Resolutions in order to submit plans that would modify and expand the existing hospital (Parcel A). Requests to add additional property for the expansion of the hospital are also being sought and the applicant has proposed an alternative set of requests for the expansion property to include a rezoning from RU-1, Single Family Residential District, to RU-5A, Semi-professional Office District, and accompanying requests. Requests #11 through #22 pertain to the expansion property to the northeast (Parcel B).

o **LOCATION:**

Lying north of SW 33 Street, west of S.W. 60 Court, east of SW 62 Court and on both sides of S.W. 30 Street, Miami-Dade County, Florida.

o **SIZE:** 24.57 acres

o **IMPACT:**

Approval of these requests would allow the applicant to modify previously approved plans in order to expand the hospital and provide additional services to the community. However, the numerous requests, including variances of the code for lot coverage, landscape requirements, parking, wall requirements, setbacks, height of structures, among others, may negatively impact the surrounding properties.

B. ZONING HEARINGS HISTORY:

In 1951, Parcel A (the existing hospital site) of the subject property was rezoned from RU-1 to RU-4 to permit a hospital use and a replat of certain lots and blocks within the Schenley Park Subdivision (PB 14, PG 14), pursuant to Resolution No. 4689. In 1953, a modification of a condition of Resolution No. 4689 was granted that released the hospital from mortgaging any portion of the hospital property for the purpose of raising money or securing credit for the erection of buildings on said property, pursuant to Resolution No. 6561. In 1963, variances of setback and spacing requirements were granted on the RU-1 zoned portion located on the west side of the subject property for accessory uses to the hospitals, pursuant to Resolution 2-ZAB-32-63. In 1964, requests for variances of setback and spacing requirements for a cooling tower were denied by the Zoning Appeals Board (ZAB), pursuant to Resolution No. 2-ZAB-511-64. The applicant, however, appealed the ZAB's decision and the Board of County Commissioners (BCC) approved the variances, pursuant to Resolution No. Z-275-64. In 1970, the applicant was granted variances of spacing requirements to permit an addition to the easterly wing of the hospital, of setback requirements to permit the enclosure of a sewage pumping station, of zoning regulations permitting accessory structures in front of the principal building, and of parking regulations to permit parking within 25' of the official right-of-way, pursuant to Resolution No. 4-ZAB-217-70. In 1973, a special exception and unusual use to permit the expansion of the hospital with an accompanying request waiving the required off-street parking to be located on the

same parcel as the use it serves was granted, pursuant to Resolution No. 4-ZAB-389-73. In 1977, requests for a special exception to further expand the hospital, for a variance of setback requirements, and for a modification of Condition #2 of Resolution No. 4-ZAB-217-70 to allow the applicant to submit revised plans for an addition were requested but denied by the ZAB, pursuant to Resolution No. 4-ZAB-388-77. The applicant appealed the ZAB's decision, and the application was approved by the BCC, pursuant to Resolution No. Z-285-77. In 1978, variances of zoning regulations and setback requirements were granted to permit an oxygen tank in front of the principal building with a 30' front setback, pursuant to Resolution No. 4-ZAB-452-78. In 1983, the applicant was granted a modification of Conditions #4 and #7 of Resolution No. 4689 in order to expand the existing buildings and a release of a Declaration of Restrictions in order to submit a new declaration, pursuant to Resolution No. 4-ZAB-105-83. In 1984, a variance of landscape requirements and a modification of Condition #2 of Resolution No. Z-285-77 in order to allow an expansion of the hospital was granted, pursuant to Resolution No. 4-ZAB-515-84. In 1987, a non-use variance of parking regulations to permit parking within 25' of a right-of-way and additional modifications of Condition #2 of Resolution No. Z-285-77 and of Condition #4 of Resolution No. 4689 in order to provide additional parking spaces were granted, pursuant to Resolution No. 4-ZAB-102-87. In 1988, requests for 1) a modification of plans approved under Resolution 4-ZAB-102-87 in order to permit new buildings, covered walkways and a helipad, 2) a special exception to permit the expansion of the main hospital, to permit a medical nursing building consisting of three floors, to permit a five level parking garage, to permit three floors of medical office building, to permit two additional floors on the laboratory building and the foundation office building, to permit the renovation and addition to an old hospital building and to permit a supply building, and 3) a non-use variance of landscape regulations to permit fewer trees than required were denied by the Zoning Appeals Board, pursuant to Resolution No. 4-ZAB260-88. The decision was appealed by the applicant and was granted by the Board of County Commissioners, pursuant to Resolution No. Z-201-88. In 1993, the applicant requested a deletion of Condition #2 and a modification of plans approved under Resolution No. 4-ZAB-102-87 that limited the use of the helipad at that location to a certain number of years, a special exception to permit the expansion of the existing hospital to include a garage building and relocation of the helipad, and a variance to permit the garage to be spaced less than required from other buildings, but the requests were denied by the ZAB, pursuant to Resolution No. 4-ZAB-125-93. The applicant appealed the ZAB's decision, and was granted the requests, pursuant to Resolution No. Z-111-93. In 1994, the Schenley Park Homeowner's Association appealed the Administrative Decision of the Miami-Dade County Developmental Impact Committee (DIC) that approved vested rights for concurrency regulations for the construction of 151,500 additional square feet. The appeal was denied by the BCC and the DIC's decision was upheld, pursuant to Resolution No. Z-81-94. In 1999, an unusual use to permit a rooftop telecommunications facility consisting of a cluster of antennae and equipment was approved by Community Zoning Appeals Board #10 (CZAB-10), pursuant to Resolution No. CZAB10-19-99. In 2001, an unusual use to permit a rooftop telecommunications facility consisting of an antenna and equipment was approved by CZAB10, pursuant to Resolution No. CZAB10-197-01.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting

activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2, 1938. This density category is generally characterized by 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.

2. Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area.

In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller.

3. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
4. **Residential Communities**
The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers,

group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.

5. **Hospitals in Residential Communities**

New hospitals may not be permitted in Residential Communities except that they may be approved to locate in the Medium-High and High Density categories. They should be located in areas designated Institutional, Business and Office or Industrial and Office. However, **existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood.**

6. **Land Use Policy LU-9B**

Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, at a minimum, regulate signage.

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

8. **Land Use Objective LU-5**

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.

8. **Land Use Element Goal**

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

9. **Land Use Policy LU-5B**

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

10. **Land Use Policy LU-2A**

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-4 & RU-1; Miami-Children's Hospital
 RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; single family residences

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; single-family residences

Low Density Residential, 2.5 to 6 dua

WEST: RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

The subject parcel is located west of S.W. 60 Court and on both sides of S.W. 30 Street. The surrounding area is characterized by single-family residences. The subject property is located within the boundaries of the Schenley Park Study Area.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted.)

Scale/Utilization of Site:

Acceptable*

Location of Buildings:

Acceptable*

Compatibility:

Acceptable*

Landscape Treatment:

Acceptable*

Open Space:

Acceptable*

Buffering:

Acceptable*

Access:

Acceptable*

Parking Layout/Circulation:

Acceptable*

Visibility/Visual Screening:

N/A

Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable*

*Only as it pertains to requests #1 through #10 and #18 through #22 and subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

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

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311 (A)(3) Special Exception, Unusual and New Uses. Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and **unusual use** which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been

constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(20) Alternative Site Development Option for Semi-Professional Office Buildings and Structures. This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(c) Setbacks for a principal building, or accessory building or structure in the RU-5A, shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscape open space percentage by the applicable district regulations; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and
8. the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and
10. any windows or doors in any building to be located within an interior or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

12. the area within an interior side setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least five (5) feet in height, if located adjoining or adjacent to a discordant use, that meets the standards set forth in paragraph (f) herein; and
14. any structure in the RU-5A district not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and
15. when a principal building, or accessory building in the RU-5A district, is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building to be located within a setback; and
16. safe sight distance triangles shall be maintained as required by this code; and
17. the parcel proposed for alternative development will continue to provide the required number of on-site parking as required by this code; and
18. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions

issued prior to the effective date of this ordinance (July 11, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscape open space and structure height; and

19. the proposed development will meet the following:

- A. interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - B. side street setbacks shall not be reduced by more than twenty-five percent (25%) of the underlying zoning district regulations;
 - C. front setbacks (including double frontage lots) shall not be reduced by more than twenty five percent (25%) of the setbacks required by the underlying district regulations, whichever is greater;
 - D. Rear setbacks shall not be reduced below fifty percent (50%) of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is an RU-5, RU-5A, BU, IU, or OPD district or use provided however, rear setbacks shall not be reduced by more than twenty-five percent (25%) of the rear setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - E. setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.
- (f) An alternative **lot area and frontage** shall be approved upon demonstration of at least one of the following:
- (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and

- (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum lot area required by the underlying district regulations; or eighty-five percent (85%) of the underlying district regulations for an older subdivision of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938; and
 - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the frontage dimension of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum frontage required by the applicable district regulations; or eighty-five percent (85%) of the underlying district regulations for older subdivisions of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (G) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment; or
- (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
- (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
 - (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (July 11, 2003); and
 - (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment, or

- (3) the proposed lot area and frontage is such that:
 - (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
 - (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (j) An alternative reduction in the number of required **parking spaces** shall be approved after public hearing upon demonstration of the following:
 - (1) the alternative reduction of the number of required parking spaces does not apply to parking spaces for the disabled, parking spaces for persons transporting small children, nor to bicycle racks or other means of storage; and
 - (2) the total number of required parking spaces is not reduced below five percent (5%) for medical or dental office uses, and ten percent (10%) for other semi-professional office uses; and
 - (A) the lot, parcel or tract is located within six hundred and sixty (660) feet of an existing transportation corridor such as a Major Roadway identified on the Land Use Plan (LUP) map, within one-quarter (1/4) mile from existing rail transit stations or existing express busway stops; or
 - (B) the hours of operation of multiple uses within the development vary and do not overlap and a recordable agreement is provided which restricts the hours of operation.
 - (3) the alternative development involves a mixed-use project in which the number of off-street parking spaces is calculated by applying the Urban Land Institute (ULI) Shared Parking Methodology to the required number of parking spaces.
- (k) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or
2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(I) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof, which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the following paragraphs have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This item was deferred from the June 28, 2007, meeting date for reposting of the sign and readvertisement. On April 17, 2007, Community Zoning Appeals Board #10 (CZAB-10) approved with conditions requests #1 through #10 on Parcel A (the existing hospital site) and denied without prejudice requests #11 through #22 on Parcel B (the proposed expansion site) pursuant to Resolution #CZAB10-32-07. In addition to the conditions recommended by staff, the CZAB imposed additional conditions requiring that the hours of construction be limited to between 8 am and 6 pm, that the hospital expansion not include any new medical offices and that the proposed parking structure be landscaped with Sabal palms, 14' to 20' high and spaced 10' on center. Additionally, CZAB-10 imposed the condition that a Declaration of Restrictions be submitted within 10 days of the end of the appeal period. On May 7, 2007, the applicant, Variety Children's Hospital, Inc. d/b/a: Miami Children's Hospital, appealed to the Board of County Commissioners (BCC) the decision of the CZAB-10 on the denial without prejudice of requests #11 through #22 of this application. The applicant is also appealing all imposed conditions of said Board's approval of requests #1 through #10 on the existing hospital site (Parcel A). The applicant also cited in the appeal that the CZAB-10's decision to deny the requests on Parcel B were arbitrary and capricious, void of substantial competent evidence and contrary to the recommendation of the Department of Planning and Zoning. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-10's decision to deny a portion of this

application and retain the existing RU-1 zoning on Parcel B of the subject property is consistent with the CDMP. Also, on May 7, 2007, the Schenley Park Preservation Society, Inc., appealed the decision of the CZAB-10 citing that the Board's decision was in direct conflict with the Zoning Code of Miami-Dade County, would detract from the beauty and residential neighborhood characteristics of Schenley Park, and would be incompatible with the area. Staff notes that all existing uses and zoning are consistent with the CDMP; as such the existing hospital use is consistent with the CDMP.

The applicant indicates in the letter of Intent that the submitted plans reflect a 25-year expansion redevelopment program. The proposed plan seeks to increase the hospital's floor area to provide larger single-occupancy patient rooms in order to eliminate multiple occupancy rooms and allow family members to stay with the patients, to provide additional laboratory space, and increase medical services. Additionally, roundabouts to the area streets are to be incorporated as traffic calming devices and provide an enhanced streetscape. The applicant has submitted plans depicting the aforementioned requests and has proffered a covenant restricting the re-development of the site to the submitted plans.

The subject property includes two separate parcels: Parcel A is the existing hospital site and Parcel B is an existing RU-1 zoned property proposed for offices to serve the hospital. As indicated in Exhibit A attached herein, the existing hospital complex (Parcel A) is composed of several buildings: #1 is a 2-story administrative services building; #2 is a 2-story structure which houses the cafeteria and patient needs (the Variety Building); #3 is a partial one and two-story building which tends to the psychiatric and orthopedic needs of the patients; #4 is a 3-story structure consisting of patient rooms and surgical care; #5 is known as the Medical Arts Building and has physicians' offices; building #6 has a 3-story area designated for patient services, and a 2-story patient care facility; #7 is a one-story radiology facility; #8 is a 3-story ambulatory care building; #9 is the existing helipad; # 10 and 11 are 3-level parking garage structures for public, employee and physician parking; #12 is a 3-story research and administrative building; #13 is a trailer; #14 is a 2-story support services building and energy center; #15 is the center structure of a cluster of 1-story buildings (16 – 22) where administrative functions and the day care center are housed; #23 is the 1-story structure located north of S.W. 30th Street that houses support services and supplies. Parcel B, which is currently not a part of the hospital campus, is a single-family residential structure (building #24) also located on the north side of S.W. 30th Street.

The subject property is zoned RU-4, Apartments (50 units/acre) District, and RU-1, Single-Family Residential District, and is located north of SW 33 Street, west of SW 60 Court, east of SW 62 Court and on both sides of S.W. 30 Street (AKA 3200 SW 60 Court). The applicant is seeking a modification of several conditions of prior Resolutions in order to submit a revised master plan for the hospital. Said modifications would allow on Parcel A existing Buildings #1 –3 to be demolished in order to construct a new 3-story structure to house administrative functions, laboratories, and ambulatory and dietary care; buildings #4 and 5 will remain unchanged, but would allow Magnetic Resonance Imaging (MRI) services to occur in existing portions of building #6 where a 3-story expansion is proposed to the east; building #7 would be expanded to be a 6-story structure for emergency services, ambulatory care along with additional beds on each floor, and would be the site of the new helipad; building #8 will remain unchanged and the existing helipad (#9) would be removed from its current location; 2 parking levels would be added to the parking garage structures (#10 and 11) for a total of 5 levels, and from levels 3 – 5 the structures will cantilever to the south and be located closer than the previously approved 50 ft. from the residential

properties to the south; building #12 will be expanded to the north where building #13 is currently located and will remain the same height; #14 will be expanded from a 2 to a 3-story structure; buildings #15 to 22 will be removed and a new 5-story parking garage containing office, day care, retail and credit union services will be constructed; building #23 will remain unchanged. These expansions will decrease the width of the 50 ft. landscape buffer, and would allow buildings with more stories than previously approved. Additional requests on Parcel A would permit a greater lot coverage than allowed by the zoning code; driveways within 25' of an official right-of-way; less landscape open space than required; a temporary modular building setback less than required; buildings with a maximum height of 98'; and eight detached directional signs with logos with a maximum size of 35 sq. ft.

The RU-4 zoning district where the hospital is located (Parcel A) permits a maximum lot coverage of 40%; does not permit drives within 25' of an official right-of-way; requires a landscape open space of 40%; requires a 25' side street setback; permits a maximum height of 60' based on the width of the widest street; permits detached directional signs of a maximum of 18 sq. ft., requires said signs to have a 4' minimum clearance from grade to the bottom of the sign, and prohibits names and logos on such signs. The zoning regulations for building of public assemblage require a setback of 25' from the side street; a 50' setback from the interior side and rear property lines and require a spacing of 75' from an existing residence. The zoning and landscape code regulations further require 6 parking spaces, a 6' high wall between dissimilar land uses, and a 5' wide landscape strip between dissimilar land uses.

The applicant is requesting on Parcel B either a zone change request from RU-1, Single-Family Residential District, to RU-5A; Semi-Professional Offices District, or an unusual use and special exception to allow the hospital to expand to this site. Companion to the zone change request are additional requests to permit a lot area of 9,423 sq. ft.; to permit less setback than required; to waive the zoning regulations requiring a 5' high wall along the interior side (north) property line; to permit zero (0) parking spaces; to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses; and to permit a 4'8" wide landscape strip along the interior side (north) property line where a 5 ft. wide landscape strip is required. The proposed RU-5A zoning district where the proposed hospital expansion is to occur (Parcel B) requires a minimum lot area of 10,000 sq. ft.; requires a setback of 15' from the interior side property line; a 5' high wall along the interior side and rear property lines; 6 parking spaces; a 6' high wall between dissimilar land uses and a 5' landscape strip between dissimilar land uses. Companion to the unusual use and special exception requests are setback, spacing and parking variances; a waiver of the landscaping regulations requiring a 6' high wall, fence or hedge between dissimilar land uses; and a 4'-8" wide landscape strip between dissimilar land uses along the interior side (north) property line where 5 ft. is required.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the proposed traffic roundabouts in the rights-of-way as shown on the plans will require additional review and separate permits. This application meets traffic concurrency requirements because the subject property lies within the urban infill area where traffic

concurrency does not apply. The Miami-Dade Fire Rescue Department (**MDFR**) has **no objections** to this application.

It must be noted that the subject site is located within the boundaries of the Schenley Park Charrette, which was held from September 16, 2006 to September 23, 2006. This application would implement the general intent and purpose of the citizens' vision for the future growth and the re-development of the Schenley Park area in southern Miami-Dade County. At the time of the charrette, the applicant and the citizens focused on several issues aimed at the master planning of the hospital site. As a result of the charrette, the hospital agreed to focus on the provision of in-patient services rather than outpatient services; to develop and implement an ambulatory care strategy; to continue to remove non-clinical services from the site; to provide sufficient family amenities within the site in order to minimize outside trips; to maintain the number of beds to the same level or allow a small increase; to allow additional space to support current standards in pediatric care; and to replace surface parking with structured parking that is well screened and less intrusive to the surrounding community. The Schenley Park Charrette Area Plan Report recommended that the hospital provide screening of the proposed new parking garage buildings, provide landscaping and lighting along the hospital perimeter, and provide a green on the northeast corner of the hospital campus. In staff's opinion, the plans submitted for this application and the proffered covenant aim to fulfill the vision of the citizens for the Schenley Park area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates Parcel A of the subject property as **Low-Density Residential** use. The CDMP indicates that all lawful uses and zoning are deemed to be consistent with this Plan; therefore, the existing hospital is **consistent** with the CDMP. The applicant is proposing to expand the hospital use on the subject site by remodeling the existing structures, increasing the bed count and adding separate buildings. The interpretative text of the CDMP indicates that new hospitals may not be permitted in Residential Communities except that they may be approved to be located in Medium-High and High Density categories, and in areas designated Institutional, Business and Office or Industrial and Office. However, the CDMP text further indicates that "existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood." The submitted plans indicate that the hospital will be expanded to have a total of 949,460 square feet. The periphery of the site will be improved with a loop road that facilitates traffic throughout the site and has also been designed with landscape buffer areas. This will minimize the intrusion of the use on the surrounding parcels which are all residential. Staff notes that while the additions are being constructed on the central building, the helipad will be temporarily relocated to the new parking garage structure to the west. Staff recommends that any relocation of the helipad be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division). A three story building addition is proposed along the north of the site, fronting the distribution center building across SW 30 Street. The temporary modular buildings for the daycare will be located on the east side of the site. Once the daycare is moved to the permanent location, the permanent use at this location will consist of green space as envisioned by the charrette. The new building additions and the renovations of existing buildings are internal to the site and are adequately spaced from the surrounding single-family residences. Further, the applicant will provide traffic calming devices such as roundabouts to reduce the impact of the hospital use on the surrounding neighbors. Based on the aforementioned, the proposed expansion of the hospital use is

consistent with the interpretative text of the CDMP, and in staff's opinion, **compatible** with the surrounding area.

Parcel B of the subject property is also designated as **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The Master Plan indicates that office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: (a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); (b) the lot or site size does not exceed one acre; and (c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. In addition, office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s), which are not inconsistent with this plan, already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area. Parcel B is located on the north side of SW 30 Street to the northeast of the previously approved hospital and is proposed to be retrofitted to be utilized as a "grant office" for the hospital. Parcel B is the subject of two alternative proposals. One of the proposals is to rezone Parcel B from RU-1 to RU-5A, which staff does not support. Staff notes that Parcel B meets certain of the aforementioned criteria of the Master Plan to be rezoned to RU-5A including that the subject property is less than one acre in size, is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, and the subject frontage does not face an Estate Density area. The subject property, however, is located in a section of land that is predominately developed with single-family residences. The introduction of the RU-5A zoning at this location would permit uses independent of the hospital, such as banks, travel agencies, real estate offices, theater ticket agencies, model agencies, mortgage offices and architectural services, among others. Staff is of the opinion that the proposed RU-5A zoning would have an unfavorable effect on the surrounding area as there are no similar approvals, and the granting of the RU-5A zoning could set a precedent for similar requests for zone changes that would degrade the residential community.

The alternative proposal to the zone change on Parcel B is seeking an unusual use to permit the expansion of a hospital onto additional property (Parcel B) to the north (request #18). The Master Plan specifies that certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area by any of the following: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by

providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. The unusual use request for the hospital expansion onto additional property to the north (Parcel B) is related to the existing hospital use to the south. In addition, the interpretative text of the CDMP indicates that existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood. The additional property is located on the northeast corner of the subject site on the north side of SW 30 Street and is proposed to be retrofitted to be utilized as a "grant office" for the hospital. The site is surrounded by an existing hospital supply building to the west, the main hospital to the south and single-family residences to the north and east, which staff opines will not be unduly impacted by the proposal as this site is proposed for office uses ancillary to the hospital. The applicant has voluntarily proffered a covenant restricting the use of Parcel B, referred to as the "grant office" to professional office space for administrative hospital personnel and that in no event shall the grant office be used for doctor offices or for diagnosing, treating, or lodging medical patients. The covenant further stipulates that the grant office façade shall remain residential in appearance. When considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff is of the opinion that the proposed unusual use for the hospital expansion onto additional property to the north, subject to conditions, would be **consistent** with the Master Plan and **compatible** with the surrounding area.

The CDMP indicates in Policy LU-9B vii of the Land Use Element that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. However, the variances from the Zoning Code sought in this application are, in staff's opinion, minor and will not detrimentally impact the surrounding area. The proposed signs are internal to the site and are necessary to direct vehicular and pedestrian circulation throughout the subject site. As such, staff is of the opinion that, the signage included in this application should be approved.

When requests #1 through #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), said requests would allow the applicant to submit revised plans showing a new master plan for the hospital, temporarily relocate a previously approved helipad, decrease the width of a landscape buffer and permit buildings with more stories than previously approved. Staff is of the opinion that these requests will not generate excessive noise or traffic, provoke excessive overcrowding of people, or tend to provoke a nuisance, and will not be contrary to the public interest. The previously approved plans indicate buildings totaling 701,647 square feet of office and hospital usage space. The proposed master plan revision of the hospital includes the addition to and remodeling of existing buildings and the construction of new buildings on the site, with a total of 949,460 square feet. Staff is of the opinion that this new master plan for the hospital will be a comprehensive, state-of-the-art facility for the benefit of the children of this community. As

such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(7).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards under this section are applicable to requests #1 through #3. Due to the lack of information, staff is unable to analyze requests #1 through #3 under said standards and, as such, said requests should be denied without prejudice under Section 33-311(A)(17).

When analyzing requests #4 through #10 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests with conditions would not be detrimental to the community. In staff's opinion, these requests are necessary for the applicant to improve and expand their services to the community. The increase in lot coverage and the reduced landscape open space will be mitigated by the additional landscaping that will be provided along the perimeter of the property. Although the request to permit a reduced landscape open space seems excessive, it will not, in staff's opinion, be unfavorable to the community. As previously mentioned, the site plan provides extensive landscaping along the perimeter of the site and the applicant is providing an open green area at the northeast corner of Parcel A that will be extensively landscaped. This open park green is a feature that the nearby residents of this community will be able to enjoy and which indicates the applicant's desire to comply with the recommendations of the charrette. The drives shown on the submitted plans which are within 25' of an official right-of-way are part of the overall roadway design previously approved which provide additional vehicular access throughout the site. The proposed buildings range in height from 42' to 98', at a maximum of 6 stories. The proposed 98' of height is for an addition to the main building which is situated in the center of the site, and therefore, will not visually impact the surrounding residential community. A setback in excess of 300' to the east property line and of over 400' from the west property line are provided from the proposed 98' high addition, which is sufficient space to mitigate the visual impact of the proposed height. The reduced setback sought from SW 60 Court is for a temporary modular building which will operate as the daycare center for the hospital within the open park green area while the permanent daycare center structure is completed, which is to be used exclusively by the children of the hospital employees. Staff recommends approval of request #7 with conditions that the modular buildings be removed within 90 days of the issuance of a Certificate of Use for the permanent daycare center use on the site, and that the landscaping be reinstated on the site from which the modular buildings are to be removed in accordance with the landscape plans submitted for this application. Staff further recommends a condition that the Certificate of Use for the permanent daycare center be obtained no later than two years from the final approval date of this application. As previously mentioned, staff has consistently recommended denial of requests for non-use variances from the code as applied to signs. However, staff acknowledges that, given the nature of the hospital use, the need to quickly direct patients to their destinations is essential. Staff is of the opinion that the proposed signage, as found in requests #9 and #10, is an integral part of the overall expansion on the site and since the locations of the signs are internal to and connected to the overall design of the site, the proposal will not be a detriment to the surrounding area. Based on the

aforementioned, staff is of the opinion that requests #4 through #10 are internal to the site, will not negatively impact the surrounding community, and are compatible with the area. As such, staff recommends approval with conditions of requests #4 through #10 under the Non-Use Variance (NUV) Standards. Staff notes that the above requests (#1 through #10) were approved by the CZAB-10, subject to staff's recommended conditions as hereinafter listed, with the exception of staff's recommended condition #9 relating to the Parcel B expansion, which was denied without prejudice. In addition to the conditions recommended by staff, the CZAB imposed additional conditions requiring that the hours of construction be limited to between the hours of 8 am and 6 pm, that the hospital expansion not include any new medical offices and that the proposed parking structure be landscaped with Sabal palms, 14' to 20' high and spaced 10' on center. Additionally, CZAB-10 imposed the condition that a Declaration of Restrictions be submitted within 10 days of the end of the appeal period.

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #4 through #10 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed in accordance with zoning district regulations and prior zoning approvals, and the applicant has not demonstrated that compliance with same would result in an unnecessary hardship. Therefore, requests #4 through #10 cannot be approved under the Alternative Non-Use Variance Standards and are recommended for denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development 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. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities 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. The applicant is seeking approval on Parcel B for a district boundary change from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District, (request #11) with the intention of retrofitting the parcel's residence into offices for hospital use. Staff does not object to allowing the hospital to utilize said structure as an ancillary use, however, staff does not support the zone change to RU-5A because of the numerous other uses permitted in said zoning district, such as, medical and dental offices, mortgage offices, architectural services, and other semi-professional office uses, which staff opines will be a detriment to the surrounding residential area. Additionally, staff is of the opinion that a zone change to RU-5A on Parcel B could set a precedent for further similar requests for zone changes, which would be a detriment to the area. Staff, therefore, recommends denial without prejudice of the zone change to RU-5A on Parcel B (request #11).

When analyzing requests #12 through #17 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be

detrimental to the community insofar as they are ancillary to and an integral part of the zone change to RU-5A. The requests to permit a lot area of 9,423 sq. ft. (request #12); to permit a building setback 4'8" from the interior side (north) property line (request #13); to waive the zoning regulations requiring a 5' high wall along the interior side (north) property line (request #14); to permit zero (0) parking spaces (request #15); to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (request #16); and to permit a 4'8" wide landscape strip along the interior side (north) property line (request #17), are in staff's opinion, an integral part of and germane to request #11, the zone change to RU-5A, which staff does not support. Staff therefore, recommends denial without prejudice of requests #12 through #17 under the Non-Use Variance Standards.

The Alternative Site Development Option (ASDO) standards under Section 33-311(A)(20) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO Standards. As such, requests #12, #13 and #15 cannot be approved under the ASDO Standards and should be denied without prejudice under Section 33-311(A)(20) (ASDO).

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #12 through #17 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed in accordance with zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship. Therefore, requests #12 through #17 cannot be approved under the Alternative Non-Use Variance Standards and are recommended for denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Although staff is not supportive of requests #11 through #17, staff is supportive of request #18, a special exception and unusual use to permit an expansion of a hospital onto additional property to the north, with accompanying requests #19 through #22. When analyzing request #18 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff is of the opinion that the expansion of the hospital onto additional property to the north (Parcel B) as limited in the proffered covenant to professional office space for administrative hospital personnel, and prohibiting uses such as doctors' offices and the diagnostics, treating or lodging of medical patients, will be compatible with the area and its development. As previously mentioned, staff is not supportive of the zone change request to RU-5A due to the various uses allowed under said district and due to the precedent that the approval of said request would set. The proposed expansion of the hospital use would be located on Parcel B of this application, a single-family residential parcel, which the applicant would renovate in order to provide an office to serve the hospital. With the proffered covenant, staff has no objections to permitting the expansion of the hospital use onto Parcel B as it will be ancillary to the hospital use only. As such, staff recommends approval of request #18 under Section 33-311(A)(3).

When analyzing requests #19 through #22 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be compatible with the area and would not be detrimental to the community. Request #19, to permit a setback of 22'9" along the side street (south) property line, a setback of 4'8" along

the interior side (north) property line, a setback of 43'11" along the rear (west) property line and spaced less than 75' from an existing residential structure to the north, is supported by staff. The applicant will be retrofitting the single-family residence to be used as a grant office for the use of the hospital. Staff notes that the existing structure complies with the requirements of a single-family residence; however, due to the expansion of the hospital use onto this site, the structure must comply with the setback requirements for a hospital use which are the setbacks for buildings of public assemblage. These setback requirements are more stringent than the RU-5A (semi-professional office use) setback requirements as requested in request #13 in conjunction with the zone change request. Staff opines that the use of the structure as an office use to serve the hospital will not be intrusive to the residences located to the east and north. The residences to the east will be buffered by a 60' wide right-of-way and the residence to the north will be buffered by extensive landscaping along the north property line. Staff will condition the approval of requests #18 through #22 that the applicant install trees 10' high at time of planting and placed 15' on center with shrubs 3' high at time of planting along the north property line for additional buffering. As previously mentioned, the applicant has proffered a covenant that restricts the use of Parcel B to professional office space for administrative hospital personnel, and prohibits uses such as doctors' offices, or diagnostics, treating or lodging of medical patients. With this assurance, staff recommends approval with conditions of requests #19 through #22 under the Non-Use Variance Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #19 through #22 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be utilized in accordance with the zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship. Therefore, requests #19 through #22 cannot be approved under the Alternative Non-Use Variance Standards and it is recommended that such requests be denied without prejudice under Section 33-311(A)(4)(c) (ANUV).

Accordingly, staff recommends approval with conditions of requests #1, through #3 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing); approval with conditions of requests #4 through #10 and alternative requests #19 through #22 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV); approval with conditions of alternative request #18 under Section 33-311(A)(3) (Special Exception, Unusual and New Uses); denial without prejudice of requests #12, #13 and #15 under Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Buildings and Structures) (ASDO); denial without prejudice of the zone change to RU-5A (request #11) and denial without prejudice of requests #12 through #17 under Section 33-311(A)(4)(b) (NUV) and Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Denial of the appeal by the Schenley Park Preservation Society, Inc.; partial approval of the appeal by the applicant, Variety Children's Hospital, Inc., to overturn CZAB-10's denial without prejudice of requests #18 through #22; and denial of the appeal by the applicant of the conditions imposed by CZAB-10 as applied to the approval of requests #1 through #10.

J. CONDITIONS: as applied to requests #1 through #10 and requests #18 through #22 only.

1. That all the conditions of Resolution Nos. 4689, 4-ZAB-217-70, 4-ZAB-102-87, 4-ZAB-105-83, and 4-ZAB-125-93 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with the revised plans submitted for the hearing entitled, "Miami Children's Hospital 1988 Master Plan Site," as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 Sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets, dated stamped received 2/6/07.
3. That the applicant obtain an annually renewable Certificate of Use for the permanent daycare center no later than two (2) years from the date of the issuance of the Certificate of Use for the temporary daycare center located in the modular structure, the same may be extended by the Director of the Department of Planning and Zoning for good cause shown.
4. That the daycare center be limited to sixty (60) children, ranging in ages from infant to four (4) years, and after school care.
5. That the temporary modular buildings for the daycare center use be removed within ninety (90) days of the issuance of a Certificate of Use for the permanent daycare center.
6. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan in compliance with Chapter 18A that indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
7. That the formalized park green on the northeast corner of Parcel A be installed on the site within six (6) months of the issuance of the Certificate of Use for the proposed Central Variety Building in accordance with the landscape plans submitted for this application.
8. That the applicant install, for additional buffering on Parcel B, trees to be 10' high at time of planting and spaced 15' on center with shrubs 3' high at time of planting along the north property line, such as silver buttonwood, pigeon plum, ligustrum, or wild tamarind.

9. That the applicant provide substantial landscaping along the perimeter of Parcel A and particularly along the new parking structure along the west property line. Trees along the perimeter of the site are to be Silver Buttonwood, 6' high at time of planting spaced 15' on center, and shrubs are to be Cocoplum Red Tip, 2 ½' high at time of planting and spaced 2' on center, or similar species. The garage shall be buffered with Sabal Palms, 14' to 20' high at time of planting and spaced 10' on center.
10. The parking garage shall have an architectural expression consistent and harmonious with the hospital's architectural style and shall avoid the spillage of light onto public open spaces and adjacent properties.
11. That the maximum number of licensed patient beds within the hospital not exceed 300 at any given time.
12. That the temporary relocation of the helipad to the parking garage structure and the return to the permanent location atop the main building's addition be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division).
13. That the "Grant Office" on Parcel "B" remain residential in appearance and be limited to professional office space for administrative hospital personnel and in no event to be used for doctor offices or for diagnosing, treating, or lodging of medical patients.
14. That the hours and days for the construction of the project be limited to between the hours of 7 a.m. and 4 p.m., Monday through Friday.

DATE INSPECTED: 02/14/07
DATE TYPED: 02/12/07
DATE REVISED: 02/28/07; 03/02/07; 03/06/07; 03/07/07; 03/08/07; 03/20/07; 04/04/07;
04/10/07; 05/15/07; 05/18/07; 05/21/07; 06/07/07; 06/15/07; 06/19/07
06/29/07; 7/17/07
DATE FINALIZED: 06/29/07; 7/17/07
SB:MTF:LVT:CSE

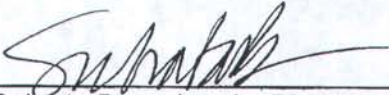
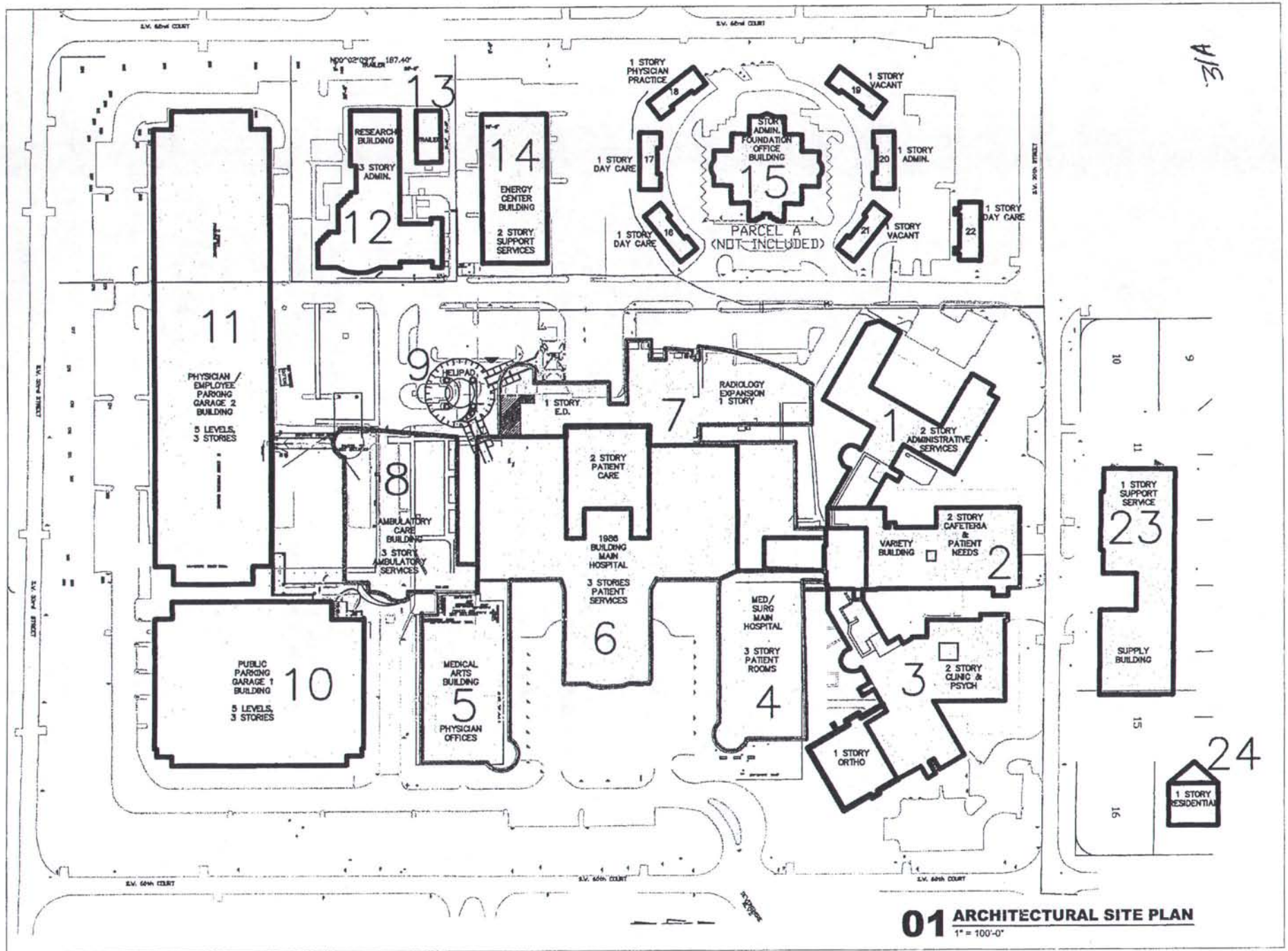

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

EXHIBIT A Z07-013



Memorandum



Date: February 14, 2007

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

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

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

Subject: C-10 #Z2007000013
Variety Children's Hospital
3200 S.W. 60th Court, 6150 S.W. 30th Street, and 2934 S.W. 60th Court
Modification of a Resolution to Permit an Addition to the Existing Hospital, District
Boundary Change from RU-1 to RU-5A for Parcel B, Special Exception, and Unusual
Use to Permit an Expansion of a Hospital onto Additional Property to the North and
Companion Non-Use Variance Requests
(RU-4) (24.37 Acres)
13-54-40

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site

development, final plat, or Miami-Dade County Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

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

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

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

Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property will require operating permits from DERM. It is, therefore, suggested that the applicant contact DERM concerning operating permit requirements.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Storage Tank Section of DERM concerning permitting requirements for fuel storage facilities.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in 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

According to the site plan submitted along with the zoning application, specimen-sized tree(s) (trunk diameter 18 inches or greater) may be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on-site, which is subject to the Tree Preservation and Protection provisions of the Code, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 of the Code, is required. Be advised that, pursuant to Section 24-49.2(II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as size and

configuration of the property, as well as any proposed development, location of tree(s) relative to any proposed development, and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan.

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

Enforcement History

DERM has found the following two closed enforcement cases for the subject property:

Case Name: Miami Children's Hospital UGT 1539.

On September 8, 1989, a field Notice of Violation (NOV) was issued to this facility for evidence of hydrocarbon documented upon tank removal in the groundwater. A Quality Assurance Project Plan (QAPP) was hence required within 30 days. On February 2, 1990, a DERM split sample was collected, which revealed that the samples collected were below detection limits, and the case was subsequently closed.

Case Name: Miami Children's Hospital PSO 23.

On May 5, 2004, an NOV was issued to this facility for failure to submit the required Sanitary Sewer Evaluation Survey (SSES). The SSES was submitted on December 9, 2004 and disapproved on December 27, 2004. Repairs were conducted and the flow test conducted, and the completed SSES report was re-submitted on January 13, 2006 and approved by DERM on January 18, 2006. The case was subsequently closed, due to compliance.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

REVISION 1
PH# Z2007000013
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

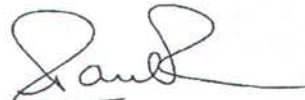
Applicant's Names: VARIETY CHILDREN'S HOSPITAL D/B/A: MIAMI
CHILDREN'S HOSPITAL

This Department has no objections to this application.

This Department has no objections to the request to permit parking within 25 feet of an official right-of-way.

Proposed traffic roundabouts within the right-of-way will require a paving and drainage permit from the Public Works Department. Additional requirements 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.

06-MAR-07

**Child Care Check List For
Day Nursery, Day Care, Kindergarten, Private Schools
TEMPORARY DAY CARE FACILITY**

School Name Variety Children's Hospital

School Address 3200 SW 60 Court Tax Folio # 30-4013-009-0140

1. Is this an expansion to an existing school? Yes No If yes, indicate the number of students _____ and age and grade range originally approved: _____
2. Total size of site: (_____ x _____) 43,560 sq. ft. = 24.37 ± acres
3. Number of children / students requested 60 Ages: Infants to 4 years of age & after-school care.
4. Number of teachers: 5, number of administrative & clerical personnel 10
5. Number of classrooms: 4. Total square footage of classroom area: 2,137 3100
6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets)
1,358 square feet
7. Amount of exterior recreation / play area in square footage: 7,800 square feet
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: The facility will be restricted to children of hospital employees.
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 15 parking spaces provided 15 parking spaces required by Section 33-124(L)
10. Indicate the number of auto stacking spaces: N/A provided 4 required
11. Proposed height for the structure(s): The temporary child care center will be comprised of modular buildings not exceeding 35 feet in height See Section 33-151.18(g)
12. Size of your identification sign: _____ x _____ = 6 sq. ft. See Section 33-151.18(c) Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation Monday through Saturday / 6:30 a.m. to 9:00 p.m. 7 days / 24 hr
14. Does the subject facility share the site with other facilities? Yes No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16) per Bill Riley 6/13/07
15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? _____ Yes _____ No (If yes, describe the residential uses and indicate same on the plans.) NOT APPLICABLE

MIAMI I259551.1 7330014710
2/6/07 11:57 AM

RECEIVED
207-013
FEB 06 2007

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

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

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

CLASSROOM SPACE: Calculated by grade levels

- a. Day Nursery / Kindergarten, preschool and after school care
35 sq. ft. x 60 (number of children) = 2,100 sq. ft. of classroom area required
- b. Elementary Grades 1-6
30 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required
- c. Junior High and Senior High School (Grades 7 - 12)
25 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,100
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: ~~2,137~~ 2,100

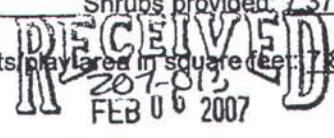
OUTDOOR RECREATION SPACE:

- a. Day nursery / kindergarten, preschool and after school care
- 45 sq. ft. x 30 (1/2 of children) = 1,350
- b. Grades 1-6
- 500 sq. ft. x N/A (first 30 children) = N/A
- 300 sq. ft. x N/A (remaining children) = N/A
- c. Grades 7-12
- 800 sq. ft. x N/A (first 30 children) = N/A
- 300 sq. ft. x N/A (next 300 children) = N/A
- 150 sq. ft. x N/A (remaining children) = N/A

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1,350
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 7,800

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

- a. 28 trees are required per net acre.
Trees required: 435 (Pursuant to Resolution No. 4ZAB51584) Trees provided: 671
- b. Ten shrubs are required for each tree required.
Shrubs required: 7,340 Shrubs provided: 7,370
- c. Grass area for organized sports played in square feet: 7,800 square feet



d. Lawn area in square feet (exclusive of organized sports/play area): N/A

School Address: 3200 SW 60 Court Zip Code

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

Signed, sealed, executed and acknowledged on this 6th day of February 2007 at Miami-Dade County, Florida.

WITNESSES

Mercedes Padron
Signature

Mercedes Padron
Print

[Signature]
Signature

Ilais Diaz
Print

[Signature]
William W. Riley, Esq.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 6 day of February, 2007, before me personally appeared William W. Riley, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

[Signature]



RECEIVED
207-013
FEB 06 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

**Child Care Check List For
Day Nursery, Day Care, Kindergarten, Private Schools
PERMANENT DAY CARE FACILITY**

School Name Variety Children's Hospital

School Address 3200 SW 60 Court Tax Folio # 30-4013-009-0140

1. Is this an expansion to an existing school? Yes No If yes, indicate the number of students _____ and age and grade range originally approved: _____
2. Total size of site: (_____ x _____) 43,560 sq. ft. = 24.37 ± acres
3. Number of children / students requested 60 Ages: Infants to 4 years of age & after-school care.
4. Number of teachers: 5, number of administrative & clerical personnel 10
5. Number of classrooms: 5. Total square footage of classroom area: 2,124
2,800
6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets)
2,708 square feet
7. Amount of exterior recreation / play area in square footage: 2,575 square feet
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: The facility will be restricted to children of hospital employees.
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 15 parking spaces provided 15 parking spaces required by Section 33-124(L)
10. Indicate the number of auto stacking spaces: N/A provided 4 required
11. Proposed height for the structure(s): Use to be located on the first level of a multilevel parking garage See Section 33-151.18(g)
12. Size of your identification sign: _____ x _____ = 6 sq. ft. See Section 33-151.18(c) Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation Monday through Saturday / 6:30 a.m. to 9:00 p.m. 7 days / 24 hr.
14. Does the subject facility share the site with other facilities? Yes No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16) *per Bill Riley 7/18/07*
15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? _____ Yes _____ No (If yes, describe the residential uses and indicate same on the plans.) NOT APPLICABLE

MIAMI 1259546.1 7330014710
2/6/07 11:54 AM

RECEIVED
207-013
FEB 06 2007

ZONING HEARINGS SECTION
CIVIL-DADE PLANNING AND ZONING DEPT.

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

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

CLASSROOM SPACE: Calculated by grade levels

- a. Day Nursery / Kindergarten, preschool and after school care
 $35 \text{ sq. ft.} \times 60 \text{ (number of children)} = 2,100 \text{ sq. ft. of classroom area required}$
- b. Elementary Grades 1-6
 $30 \text{ sq. ft.} \times 0 \text{ (number of children)} = 0 \text{ sq. ft. of classroom area required}$
- c. Junior High and Senior High School (Grades 7 - 12)
 $25 \text{ sq. ft.} \times 0 \text{ (number of children)} = 0 \text{ sq. ft. of classroom area required}$

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,100
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 2,800 2,124

OUTDOOR RECREATION SPACE:

- a. Day nursery / kindergarten, preschool and after school care
 $45 \text{ sq. ft.} \times 30 \text{ (}\frac{1}{2}\text{ of children)} = 1,350$
- b. Grades 1-6
 $500 \text{ sq. ft.} \times \text{N/A} \text{ (first 30 children)} = \text{N/A}$
 $300 \text{ sq. ft.} \times \text{N/A} \text{ (remaining children)} = \text{N/A}$
- c. Grades 7-12
 $800 \text{ sq. ft.} \times \text{N/A} \text{ (first 30 children)} = \text{N/A}$
 $300 \text{ sq. ft.} \times \text{N/A} \text{ (next 300 children)} = \text{N/A}$
 $150 \text{ sq. ft.} \times \text{N/A} \text{ (remaining children)} = \text{N/A}$

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1,350
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 2,575

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

- a. 28 trees are required per net acre.
 Trees required: 435 (Pursuant to Resolution No. 4ZAB51584) Trees provided: 671
- b. Ten shrubs are required for each tree required.
 Shrubs required: 7,340 Shrubs provided: 7,370
- c. Grass area for organized sports/play area in square feet: 2,575 square feet

RECEIVED
 207-013
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DIV.
 BY XO

d. Lawn area in square feet (exclusive of organized sports/play area): N/A

School Address: 3200 SW 60 Court Zip Code

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

Signed, sealed, executed and acknowledged on this 6 day of February, 2007 at Miami-Dade County, Florida.

WITNESSES

M Mercedes Padron
Signature

Mercedes Padron
Print

Isis Diaz
Signature

Isis Diaz
Print

William W. Riley
William W. Riley, Esq.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 6 day of February, 2007, before me personally appeared William W. Riley, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

Elizabeth Ortiz



RECEIVED
207-013
FEB 06 2007

ZONING HEARINGS DIVISION
PLANNING AND COMM. DEPT.
[Signature]

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY RLC AMOUNT OF FEE 2609.53

RECEIPT # I 20072223

DATE HEARD: 04/17/07

BY CZAB # 10

RECEIVED
207.013
MAY - 7 2007

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

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2007000013

Filed in the name of (Applicant) Variety Children's Hospital
D/B/A: Miami Children's Hospital
Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: 6078 S.W. 33 St.
Miami, FL 33155

Application, or part of Application being Appealed (Explanation):
Section 1-10 (please see attached explanation)

Appellant (name): Milen Gonzalez
Schenley Park Preservation Society, Inc.
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

(Please see attached reason for appeal)

APPELLANT MUST SIGN THIS PAGE

Date: 7 day of May, year: 2007

Signed _____

Print Name

Mailing Address

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Schenley Park Preservation Society, Inc.

Representing

[Handwritten Signature]

Signature

Milen Gonzalez

Print Name

7003 N. Waterway Dr., # 209

Address

Miami FL 33155

City

State

Zip

305-260-2341 ext. 5000

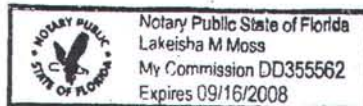
Telephone Number

Subscribed and Sworn to before me on the 7th day of May, year 2007

[Handwritten Signature]

Notary Public

(stamp/seal)



Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared Milen Gonzalez
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Isabel Molina
Signature

Isabel Molina
Print Name

Sady
Signature

Sady Torres
Print Name

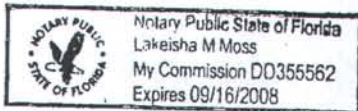
Milen Gonzalez
Appellant's signature

Milen Gonzalez
Print Name

Sworn to and subscribed before me on the 7 day of May, year 2007

Appellant is personally know to me or has produced _____ as
Identification.

Lakeisha M. Moss
Notary
(Stamp/Seal)



Commission Expires:

APPEAL

Re: Z2007000013

On April 17, 2007, the Community Zoning Appeals Board – Area 10, approved, in part, the application submitted by Variety Children’s Hospital A/K/A Miami Children’s Hospital (“MCH”).

Items numbered 1 through 10 of the application are being appealed: ✓

1. **MODIFICATION of Condition #2 of Resolution 4-ZAB-217-70, and last modified by 4-ZAB-125-93, both passed and adopted by the Zoning Appeals Board.**

2. **MODIFICATION of Condition #4 of Resolution 4689 passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-102-87, passed and adopted by the Zoning Appeals Board.**

Buffer zones are generally required by governmental agencies to preserve and protect the quality of life of the residents in the immediate vicinity as well as “..to provide a logical transition to adjoining area use.” See Miami Dade County Code.

The approval by the Zoning Appeals Board of this application appears to be in direct conflict with the mission of Miami-Dade County for its residents.

“Quality of life” is described in the Miami Dade County Strategic Plan Mission Statement to “make life better, easier for our residents; not more complicated”. The granting of all of these changes to the zoning code will not make the residents of Schenley Park easier but much more difficult.

The approved modification provides for a reduction in the buffer zone in the south side of the property from the required 50 feet to 36 feet 11 inches. This reduction in no way preserves the quality of life of the area residents; in fact, it is detrimental to the quality of life. It allows for less of a barrier to noise, light, odors, car exhaust, etc.

While it may not appear on its face to be a significant change in area, the less area between this commercial property and the surrounding residential properties will cause the area to become more commercial in nature.

3. **MODIFICATION of Condition #7 of Resolution #4689, passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-105-83, passed and adopted by the Zoning Appeals Board.**

45

Six (6) stories for hospital purposes is in actuality closer to ten (10) stories as each floor is fifteen (15) feet in height. These buildings at these heights will tower over each residence. This is incompatible with residential life. There is the potential for the breach of the residents' right to privacy as well as the intrusion of lights and glare into the homes of the surrounding neighbors.

4. **Applicant is requesting to permit a lot coverage of 48.67% (40% maximum permitted).**

5. **Applicant is requesting to permit drives within 25 feet of an official right-of-way (not permitted).**

Permitting drives to be within 25 feet of an official right-of-way creates the potential to create safety hazards and risks not only to area residents but also to hospital visitors and patients.

6. **Applicant is requesting to permit a landscape open space of 30.98% (40% required).**

Reduction of the open space requirement is detrimental to the community as it allows for more pavement and concrete and less residential qualities.

7. **Applicant is requesting to permit a temporary modular building with a setback of 7 feet 8 inches (25 feet required) from the side street (east) property line.**

8. **Applicant is requesting to permit buildings with a maximum height of 98 feet (60 feet maximum permitted, based on the width of the widest street).**

Six (6) stories for hospital purposes is in actuality closer to ten (10) stories as each floor is fifteen (15) feet in height. These buildings at these heights will tower over each residence.

MCH has already filed numerous zoning change requests with the county in the past several years.

It must stop now. Now is the time for the County and MCH to consider relocation. Relocate to a more appropriate area near transportation and other medical and professional offices.

The additional building height will detract from the privacy of the residential home owners as it will block natural light and, the area has the potential to become an industrial like community with lights on at all hours of the night.

46

We recognize and acknowledge that MCH is a premiere children's hospital – it is just in the wrong location to serve the needs of Miami Dade and surrounding counties.

Further, MCH is requesting approval of this application to increase the number of beds from 268 to 409 beds, but has stated that it will never exceed 300 patients at any given time. This begs the question as to why not just add an additional 32 beds instead of increasing the number of buildings from 19 to 23 and the square footage of the site from 701,647 to 949,460?

9. Applicant is requesting to permit 8 detached directional signs with a maximum size of 35 square feet (18 square feet maximum permitted) and to permit each sign with a clearance of 1.5 feet (4 feet minimum required) from the bottom of the sign to grade.

These signs will detract from the beauty of the neighborhood and its residential qualities.

10. Applicant is requesting to permit the directional signs with names and logos (not permitted).

This is not permitted in this zoning area and will further detract from the beauty of the neighborhood and its residential qualities.

By approving Requests 1 through 10 of MCH's application, the Community Zoning Appeals Board in essence has done the following:

- Permitted increases in building sizes,
- Reduced the size of buffer zones,
- Increased the height of buildings,
- Reduced the size of the driveways,
- Reduced the size of the landscaped open space,
- Increased the amount of lot coverage permitted,
- ~~Increased the maximum size of directional signs allowed, and~~
- Permitting directional signs with names and logos.

All of these changes are to a zoning code that was established and developed for the preservation of Miami-Dade County as well as the area residents of Schenley Park. These approved modifications and the ultimate result of them are not compatible with residential neighborhood.

The summary report states that this expansion will not cause an undue burden on roadways. This cannot be true with the increase in property size, beds, services and parking garage, etc. It will create traffic, noise and possibly have an impact on the roadways themselves. There can only be an increase in traffic caused by more patients, more visitors and more service providers.

The summary report also states that the development will not have any substantial negative impact on the public safety due to automobile movements, vehicular or pedestrian conflicts, etc. When there are more cars on the road there is a potential for more pedestrian automobile conflict, especially in a residential neighborhood.

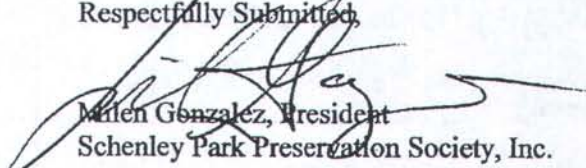
Re-zoning and variances are generally permitted to meet the changing needs of the community. While Miami Dade County is very large and supports many different zoning areas, this particular community is residential and should be allowed to maintain its residential qualities.

While the care of children is important and necessary, there are other means by which to accomplish this. MCH and the County can work together to relocate the hospital to an area that is much more compatible with hospital uses as well as major transportation and other medical facilities.

Although the existing hospital may be ^{erroneously considered} consistent with the comprehensive development master plan (CDMP), the proposed expansion of MCH by permitting increases in building sizes, reducing the size of buffer zones, reducing the size of the driveways, reducing the size of the landscaped open spaces, increasing the amount of lot coverage permitted, increasing the maximum size of directional signs allowed, and permitting directional signs with names and logos, is incompatible with the residential nature of Schenley Park.

It is therefore respectfully requested that this Honorable Commission grant this appeal and overturn the decision in Items 1 through 10, of the Community Zoning Appeals Board.

Respectfully Submitted,


Milen Gonzalez, President
Schenley Park Preservation Society, Inc.

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SBL AMOUNT OF FEE \$ 923.40

RECEIPT # I 200722726

DATE HEARD: 4, 17, 07

BY CZAB # 10

RECEIVED
07-013
MAY - 7 2007

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

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2007000013

Filed in the name of (Applicant) Variety Children's Hospital, a Florida non-profit corporation /b/a Miami Children's Hospital

Name of Appellant, if other than applicant Same as above

Address/Location of APPELLANT'S property: 3200 S.W. 60 Court, 6150 S.W. 30 Street and 2394 S.W. 60 Court, Miami-Dade County, Florida

Application, or part of Application being Appealed (Explanation): District boundary change and associated non-use variances; special exception and associated non-use variances, and all conditions placed on the portions of the application approved by the Community Zoning Appeals Board

Appellant (name): Variety Children's Hospital, a Florida non-profit corporation d/b/a Miami Children's Hospital

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language)

The denial of the requested district boundary change and associated non-use variances, the special exception and associated non-use variances, as well as the conditions placed on the portions of the application approved by the Community Zoning Appeals Board were arbitrary and capricious, void of substantial competent evidence, and contrary to the recommendation of Miami-Dade County's professional staff.

APPELLANT MUST SIGN THIS PAGE

Date: 7th day of May, 2007.

Signed:

William W. Riley
William W. Riley, Esquire
Bilzin Sumberg Baena Price & Axelrod, LLP
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131
Attorney for Appellant
Phone: 305-375-6139
Fax: 305-351-2285

Subscribed and Sworn to before me on the 7th day of May year 2007

Mercedes Padron
Notary Public

(stamp/seal)

Commission expires:



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared WILLIAM W. RILEY, ESQUIRE, attorney for Variety Children's Hospital d/b/a Miami Children's Hospital (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Michelle Ramirez
Signature

Michelle Ramirez
Print Name

[Signature]
Signature

ALBERT E. DOTSON JR.
Print Name

William W. Riley
William W. Riley, Esquire
Bilzin Sumberg Baena Price & Axelrod, LLP
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131
Attorney for Appellant

Sworn to and subscribed before me on the 7th day of May, 2007.

Appellant is personally know to me or has produced as _____ as identification.

Mercedes Padron
Notary
(Stamp/Seal)



RESOLUTION NO. CZAB10-32-07

WHEREAS, VARIETY CHILDREN'S HOSPITAL D/B/A: MIAMI CHILDREN'S

HOSPITAL applied for the following:

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-217-70, and last modified by 4-ZAB-125-93, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc."

TO: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 9 sheets, Sheet A1.0 and A4.0 dated stamped received 1/30/07 & Sheets A2.1 through A2.7 dated stamped received 11/22/06 & Sheet A3.0 dated stamped received 2/6/07, plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 21 sheets, dated stamped received 2/6/07."

- (2) MODIFICATION of Condition #4 of Resolution 4689 passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-102-87, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, thirty-five (35') wide, and a buffer zone be provided along the south side of the property fifty feet (50' wide); said buffer zones to be beautified and landscaped to meet with the approval of the Dade County Building and Zoning and Planning Departments."

TO: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, 35' wide, and a buffer zone be provided along the south side of the property 36'11" wide; said buffer zones to be beautified and landscaped to meet with the approval of the Department of Planning and Zoning."

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- (3) MODIFICATION of Condition #7 of Resolution #4689, passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-105-83, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "7. No new building is to be over three (3) stories in height."

TO: "7. No new building is to be over 6 stories in height."

The purpose of requests #1 - #3 is to allow the applicant to submit revised plans showing a new master plan for the hospital, relocation of a previously approved helipad, decreasing the width of a landscape buffer and to permit buildings with more stories than previously approved.

- (4) To permit a lot coverage of 48.67% (40% maximum permitted).
- (5) To permit drives within 25' of an official right-of-way (not permitted).
- (6) To permit a landscape open space of 30.98% (40% required).
- (7) To permit a temporary modular building with a setback of 7'8" (25' required) from the side street (east) property line.
- (8) To permit buildings with a maximum height of 98' (60' maximum permitted, based on the width of the widest street).
- (9) To permit 8 detached directional signs with a maximum size of 35 sq. ft. (18 sq. ft. maximum permitted) and to permit each sign with a clearance of 1.5' (4' minimum required) from the bottom of the sign to grade.
- (10) To permit the directional signs with names and logos (not permitted).
- (11) RU-1 to RU-5A
- (12) To permit a lot area of 9,423 sq. ft. (10,000 sq. ft. required).
- (13) To permit a building setback 4'8" (15' required) from the interior side (north) property line.
- (14) To waive the zoning regulations requiring a 5' high wall along the interior side (north) and rear (west) property lines.
- (15) To permit 0 parking spaces (6 parking spaces required).
- (16) To waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (17) To permit a 4'8" wide landscape strip (5' wide required) between dissimilar land uses along the interior side (north) property line.

OR IN THE ALTERNATIVE TO REQUESTS 11 -17, THE FOLLOWING:

- (18) SPECIAL EXCEPTION AND UNUSUAL USE to permit an expansion of a hospital onto additional property to the north.
- (19) To permit a setback of 22'9" (25' required) along the side street (south) setback 4'8" (50' required) along the interior side (north) property line, setback 43'11" (50' required) along the rear (west) property line and spaced less than 75' from an existing residential structure to the north.
- (20) To permit 0 parking spaces (6 required).
- (21) To waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (22) To permit a 4'8" wide landscaped strip (5' wide required) between dissimilar land uses along the interior side (north) property line.

REQUESTS #11 THROUGH #22 ON PARCEL "B"

Upon demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), requests #12 - #15 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and requests #4 - #10, #12- #17 and #19 - #22 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: PARCEL "A": All of Block 2, VARIETY CHILDREN'S HOSPITAL, Plat Book 53, Page 23; TOGETHER WITH: Commence at the intersection of the W/ly extension of the south line and the S/ly extension of the west line of said Block 2; thence N00°02'10" E along said S/ly extension and the west line of Block 2, a distance of 749.78' to the beginning of a curve concave to the southeast having a radius of 25' and Point of beginning No. 1; thence continue NE/ly and E/ly along the arc of said curve through a central angle of 90° 42'22" and an arc distance of 39.58' to the end of said curve; thence S89°1 5'28"E, a distance of 109.57' to the beginning of a curve concave to the southwest having a radius of 50'; thence E/ly and SE/ly along the arc of said curve through a central angle of 36°52'11" and an arc distance of 32.18' to the beginning of a reverse curve concave to the west having a radius of 50'; thence E/ly, N/ly and W/ly along the arc of said curve through a central angle of 253°4 4'22" and an arc distance of 221.49' to the beginning of a reverse curve concave to the northwest having a radius of 50'; thence W/ly along the arc of said curve through a central angle of 36° 52'11" and an arc distance of 32.18'; thence N89°1 5'28"W, a distance of 110.93' to the beginning of a curve concave to the northeast having a radius of 25'; thence NW/ly and N/ly along the arc of said curve, through a central angle of 89°1 7'37" and an arc distance of 38.96' to a point on the west line of said Block 2; thence S00°0 2'10"W, a distance of 110.01' to the Point of beginning No. 1. TOGETHER WITH: Commence at the intersection of the W/ly extension of the south line and the S/ly extension of the west line of said Block 2; thence N00°02'10" E along said S/ly extension and the west line of Block 2, a distance of 974.85' to the

beginning of a curve concave to the southeast having a radius of 50' and Point of beginning No. 2; thence continue NE/ly along the arc of said curve through a central angle of 59°56'16" and an arc distance of 52.31'; thence N59°58'26" E, a distance of 96.04' to the beginning of a curve concave to the southeast having a radius of 50'; thence NE/ly and E/ly along the arc of said curve through a central angle of 30°48'07" and an arc distance of 26.88' to a point on the north line of said Block 2; thence N89°13'27"W, a distance of 108.45' to the beginning of a curve having a radius of 25'; thence SW/ly along the arc of said curve through a central angle of 90°44'23" and an arc distance of 39.60'; thence S00°02'10"W, a distance of 74.51' to the Point of beginning No. 2. TOGETHER WITH: Lots 11 -15 inclusive, Block 1, VARIETY CHILDREN'S HOSPITAL, Plat book 53, Page 23. TOGETHER WITH: PARCEL "B": Lot 16, Block 1, VARIETY CHILDREN'S HOSPITAL, Plat book 53, Page 23.

LOCATION: Lying north of S.W. 33 Street, west of S.W. 60 Court, east of S.W. 62 Court and on both sides of S.W. 30 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and:

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modifications of Condition #2 of Resolution 4-ZAB-217-70, last modified by Resolution 4-ZAB-125-93, and further modified by the substitution of Sheets A1.0 and A2.5 of the Plans (Item #1), of Condition #4 of Resolution 4689, last modified by Resolution 4-ZAB-102-87 (Item #2) and of Condition #7 of Resolution 4689, last modified by Resolution 4-ZAB-105-83 (Item #3), and the requests to permit a lot coverage of 48.67% on Parcel "A" (Item #4), to permit drives within 25' of an official right-of-way on Parcel "A" (Item #5), to permit a landscape open space of 30.98% on Parcel "A" (Item #6), to permit a temporary modular building with a setback of 7'8" from the side street (east) property line on Parcel "A" (Item #7), to permit buildings with a maximum height of 98' on Parcel "A" (Item #8), to permit 8 detached directional signs with

a maximum size of 35 sq. ft. and to permit each sign with a clearance of 1.5' from the bottom of the sign to grade on Parcel "A" (Item #9), and to permit the directional signs with names and logos on Parcel "A" (Item #10) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would not have an adverse impact upon the public interest and should be approved, and

WHEREAS, the requested district boundary change to RU-5A on Parcel "B" (Item #11) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested special exception and unusual use to permit an expansion of a hospital onto additional property to the north (Item #18), and the requests to permit a lot area of 9,423 sq. ft. (Item #12), to permit a building setback 4'8" from the interior side (north) property line (Item #13), to waive the zoning regulations requiring a 5' high wall along the interior side (north) and rear (west) property lines (Item #14), to permit 0 parking spaces (Item #15), to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (Item #16), to permit a 4'8" wide landscape strip between dissimilar land uses along the interior side (north) property line (Item 17), to permit a setback of 22'9" along the side street (south) setback 4'8" along the interior side (north) property line, setback 43'11" along the rear (west) property line and spaced less than 75' from an existing residential structure to the north (Item #19), to permit 0 parking spaces (Item #20), to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (Item #21), and to permit a 4'8" wide landscaped strip between dissimilar land uses along the interior side (north) property line (Item #22) would not be compatible with the area and its development

and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception and unusual use (Item #18) would have an adverse impact upon the public interest and should be denied without prejudice.

WHEREAS, a motion to approve Items #1 – 10, and deny Items #11 – 22 without prejudice, was offered by Julio R. Caceres, seconded by Juan Carlos Acosta, and upon a poll of the members present, the vote was as follows:

Juan Carlos Acosta	aye	Jose Garrido	aye
George A. Alvarez	aye	Ruben Pol III	aye
Julio R. Caceres	aye		
		Carlos A. Manrique	aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 10, that the requested modifications of Condition #2 of Resolution 4-ZAB-217-70, last modified by Resolution 4-ZAB-125-93 (Item #1), of Condition #4 of Resolution 4689, last modified by Resolution 4-ZAB-102-87 (Item #2) and of Condition #7 of Resolution 4689, last modified by Resolution 4-ZAB-105-83 (Item #3), and the requests to permit a lot coverage of 48.67% on Parcel "A" (Item #4), to permit drives within 25' of an official right-of-way on Parcel "A" (Item #5), to permit a landscape open space of 30.98% on Parcel "A" (Item #6), to permit a temporary modular building with a setback of 7'8" from the side street (east) property line on Parcel "A" (Item #7), to permit buildings with a maximum height of 98' on Parcel "A" (Item #8), to permit 8 detached directional signs with a maximum size of 35 sq. ft. and to permit each sign with a clearance of 1.5' from the bottom of the sign to grade on Parcel "A" (Item #9), and to permit the directional signs with names and logos on Parcel "A" (Item #10) be and the same are hereby approved subject to the following conditions:

1. That all conditions of Resolution Nos. 4689, 4-ZAB-217-70, 4-ZAB-102-87, 4-ZAB-105-83, and 4-ZAB-125-93 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with the revised plans submitted for the hearing entitled, "Miami Children's Hospital 1988 Master Plan Site," as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22-A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 Sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets, dated stamped received 2/06/07, totaling 34 sheets.
3. That the applicant obtain a Certificate of Use for the relocated permanent daycare center no later than two (2) years from the approval of this application and that the same be renewed annually.
4. That the daycare center be limited to sixty (60) children, ranging in ages from infant to four (4) years, and after school care.
5. That the hours of operation of the daycare center be limited Mondays through Saturdays from 6:30 a.m. to 9:00 p.m.
6. That the temporary modular buildings for the daycare center use be removed within ninety (90) days of the issuance of a Certificate of Use for the permanent daycare center structure on the site.
7. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan that indicates the type and size of plant material prior to the issuance of a building permit for the hospital expansion in compliance with Chapter 18A and to be installed prior to the issuance of a Certificate of Use.
8. That the perimeter landscaping be reinstated and the formalized park green on the northeast corner of Parcel "A" be installed on the site within six (6) months of the issuance of the Certificate of Use for the permanent daycare center in accordance with the landscape plans submitted for this application.
9. That the applicant provide substantial landscaping along the perimeter of Parcel "A" and particularly along new parking structure along the west property line. Trees along the perimeter of the site are to be silver buttonwood, 6' high at time of planting spaced 15' on center, and shrubs are to be cocoplum red tip, 2 ½' high at time of planting and spaced 2' on center, or similar species. The garage shall be buffered with sabal palms, 14' - 20' high at time of planting and spaced 10' on center.

10. The parking garage shall have an architectural expression consistent and harmonious with the hospital's architectural style. The garage's fenestration shall be fully screened so as to avoid spillage of light onto public open spaces and adjacent properties.
11. That the patient population within the hospital not exceed 300 patients at any given time.
12. That the temporary relocation of the helipad to the parking garage structure and the return to the permanent location atop the main building's addition be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division).
13. That the hours of construction be limited to between the hours of 8 a.m. to 6 p.m.
14. That the hospital expansion not include medical offices.
15. That a Declaration of Restrictions be submitted within ten (10) days of the end of the appeal period for this hearing application.

BE IT FURTHER RESOLVED, that as herein modified, Condition #2 of Resolution 4-ZAB-217-70, last modified by 4-ZAB-125-93, both passed and adopted by the Zoning Appeals Board (Item #1), shall read as follows:

2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets, dated stamped received 2/6/07, totaling 34 sheets.

BE IT FURTHER RESOLVED, that as herein modified, Condition #4 of Resolution #4689 passed and adopted by the Board of County Commissioners and last modified by Resolution #4-ZAB-102-87, passed and adopted by the Zoning Appeals Board (Item #2), shall read as follows:

4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, 35' wide, and a buffer zone be provided along the south side of the property 36'11" wide; said buffer zones to be beautified and landscaped to meet with the approval of the Department of Planning and Zoning.

BE IT FURTHER RESOLVED, that as herein modified, Condition #7 of Resolution #4689 passed and adopted by the Board of County Commissioners and last modified by Resolution #4-ZAB-105-83, passed and adopted by the Zoning Appeals Board (Item #3), shall read as follows:

7. No new building is to be over 6 stories in height.

BE IT FURTHER RESOLVED that the requested district boundary change to RU-5A (Item #11) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested special exception and unusual use to permit an expansion of a hospital onto additional property to the north (Item #18), and the requests to permit a lot area of 9,423 sq. ft. (Item #12), to permit a building setback 4'8" from the interior side (north) property line (Item #13), to waive the zoning regulations requiring a 5' high wall along the interior side (north) and rear (west) property lines (Item #14), to permit 0 parking spaces (Item #15), to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (Item #16), to permit a 4'8" wide landscape strip between dissimilar land uses along the interior side (north) property line (Item 17), to permit a setback of 22'9" along the side street (south) setback 4'8" along the interior side (north) property line, setback 43'11" along the rear (west) property line and spaced less than 75' from an existing residential structure to the north (Item #19), to permit 0 parking spaces (Item #20), to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (Item #21), and to permit a 4'8" wide landscaped strip

between dissimilar land uses along the interior side (north) property line (Item #22) be and the same are hereby denied without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the approval herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 17th day of April, 2007.

Hearing No. 07-3-CZ10-9
ls

Memorandum



Date: 14-JUN-07
To: Subrata Basu, Interim Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2007000013

Fire Prevention Unit:

Fire Engineering and Water Supply Bureau has no objection to the site plan date stamped January 30, 2007. Any changes to the vehicular circulation must be resubmitted for review and approval.

Service Impact/Demand:

Development for the above Z2007000013 located at LYING north of sw 33 st, WEST OF S.W. 60 COURT, east of sw. 62 Ct & ON BOTH SIDES OF S.W. 30 STREET, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 1533 is proposed as the following:

_____	dwelling units	_____	square feet
residential		industrial	
_____	square feet	9,758	square feet
Office		institutional	
_____	square feet	_____	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 6.24 alarms-annually.
 The estimated average response time is: 7:34 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
 Station 40, West Miami, 975 SW 62 Avenue

Planned Service Expansions:

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

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped January 30, 2007.

TEAM METRO

ENFORCEMENT HISTORY

VARIETY CHILDREN'S HOSPITAL
D/B/A: MIAMI CHILDREN'S
HOSPITAL

LYING north of sw 33 st, WEST OF
S.W. 60 COURT, east of sw. 62 Ct &
ON BOTH SIDES OF S.W. 30
STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2007000013

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: VARIETY CHILDREN'S HOSPITAL, INC., a Florida non-profit corporation, d/b/a Miami Children's Hospital

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Rene Murai, Chairman 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Thomas Rozek, President and Chief Executive Officer 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Kevin Hammeran, Executive Vice President and Chief Operating Officer 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Ghislain Gouraige, Jr., Secretary 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Mario Trueba, Director 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Pedro Alfaro, Senior Vice President and Chief Financial Officer 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
*** <u>VARIETY CHILDREN'S HOSPITAL, INC., d/b/a Miami Children's Hospital, is a non-profit Florida corporation. Thus, no disclosure is required.</u>	

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

TRUST/ESTATE NAME: Not Applicable

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
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206350
NOV 22 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEP.
64

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Not applicable

NAME AND ADDRESS _____ Percentage of Stock _____

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

NAME OF PURCHASER: Not applicable

NAME, ADDRESS AND OFFICE (if applicable) _____ Percentage of Stock _____

Date of contract: _____

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

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

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

VARIETY CHILDREN'S HOSPITAL, INC., a Florida non-profit corporation, d/b/a Miami Children's Hospital

BY: [Signature]
Thomas Rozek, Chief Executive Officer

Sworn to and subscribed before me this 21 day of November, 2006. Affiant is personally known to me or has produced as identification.

[Signature]
(Notary Public)

My commission expires Feb. 15, 2010

MIAMI 1174316.3 7319017141
11/20/06 3:14 PM

NOTARY PUBLIC * STATE OF FLORIDA *
Belinda J Scudder
Commission # DD498785
Expires February 15, 2010
Bonded Toy Fair - Insurance # 800-292-7000
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706350
NOV 22 2006

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

65

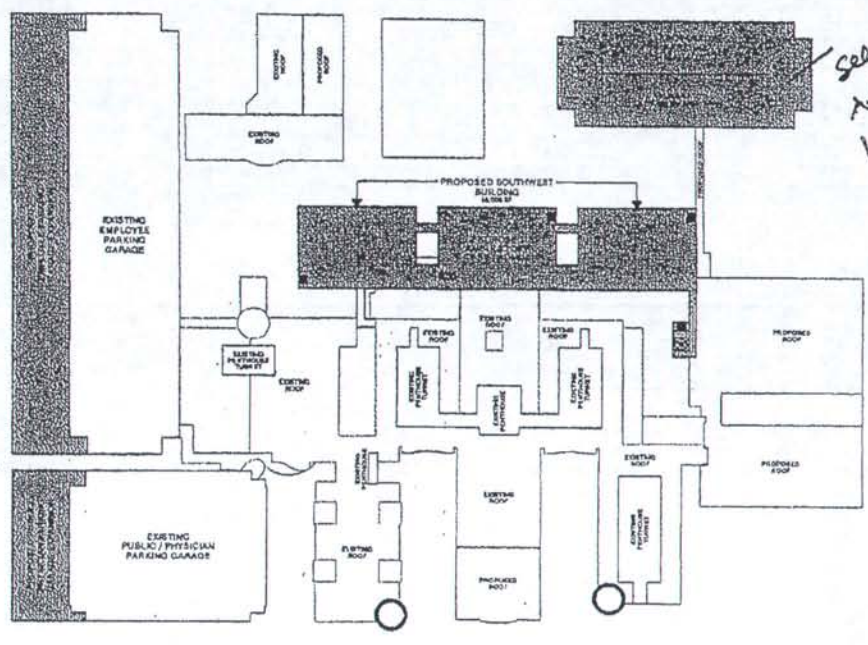
NO.	DATE	BY	DESCRIPTION
1	06.20.06	ASB	ISSUED FOR PERMIT
2	06.20.06	ASB	ISSUED FOR PERMIT

HKS

ARCHITECT
1425 BRICKMAN BLVD., SUITE 1000
MIAMI, FL 33136
TEL: 305.440.1000
WWW.HKS.COM

PROJECT NO. 0600000000
DATE: 06/20/06
DRAWN BY: ASB
CHECKED BY: [Signature]

MIAMI CHILDREN'S HOSPITAL
We're here for the children.



See sheet
A-1 for bldg
layout

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207-013
NOV 22 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: [Signature]

04 FOURTH LEVEL FLOOR PLAN

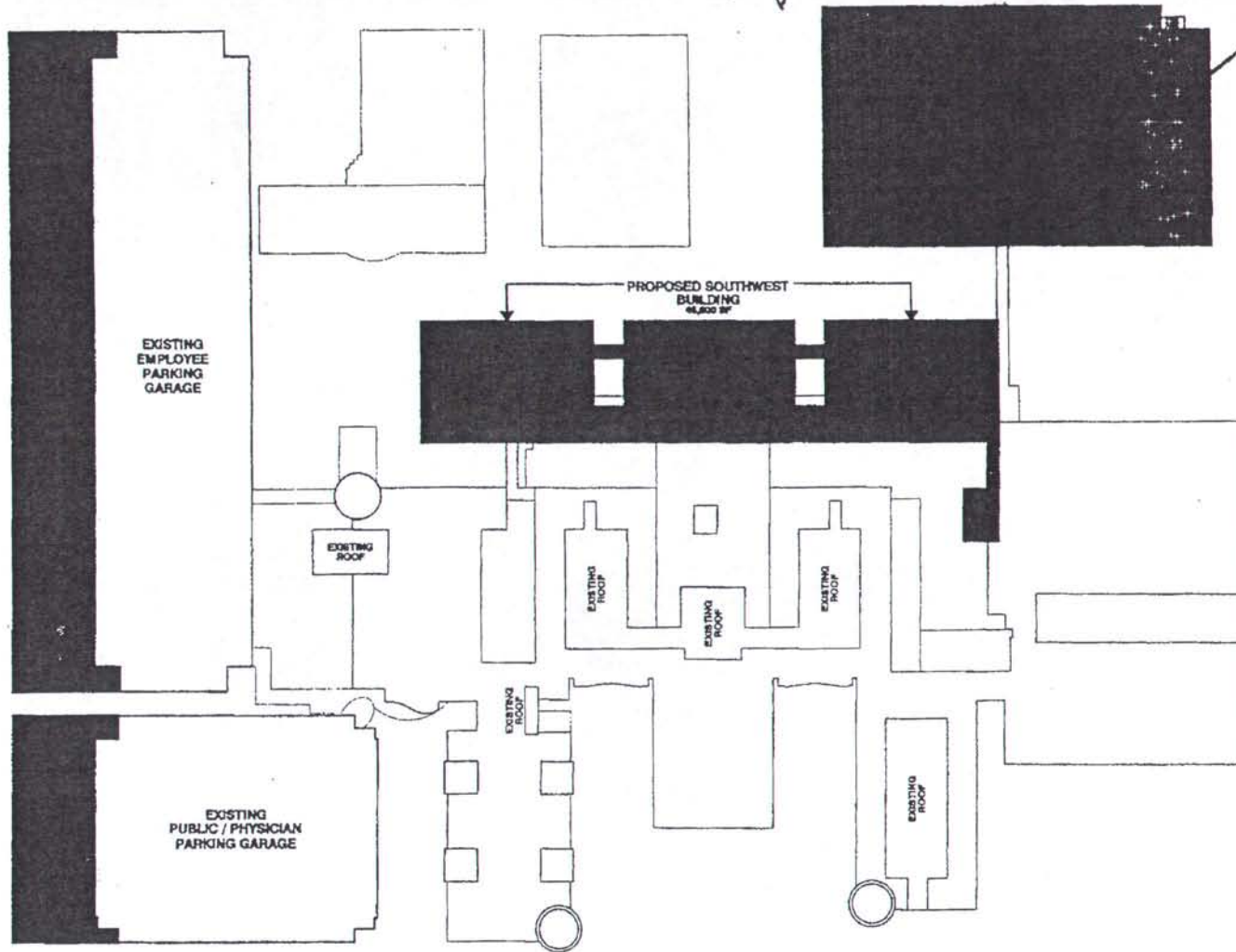
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11/14/06

PROPOSED 2006
MASTER PLAN
REVISION

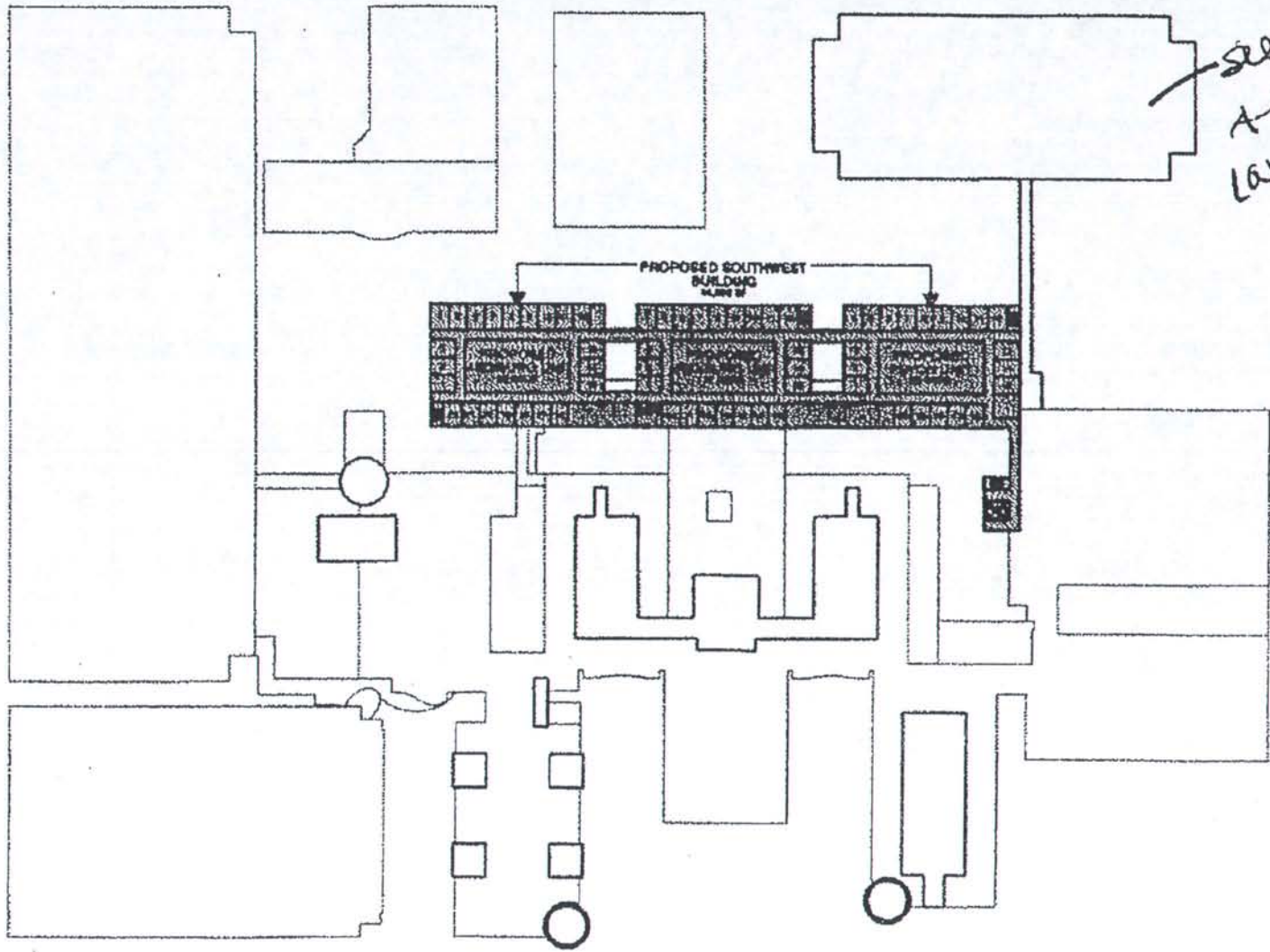
DATE: 11/14/06
BY: [Signature]
16 NOVEMBER 2006
FOURTH LEVEL FLOOR PLAN
A2.4

See sheet A2.5
of the standard set of
plans hand written note
regarding location
of the helipad
made on 3/28/07

7



see sheet
A-1 for bldg
layout



01 SIXTH LEVEL FLOOR PLAN

ARCHITECT
H2Z ARCHITECTS, P.C.
2001 S.W. 11th Street
Miami, FL 33135
(305) 371-1111

OWNER'S CONSULTANT
LEONARDI ARCHITECTS AND PLANNERS
2001 S.W. 11th Street
Miami, FL 33135
(305) 371-1111

DATE: 10/11/06
SCALE: AS SHOWN

PROPOSED 2006
MASTERPLAN

SCALE: AS SHOWN

DATE: 10/11/06

SCALE: AS SHOWN

DATE: 10/11/06

SCALE: AS SHOWN

DATE: 10/11/06

SCALE: AS SHOWN

DATE: 10/11/06

SCALE: AS SHOWN

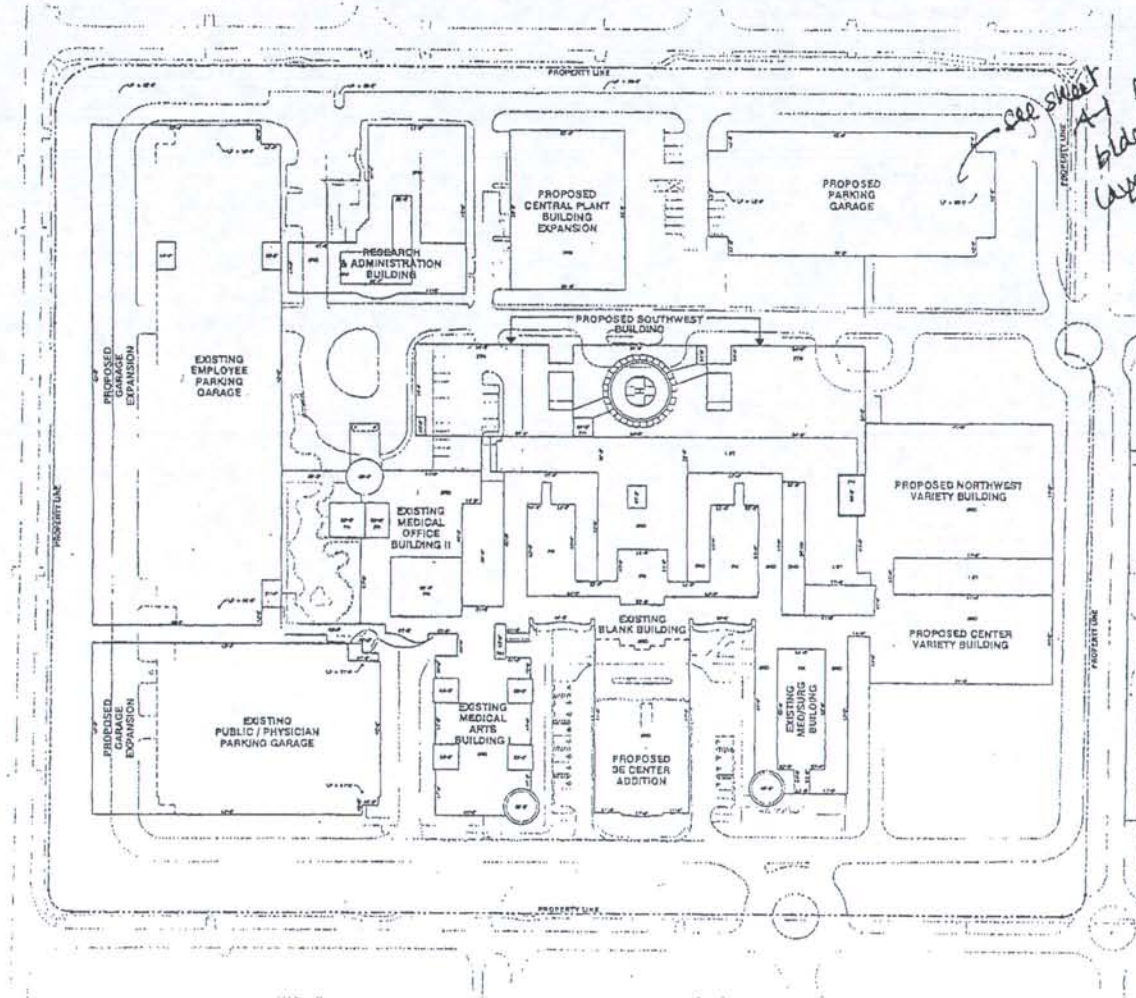
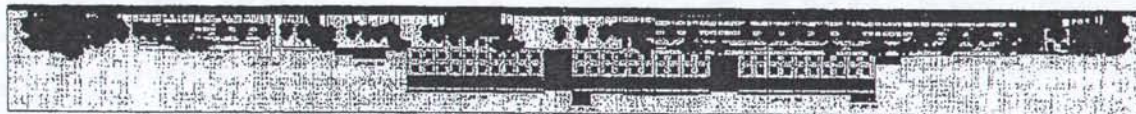
DATE: 10/11/06

SCALE: AS SHOWN

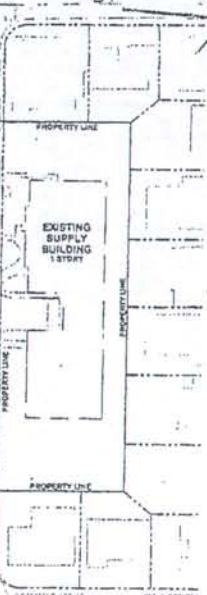
NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMITS	10/11/06
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RECEIVED
2007-013
FEB 06 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



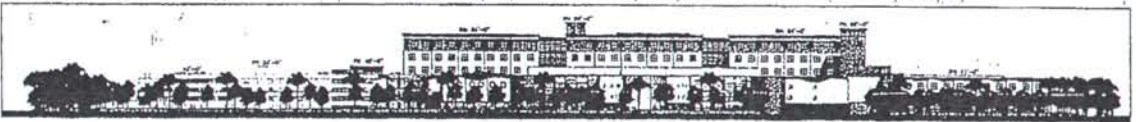
see sheet A Per bldgng contract

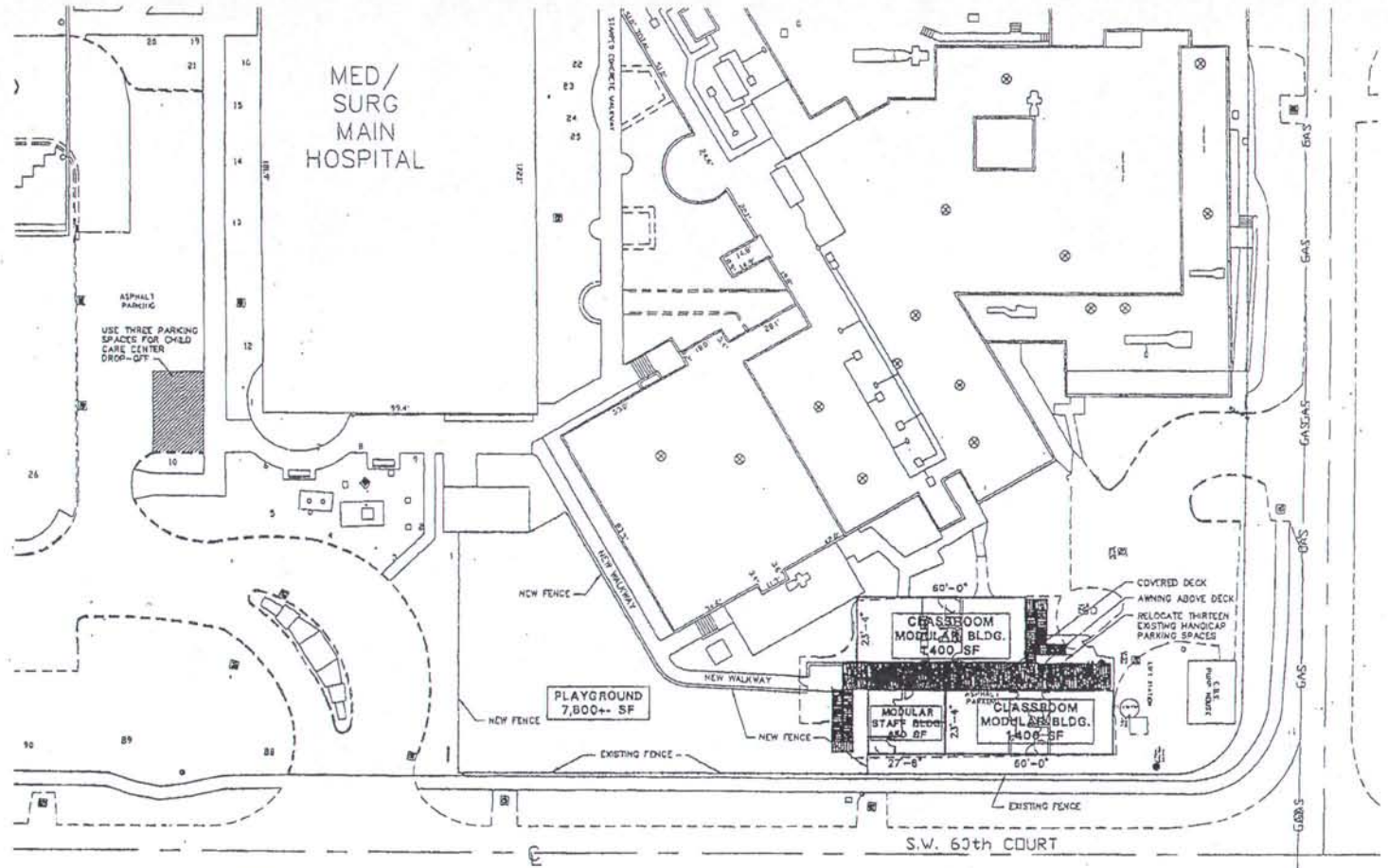


01 BUILDING ELEVATION PLAN

REVISIONS
NO. DATE DESCRIPTION

RECEIVED
FEB 14 2007





AREA CALCULATION		
SPACE	REQUIRED	PROVIDED
CLASSROOM 35 SF, X 60	2,100	2,137
NON CLASSROOM	-	1,358
RECREATION 45 SF, X 60 / 2	1,350	7,600
TOTAL BUILDING AREA		3,450
TOTAL RECREATION / PLAYGROUND		7,600

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207-013
FEB 02 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AT

① TEMPORARY CHILD CARE CENTER SITE PLAN

RECEIVED
FEB 02 2007

CHILD CARE CTR
SITE PLAN

RO ARCHITECTS + PLANNERS, INC.
MARINA LACER BUSINESS PARK
SUITE 100
MIAMI, FLORIDA 33155
305 / 414-8889
www.roarchitects.com

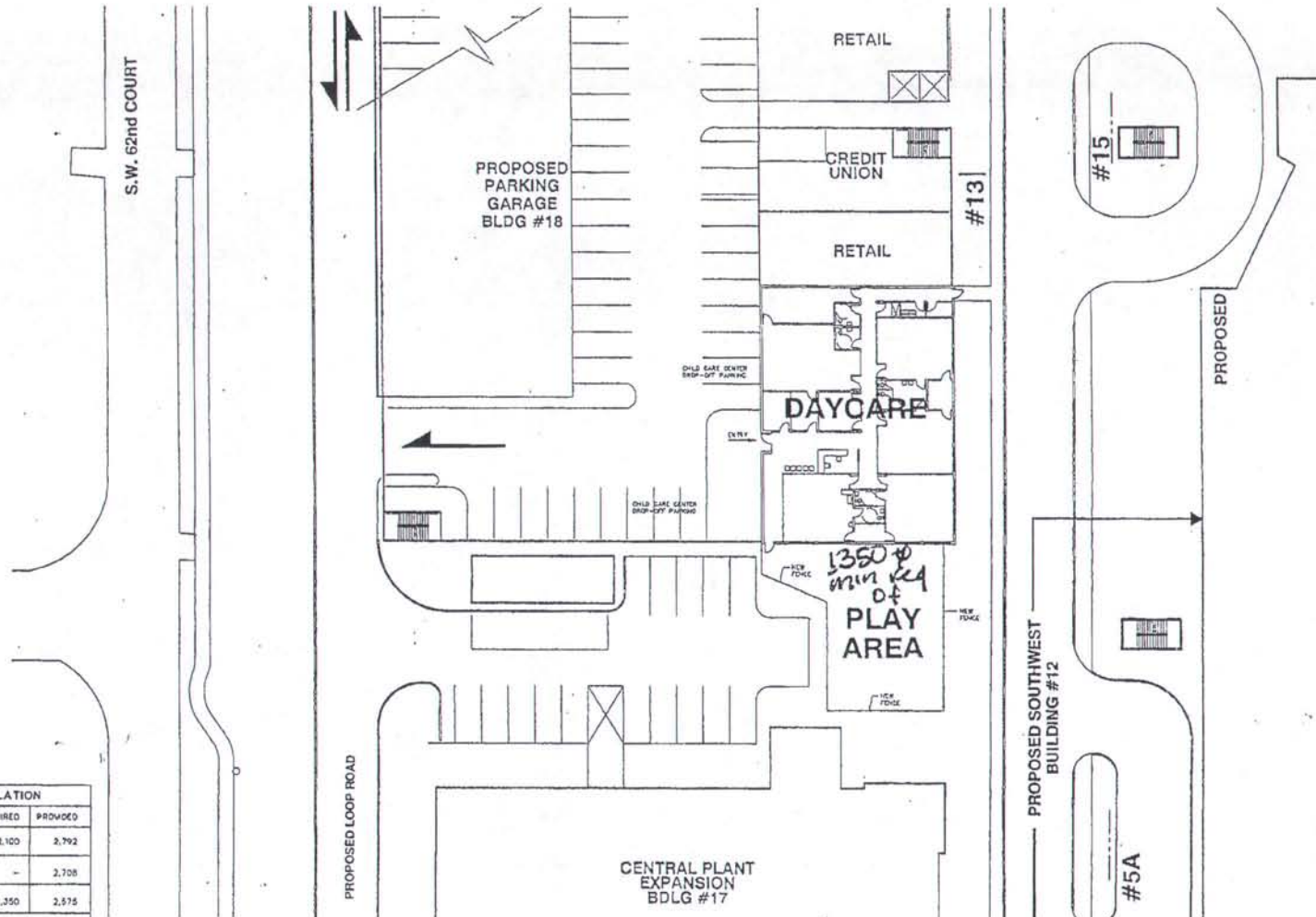
MIAMI CHILDREN'S HOSPITAL -
TEMPORARY CHILD CARE CENTER
3000 SW 9th COURT, MIAMI, FL 33135
OWNER REPRESENTATIVE: JAMES J. MCGARRON TEL: (305) 843-3232

SCALE: 1/8" = 1'-0"
DATE: 02/01/07
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 02/01/07

DATE: 02/01/07
SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 02/01/07

A-1

AREA CALCULATION		
SPACE	REQUIRED	PROVIDED
CLASSROOM 35 S.F. X 60	2,100	2,792
NON CLASSROOM	-	2,708
RECREATION 45 S.F. X 60 / 2	1,350	2,575
TOTAL BUILDING AREA		5,500
TOTAL RECREATION / PLAYGROUND		2,575



1 PERMANENT CHILD CARE CENTER SITE PLAN
SCALE 1/8" = 1'-0"

RECEIVED
207-013
FEB 02 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

RO ARCHITECTS & PLANNERS, INC. 3400 N.W. 127th Avenue, Suite 100 Miami, Florida 33188 Phone: 781-3110 Fax: 781-3110	
MIAMI CHILDREN'S HOSPITAL PERMANENT CHILD CARE CENTER 3500 S.W. 13th Street, Suite 100 Miami, Florida 33135 Phone: 305-372-3333	
DATE: 02/01/07 DRAWN BY: JAMES S. MURPHY CHECKED BY: JAMES S. MURPHY SCALE: 1/8" = 1'-0"	SHEET NO. / TOTAL 1 / 1 DATE: 02/01/07 PROJECT: PERMANENT CHILD CARE CENTER DRAWING NO.: 207-013
CHILD CARE CENTER SITE PLAN A-1	

ARCHITECT
HKS ARCHITECTS INC. P.L.L.C.
1000 AVENUE OF THE ARTS
SUITE 1000
DALLAS, TEXAS 75201
(214) 760-0000

PROFESSOR OF ARCHITECTURE
CIVIL, ENVIRONMENTAL
ENGINEERING
1000 AVENUE OF THE ARTS
SUITE 1000
DALLAS, TEXAS 75201
(214) 760-0000

LANDSCAPE ARCHITECT
MARIANNE L. BROWN
1000 AVENUE OF THE ARTS
SUITE 1000
DALLAS, TEXAS 75201
(214) 760-0000



**PROPOSED 2006
LANDSCAPE
MASTERPLAN
REVISION**

0413102000-2355
2,355 x 3,500
700 MAX

REVISION
11 JANUARY 2007
13 JANUARY 2007

PROJECT NUMBER
0318.714
DATE
10 NOVEMBER 2006
RSM

SHEET TITLE
2006
LANDSCAPE
MASTERPLAN
REVISION
SHEET NO.
A4.00

MIAMI CHILDREN'S HOSPITAL MAIN CAMPUS

LANDSCAPE LEGEND Chapter 18A - Ordinance 90-13
Date: 09/26/2005
Scale: 1" = 30'-0"

Tree Size (DBH)	Quantity	Price	Total		
TREES:		ALLOWED	PROHIBITED		
1" - 2" DBH	121	\$15	\$1,815	0	0
3" - 4" DBH	121	\$15	\$1,815	0	0
5" - 6" DBH	121	\$15	\$1,815	0	0
7" - 8" DBH	121	\$15	\$1,815	0	0
9" - 10" DBH	121	\$15	\$1,815	0	0
11" - 12" DBH	121	\$15	\$1,815	0	0
13" - 14" DBH	121	\$15	\$1,815	0	0
15" - 16" DBH	121	\$15	\$1,815	0	0
17" - 18" DBH	121	\$15	\$1,815	0	0
19" - 20" DBH	121	\$15	\$1,815	0	0
21" - 22" DBH	121	\$15	\$1,815	0	0
23" - 24" DBH	121	\$15	\$1,815	0	0
25" - 26" DBH	121	\$15	\$1,815	0	0
27" - 28" DBH	121	\$15	\$1,815	0	0
29" - 30" DBH	121	\$15	\$1,815	0	0
31" - 32" DBH	121	\$15	\$1,815	0	0
33" - 34" DBH	121	\$15	\$1,815	0	0
35" - 36" DBH	121	\$15	\$1,815	0	0
37" - 38" DBH	121	\$15	\$1,815	0	0
39" - 40" DBH	121	\$15	\$1,815	0	0
41" - 42" DBH	121	\$15	\$1,815	0	0
43" - 44" DBH	121	\$15	\$1,815	0	0
45" - 46" DBH	121	\$15	\$1,815	0	0
47" - 48" DBH	121	\$15	\$1,815	0	0
49" - 50" DBH	121	\$15	\$1,815	0	0
51" - 52" DBH	121	\$15	\$1,815	0	0
53" - 54" DBH	121	\$15	\$1,815	0	0
55" - 56" DBH	121	\$15	\$1,815	0	0
57" - 58" DBH	121	\$15	\$1,815	0	0
59" - 60" DBH	121	\$15	\$1,815	0	0
61" - 62" DBH	121	\$15	\$1,815	0	0
63" - 64" DBH	121	\$15	\$1,815	0	0
65" - 66" DBH	121	\$15	\$1,815	0	0
67" - 68" DBH	121	\$15	\$1,815	0	0
69" - 70" DBH	121	\$15	\$1,815	0	0
71" - 72" DBH	121	\$15	\$1,815	0	0
73" - 74" DBH	121	\$15	\$1,815	0	0
75" - 76" DBH	121	\$15	\$1,815	0	0
77" - 78" DBH	121	\$15	\$1,815	0	0
79" - 80" DBH	121	\$15	\$1,815	0	0
81" - 82" DBH	121	\$15	\$1,815	0	0
83" - 84" DBH	121	\$15	\$1,815	0	0
85" - 86" DBH	121	\$15	\$1,815	0	0
87" - 88" DBH	121	\$15	\$1,815	0	0
89" - 90" DBH	121	\$15	\$1,815	0	0
91" - 92" DBH	121	\$15	\$1,815	0	0
93" - 94" DBH	121	\$15	\$1,815	0	0
95" - 96" DBH	121	\$15	\$1,815	0	0
97" - 98" DBH	121	\$15	\$1,815	0	0
99" - 100" DBH	121	\$15	\$1,815	0	0
101" - 102" DBH	121	\$15	\$1,815	0	0
103" - 104" DBH	121	\$15	\$1,815	0	0
105" - 106" DBH	121	\$15	\$1,815	0	0
107" - 108" DBH	121	\$15	\$1,815	0	0
109" - 110" DBH	121	\$15	\$1,815	0	0
111" - 112" DBH	121	\$15	\$1,815	0	0
113" - 114" DBH	121	\$15	\$1,815	0	0
115" - 116" DBH	121	\$15	\$1,815	0	0
117" - 118" DBH	121	\$15	\$1,815	0	0
119" - 120" DBH	121	\$15	\$1,815	0	0
121" - 122" DBH	121	\$15	\$1,815	0	0
123" - 124" DBH	121	\$15	\$1,815	0	0
125" - 126" DBH	121	\$15	\$1,815	0	0
127" - 128" DBH	121	\$15	\$1,815	0	0
129" - 130" DBH	121	\$15	\$1,815	0	0
131" - 132" DBH	121	\$15	\$1,815	0	0
133" - 134" DBH	121	\$15	\$1,815	0	0
135" - 136" DBH	121	\$15	\$1,815	0	0
137" - 138" DBH	121	\$15	\$1,815	0	0
139" - 140" DBH	121	\$15	\$1,815	0	0
141" - 142" DBH	121	\$15	\$1,815	0	0
143" - 144" DBH	121	\$15	\$1,815	0	0
145" - 146" DBH	121	\$15	\$1,815	0	0
147" - 148" DBH	121	\$15	\$1,815	0	0
149" - 150" DBH	121	\$15	\$1,815	0	0
151" - 152" DBH	121	\$15	\$1,815	0	0
153" - 154" DBH	121	\$15	\$1,815	0	0
155" - 156" DBH	121	\$15	\$1,815	0	0
157" - 158" DBH	121	\$15	\$1,815	0	0
159" - 160" DBH	121	\$15	\$1,815	0	0
161" - 162" DBH	121	\$15	\$1,815	0	0
163" - 164" DBH	121	\$15	\$1,815	0	0
165" - 166" DBH	121	\$15	\$1,815	0	0
167" - 168" DBH	121	\$15	\$1,815	0	0
169" - 170" DBH	121	\$15	\$1,815	0	0
171" - 172" DBH	121	\$15	\$1,815	0	0
173" - 174" DBH	121	\$15	\$1,815	0	0
175" - 176" DBH	121	\$15	\$1,815	0	0
177" - 178" DBH	121	\$15	\$1,815	0	0
179" - 180" DBH	121	\$15	\$1,815	0	0
181" - 182" DBH	121	\$15	\$1,815	0	0
183" - 184" DBH	121	\$15	\$1,815	0	0
185" - 186" DBH	121	\$15	\$1,815	0	0
187" - 188" DBH	121	\$15	\$1,815	0	0
189" - 190" DBH	121	\$15	\$1,815	0	0
191" - 192" DBH	121	\$15	\$1,815	0	0
193" - 194" DBH	121	\$15	\$1,815	0	0
195" - 196" DBH	121	\$15	\$1,815	0	0
197" - 198" DBH	121	\$15	\$1,815	0	0
199" - 200" DBH	121	\$15	\$1,815	0	0
201" - 202" DBH	121	\$15	\$1,815	0	0
203" - 204" DBH	121	\$15	\$1,815	0	0
205" - 206" DBH	121	\$15	\$1,815	0	0
207" - 208" DBH	121	\$15	\$1,815	0	0
209" - 210" DBH	121	\$15	\$1,815	0	0
211" - 212" DBH	121	\$15	\$1,815	0	0
213" - 214" DBH	121	\$15	\$1,815	0	0
215" - 216" DBH	121	\$15	\$1,815	0	0
217" - 218" DBH	121	\$15	\$1,815	0	0
219" - 220" DBH	121	\$15	\$1,815	0	0
221" - 222" DBH	121	\$15	\$1,815	0	0
223" - 224" DBH	121	\$15	\$1,815	0	0
225" - 226" DBH	121	\$15	\$1,815	0	0
227" - 228" DBH	121	\$15	\$1,815	0	0
229" - 230" DBH	121	\$15	\$1,815	0	0
231" - 232" DBH	121	\$15	\$1,815	0	0
233" - 234" DBH	121	\$15	\$1,815	0	0
235" - 236" DBH	121	\$15	\$1,815	0	0
237" - 238" DBH	121	\$15	\$1,815	0	0
239" - 240" DBH	121	\$15	\$1,815	0	0
241" - 242" DBH	121	\$15	\$1,815	0	0
243" - 244" DBH	121	\$15	\$1,815	0	0
245" - 246" DBH	121	\$15	\$1,815	0	0
247" - 248" DBH	121	\$15	\$1,815	0	0
249" - 250" DBH	121	\$15	\$1,815	0	0
251" - 252" DBH	121	\$15	\$1,815	0	0
253" - 254" DBH	121	\$15	\$1,815	0	0
255" - 256" DBH	121	\$15	\$1,815	0	0
257" - 258" DBH	121	\$15	\$1,815	0	0
259" - 260" DBH	121	\$15	\$1,815	0	0
261" - 262" DBH	121	\$15	\$1,815	0	0
263" - 264" DBH	121	\$15	\$1,815	0	0
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271" - 272" DBH	121	\$15	\$1,815	0	0
273" - 274" DBH	121	\$15	\$1,815	0	0
275" - 276" DBH	121	\$15	\$1,815	0	0
277" - 278" DBH	121	\$15	\$1,815	0	0
279" - 280" DBH	121	\$15	\$1,815	0	0
281" - 282" DBH	121	\$15	\$1,815	0	0
283" - 284" DBH	121	\$15	\$1,815	0	0
285" - 286" DBH	121	\$15	\$1,815	0	0
287" - 288" DBH	121	\$15	\$1,815	0	0
289" - 290" DBH	121	\$15	\$1,815	0	0
291" - 292" DBH	121	\$15	\$1,815	0	0
293" - 294" DBH	121	\$15	\$1,815	0	0
295" - 296" DBH	121	\$15	\$1,815	0	0
297" - 298" DBH	121	\$15	\$1,815	0	0
299" - 300" DBH	121	\$15	\$1,815	0	0

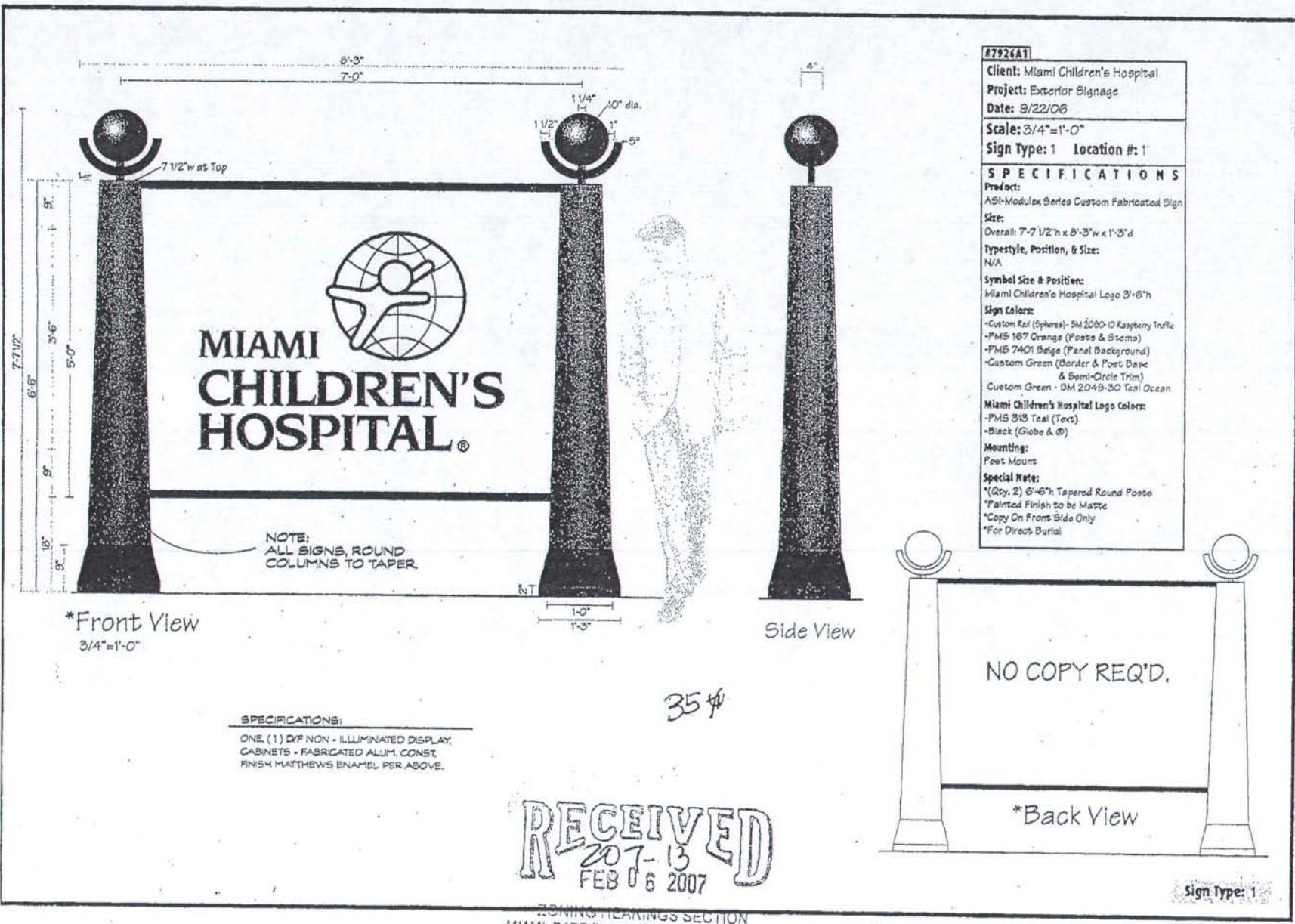
1058 215 X 496 =
483 258 =
440
423 716 =
3000
149 510 150
max
100

GRANT OFFICE: ALTERNATE ZONING REQ.

LANDSCAPE LEGEND Chapter 18A - Ordinance 90-13
Date: 09/26/2005
Scale: 1" = 30'-0"

Tree Size (DBH)	Quantity	Price	Total		
TREES:		ALLOWED	PROHIBITED		
1" - 2" DBH	121	\$15	\$1,815	0	0
3" - 4" DBH	121	\$15	\$1,815	0	0
5" - 6" DBH	121	\$15	\$1,815	0	0
7" - 8" DBH	121	\$15	\$1,815	0	0
9" - 10" DBH	121	\$15	\$1,815	0	0
11" - 12" DBH	121	\$15	\$1,815	0	0
13" - 14" DBH	121	\$15	\$1,815	0	0
15" - 16" DBH	121	\$15	\$1,815	0	0
17" - 18" DBH	121	\$15	\$1,815	0	0
19" - 20" DBH	121	\$15	\$1,815	0	0
21" - 22" DBH	121	\$15	\$1,815	0	0
23" - 24" DBH	121	\$15	\$1,815	0	0
25" - 26" DBH	121	\$15	\$1,815	0	0
27" - 28" DBH	121	\$15	\$1,815	0	0
29" - 30" DBH	121	\$15	\$1,815	0	0
31" - 32" DBH	121	\$15	\$1,815	0	0
33" - 34" DBH	121	\$15	\$1,815	0	0
35" - 36" DB					

20



A7926A1
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 1 **Location #:** 1

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 7'-7 1/2" h x 8'-3" w x 1'-3" d
Typstyle, Position, & Size:
 N/A

Symbol Size & Position:
 Miami Children's Hospital Logo 3'-6" h

Sign Colors:
 -Custom Red (Spheres)- 5M 2090-10 Kasperberry Traffic
 -PMS 167 Orange (Posts & Spheres)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Border & Post Base & Semi-Circle Trim)
 Custom Green - DM 2049-30 Teal Ocean

Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & Ⓞ)

Mounting:
 Post Mount

Special Note:
 *(Qty. 2) 6'-6" h Tapered Round Posts
 *Fainted Finish to be Matte
 *Copy On Front Side Only
 *For Direct Bural



DESIGN #: 13,948 R1
 DATE: 9-20-06
 DESIGNER: *Tom Skiba*
 #13948 1/4" = 1'-0"
 21 10-17-06

ETD US	MIAMI CHILDREN'S HOSPITAL
SHEET 1 OF	
MIAMI CHILDREN'S HOSPITAL	
DATE:	9-20-06
DESIGNER:	Tom Skiba
PROJECT:	MIAMI CHILDREN'S HOSPITAL
NOTED:	NOTED
DATE:	9-20-06
DESIGNER:	Tom Skiba

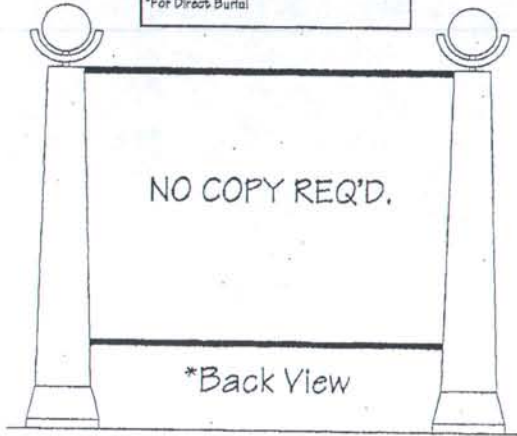


SPECIFICATIONS:
 ONE, (1) D/F NON - ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.

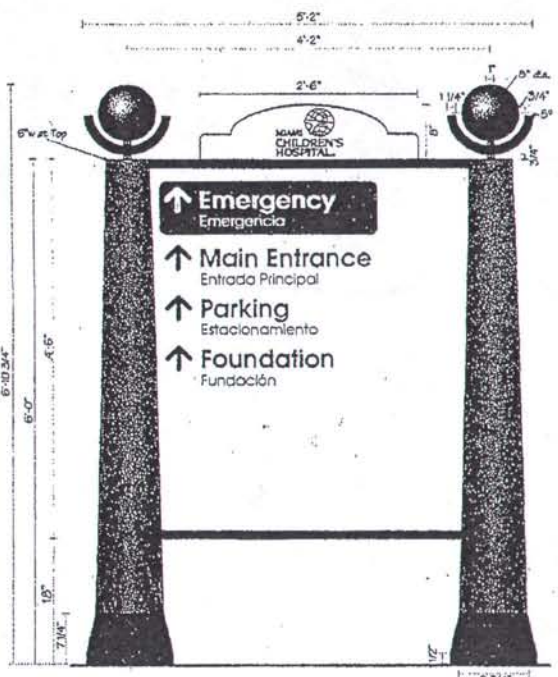
35 #

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 207-13
 FEB 06 2007

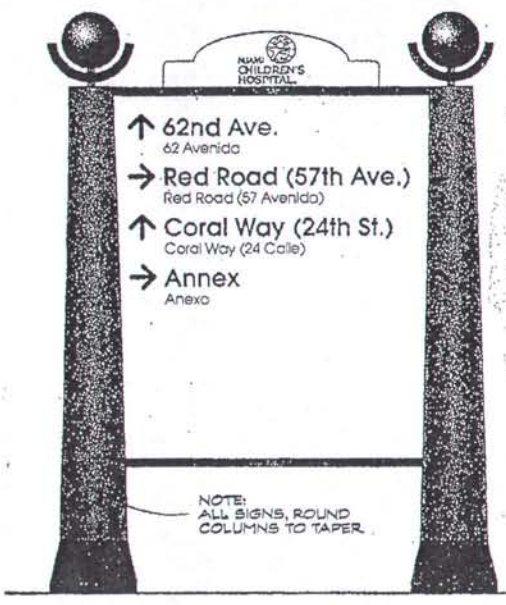
PLANNING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *[Signature]*



Sign Type: 1



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



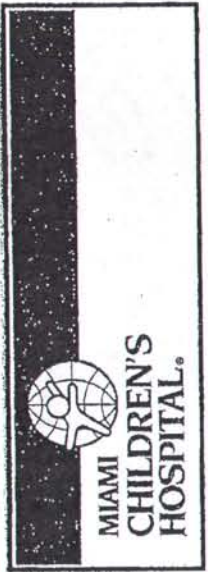
Side View

#7927A

Client: Miami Children's Hospital
 Project: Exterior Signage
 Date: 9/22/06
 Scale: 3/4"=1'-0"
 Sign Type: 2 Location #: 2

SPECIFICATIONS
 Product:
 ASI-Module Series Custom Fabricated Sign
 Size:
 Overall: 6'-10 3/4" x 5'-2" w x 1'-0" d
 Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" H/U/L
 Avant Garde Book 1 1/2" H/U/L
 Symbol Size & Position:
 Miami Children's Hospital Logo 7" H
 3 3/4" x 3 3/4" w Custom Arrow
 Sign Colors:
 - Custom Red (Stems): BH 2000-10 Raspberry Truffle
 - PMS 167 Orange (Posts & Stems)
 - PMS 032 Red & White (Emergency Rectangle)
 - PMS 7401 Beige (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
 Miami Children's Hospital Logo Colors:
 - PMS 313 Teal (Text)
 - Black (Globe & Ⓞ)
 Mounting:
 Post Mount
 Special Note:
 *(Qty: 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Bural

SPECIFICATIONS:
 ONE, (1) D/F NON-ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13046 RI
 DATE: 9-20-06
 DESIGNER: Ben Skidmore
 REV: 02/06
 SHEET 2 OF 2
 MIAMI CHILDREN'S HOSPITAL
 NAME: BEN SKIDMORE
 TITLE: CHIEF DESIGNER
 DATE: 02/06
 PROJECT: 13046 RI
 DRAWING: 13046 RI-02
 SCALE: AS SHOWN
 PROJECT LOCATION: MIAMI CHILDREN'S HOSPITAL
 PROJECT NUMBER: 13046 RI-02

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RECEIVED 197
 207-13
 FEB 06 2007
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 EV



Sign Type: 2

773278
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scales: 3/4"=1'-0"
Sign Type: 2 **Location #:** 2A

SPECIFICATIONS
Product:
 ASI-Modulox Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" h/U/L
 Avant Garde Book 1 1/2" h/U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 3 3/4" w x 3 3/4" w Custom Arrow
Sign Colors:
 - Custom Red (Sphere) - BM 2000-10 Raspberry 1" r/b
 - PMS 167 Orange (Posts & Sphere)
 - PMS 7401 Deluge (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 - Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 - PMS 313 Teal (Text)
 - Black (Globe & ®)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burlal

SPECIFICATIONS:
 ONE (1) D/F NON - ILLUMINATED DISPLAY CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN # 13,946 R1
 DATE: 9-20-06
 DESIGNER: *Joe Fisher*
 10-7-06

ETC US

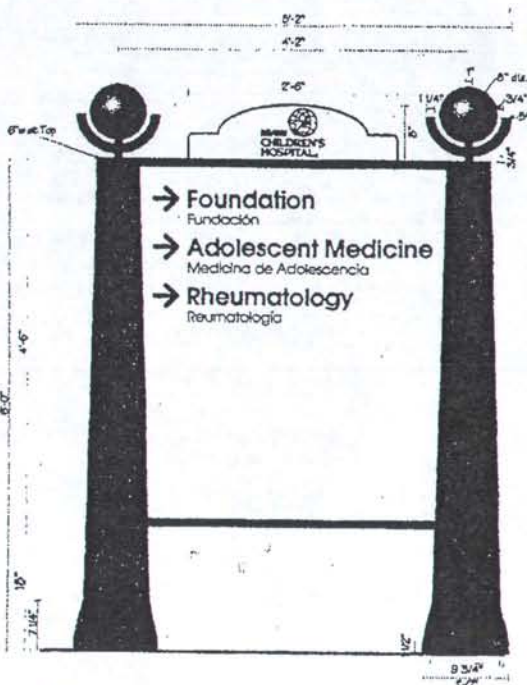
SHEET 3 OF 3
 MIAMI CHILDREN'S HOSPITAL

CLIENT: MIAMI CHILDREN'S HOSPITAL
 PROJECT: EXTERIOR SIGNAGE
 DATE: 9/22/06
 DESIGNER: JOE FISHER
 DRAWN BY: JAMES W. WILSON
 CHECKED BY: JAMES W. WILSON
 APPROVED BY: JAMES W. WILSON

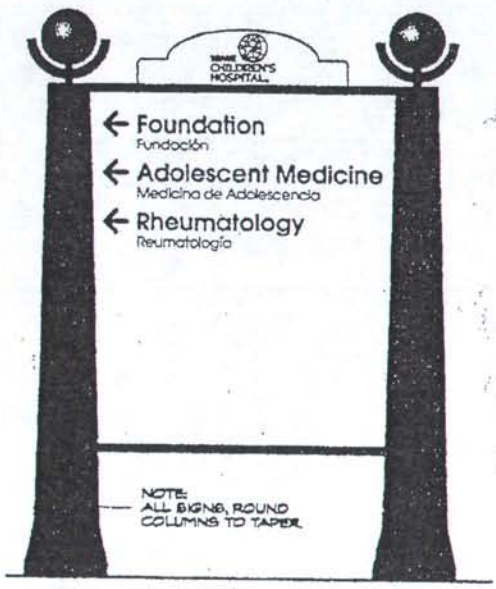
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Sign Type: 2



Front View
 3/4"=1'-0"



Back View
 3/4"=1'-0"

NOTE:
 ALL SIGNS, ROUND COLUMNS TO TAPER.



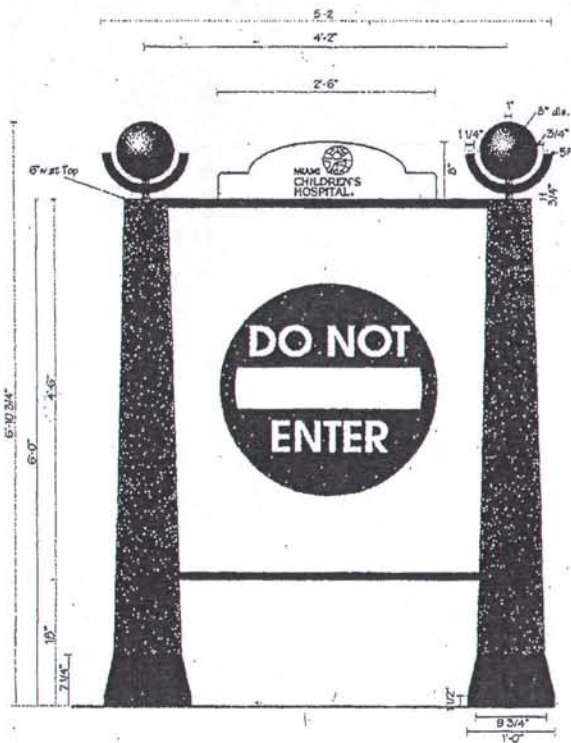
Side View

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ZONING HEARINGS SECTION
 PLANNING AND ZONING DEPT.

83



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

#7927C

Client: Miami Children's Hospital

Project: Exterior Signage

Date: 9/22/06

Scale: 3/4"=1'-0"

Sign Type: 2 Location #: 3

SPECIFICATIONS

Product: ASI-Modulex Series Custom Fabricated Sign

Size: Overall: 6'-10 3/4" x 5'-2" x 1'-0"

Typestyle, Position, & Size: Avant Garde Demi 2 1/2" U/L

Avant Garde Book 1 1/2" U/L

Symbol Size & Position: Miami Children's Hospital Logo 7" DO NOT ENTER Symbol 30" dia.

Sign Colors: -Custom Red (Spheres): BM 2030-10 Raspberry Tr./Rc

-PMS 187 Orange (Posts & Stems)

-PMS 032 Red & White (DO NOT ENTER)

-PMS 7401 Beige (Panel Background)

-Custom Green (Copy, Border, Post Base & Semi-Circle Trim)

Custom Green - BM 2049-30 Teal Ocean

Miami Children's Hospital Logo Colors: -PMS 513 Teal (Text)

-Black (Globe & @)

Mounting: Post Mount

Special Note: *(Qty. 2) 6'-0" Tapered Round Posts

*Painted Finish to be Matte

*Copy On Both Sides

*For Direct Burial

SPECIFICATIONS:

ONE (1) D/F NON-ILLUMINATED DISPLAY.

CABINETS - FABRICATED ALUM. CONST.

FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13.04.6 RT

DATE: 9-20-06

DESIGNER: *Ben Shubin*

REV. 02-08

REV. 12-08



SHEET 4 OF

MIAMI CHILDREN'S HOSPITAL

DATE: 9-20-06

DESIGNER: *Ben Shubin*

REV. 02-08

REV. 12-08

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TEL: 954-575-1100 FAX: 954-575-1101

WWW.DONBELLSIGNS.COM

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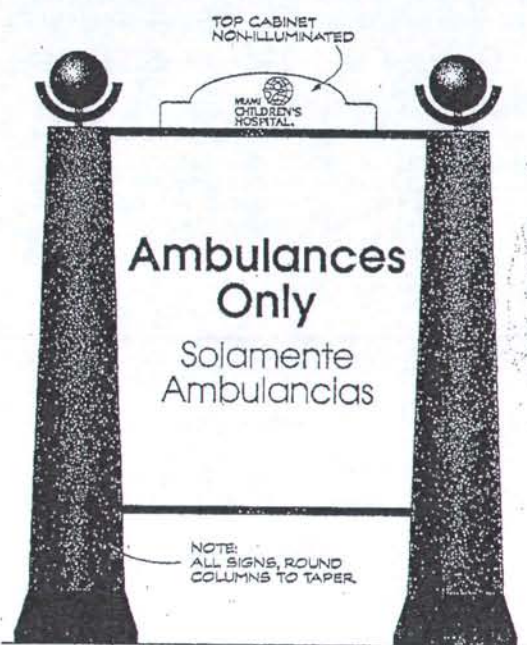
ZONING HEARINGS SECTION
CITY OF MIAMI PLANNING AND ZONING DEPT.

Sign Type: 2

194



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

#7931
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 6 **Location #:** 4

SPECIFICATIONS
Product:
 ASB-Modulox Series Custom Internally Illuminated Sign
Site:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 4 3/4" U/L
 Avant Garde Book 3 1/2" U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7"
Sign Colors:
 * Custom Red (Spheres): BM 2080-10 Raspberry Infill
 *PMS 167 Orange (Posts & Beams)
 *PMS 7401 Beige (Panel Background)
 *Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 *Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 *PMS 313 Teal (Text)
 *Black (Globs & ®)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) OF INTERNALLY ILLUMINATED DISPLAY (SEE ABOVE).
 CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.
 BOTTOM CABINET - COPY TO BE ROUTED OUT & BACKED W/ MILK WHITE ACRYLIC, GREEN 3-M VINYL _____ 1ST SURFACE.
 INTERNALLY ILLUMINATED BY H/O 800 M.A. T-12 FLU. LAMPS.



DESIGN #: 13,948 RI
 DATE: 9-20-06
 DESIGNER: *Don Bell*
 BY: *Don Bell*
 DATE: 10-17-06

ETL US	INTERNATIONAL CERTIFICATION
SHEET 18 OF	
CLIENT: MIAMI CHILDREN'S HOSPITAL	
DATE:	DATE:
DESIGNER:	DATE:
BY:	DATE:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:

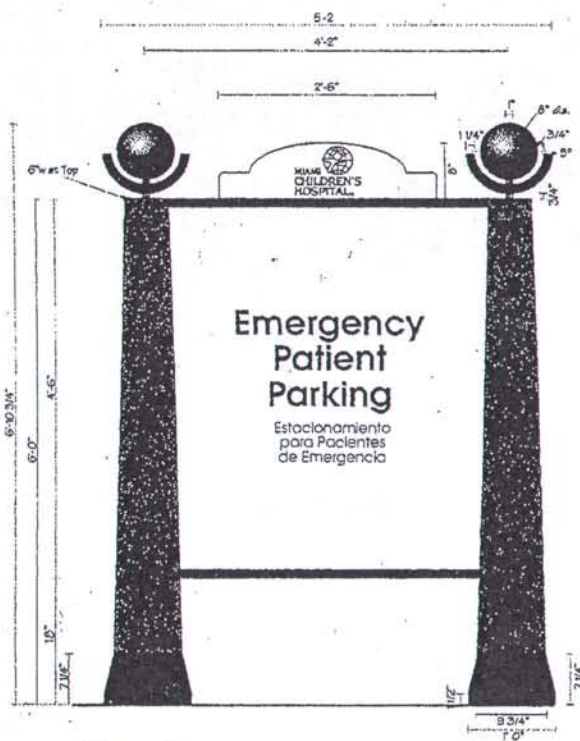


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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT

BY: *[Signature]*

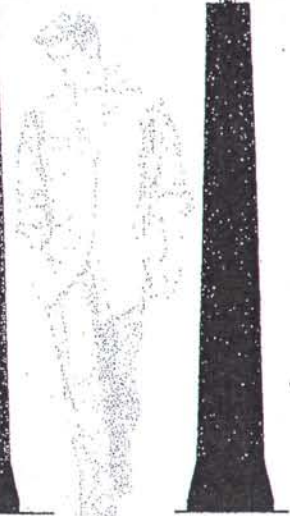
207



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.

#79270
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 Location #: 5
SPECIFICATIONS
Product: ASI-Modulex Series Custom Fabricated Sign
Size: Overall: 6'-10 3/4" x 5'-2" w x 1'-0" d
Typestyle, Position, & Size: Avant Garde Demi 3 1/2" h & 2 1/2" w U/L Avant Garde Book 1 1/2" h U/L
Symbol Size & Position: Miami Children's Hospital Logo 7" h
Sign Colors: • Custom Red (Sphere): BM 2080-10 Kookery Tr/Rk • PMS 167 Orange (Poste & Stone) • PMS 7401 Belge (Panel Background) • Custom Green (Copy, Border, Post Base & Semi-Circle Trim) • Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors: • PMS 213 Teal (Text) • Black (Globe & Ø)
Mounting: Post Mount
Special Note: *(Qty. 2) 6'-0" Tapered Round Poste *Painted Finish to be Matte *Copy On Both Sides *For Direct Bural

SPECIFICATIONS:
ONE (1) OF NON - ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13,948 RI
DATE: 9-20-06
DESIGNER: *Eric Shih*
REV. DATE
RI 10/2/06

SHEET 5 OF

CLIENT: MIAMI CHILDRENS HOSPITAL
 NAME: []
 TITLE: DALE WENZINGER
 PROJECT: 13348 MIAMI CHILDRENS HOSPITAL
 DRAWING: ILLUSTRATOR CDS

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Sign Type: 2

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*



*Front View
3/4"=1'-0"

Qty. 2

*Side View

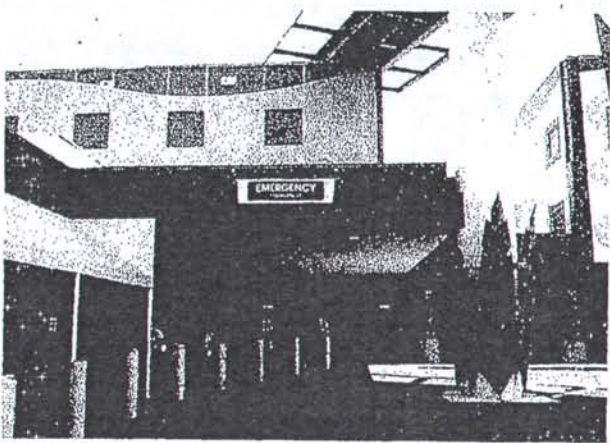
NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.

A7932B
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 7 **Location #:** 5A

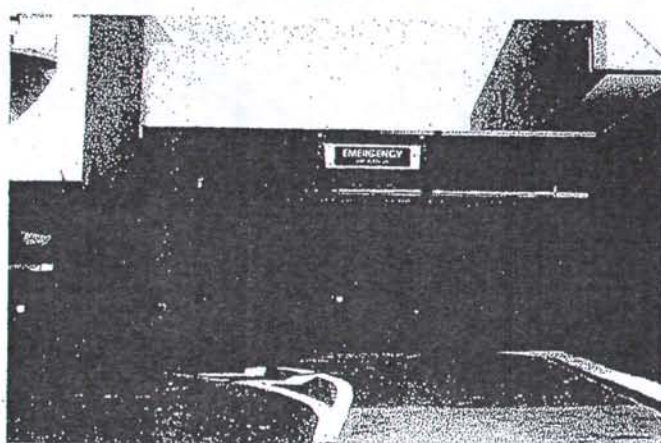
SPECIFICATIONS
Product:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 2'-10 3/4" h x 7'-9 1/4" w x 4 1/4" d
Typestyle, Position, & Size:
 Avant Garde Demi 6" Caps
 Avant Garde Book 3" Caps
Symbol Size & Position:
 N/A
Sign Colors:
 * Custom Red (Spheres): BM 2080-10 Raspberry Truffle
 *PMS 167 Orange (Posts & Storms)
 *PMS 032 Red & White (Emergency Rectangle)
 *PMS 7401 Beige (Panel Background)
 *Custom Green (Border & Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean

Mounting:
 Stud Mounts To Wall
Special Note:
 *(Qty. 2) 2'-6 1/4" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Front Side Only

SPECIFICATIONS:
 ONE (1) 8'x NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



SIGNAGE LOCATION 5A
SCALE: 1/8"=1'-0"+



SIGNAGE LOCATION 5A
SCALE: 1/8"=1'-0"+



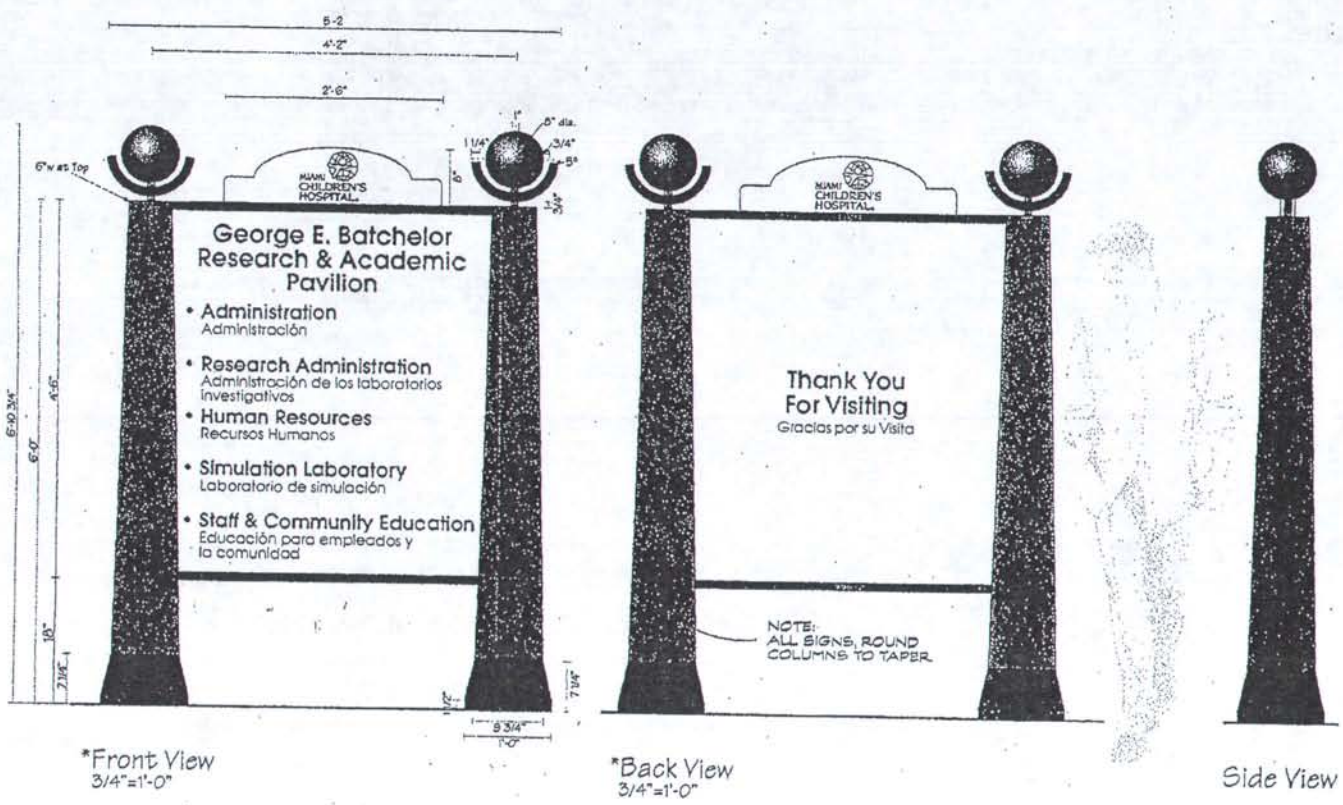
DESIGN #: 13-848R3
 DATE: 9-20-06
 DESIGNER: *Pat Schick*
 REVISED: NONE
 REVISIONS:
 R1 10-3-06
 R2 10-17-06
 R3 10-31-06

STANDARD US
 SHEET 19 OF
 MIAMI CHILDREN'S HOSPITAL
 NAME: MIAMI CHILDREN'S HOSPITAL
 ADDRESS: 13244 SW 128th Ave, Coral Gables, FL 33160
 PHONE: 305-424-1000
 PROJECT NO: 13244 SW 128th Ave
 PROJECT NAME: MIAMI CHILDREN'S HOSPITAL
 PROJECT ADDRESS: 13244 SW 128th Ave, Coral Gables, FL 33160
 PROJECT PHONE: 305-424-1000

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT





*Front View
3/4"=1'-0"

*Back View
3/4"=1'-0"

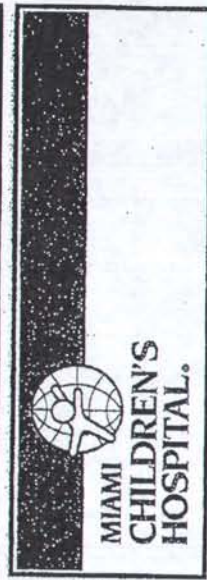
Side View

#7929
 Client: Miami Children's Hospital
 Project: Exterior Signage
 Date: 9/22/06
 Scale: 3/4"=1'-0"
 Sign Type: 4 Location #: 6A

SPECIFICATIONS
 Product:
 ASI-Modulex Series Custom Fabricated Sign
 Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
 Typestyle, Position, & Size:
 Avant Garde Demi 3 3/4" h, 2 1/2" h & 2" h U/L
 Avant Garde Book 1 1/2" h U/L
 Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 Sign Colors:
 * Custom Red (Opture): BM 2090-10 Raspberry Truffle
 *PMS 187 Orange (Poste & Signs)
 *PMS 7401 Deligo (Panel Background)
 *Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
 Miami Children's Hospital Logo colors:
 *PMS 313 Teal (Text)
 *Black (Globe & ©)

Mounting:
 Post Mount
 Special Note:
 *(Qty. 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) DIF NON - ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN # 13-248-R1
 DATE 9-20-06
 DESIGNER *Paul John*
 REV. SHEET: NONE
 10/10/06

SHEET 14 OF
 MIAMI CHILDREN'S HOSPITAL

DATE	DATE
BY	BY
REV	REV
DATE	DATE
BY	BY
REV	REV

The client's best interest is our primary responsibility. We will not create a design that is not in the best interest of the client. We will not create a design that is not in the best interest of the client.



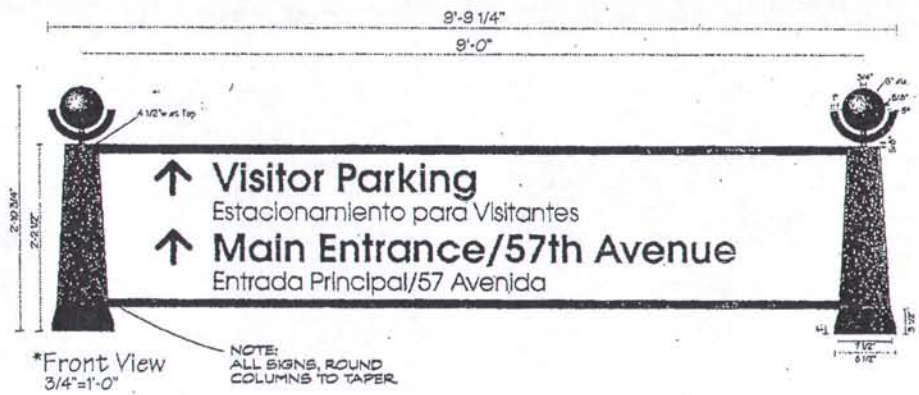
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT

BY *[Signature]*

Sign Type: 3

194



#7930A

Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06

Scale: 3/4" = 1'-0"
Sign Type: 5 Location #: 7

SPECIFICATIONS

Product:
ASI-Modulux Series Custom Fabricated Sign

Size:
Overall: 2'-10 3/4" h x 9'-9 1/4" w x 4 1/4" d

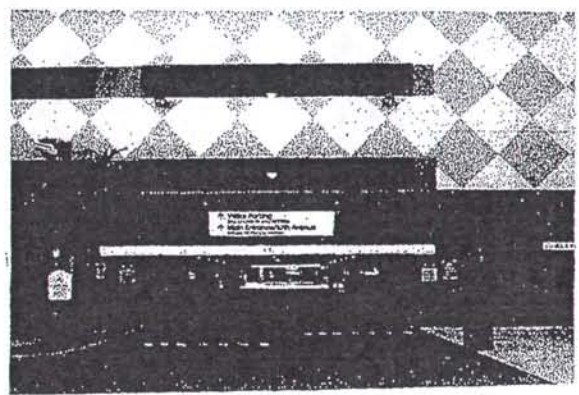
Typestyle, Position, & Size:
Avant Garde Demi 47h U/L
Avant Garde Book 2 1/2" U/L

Symbol Size & Position:
5 1/4" h x 5 1/4" w Custom Arrow

Sign Colors:
- Custom Red (Spheres) - BM 2050-10 Raspberry Truffle
- PMS 167 Orange (Posts & Stems)
- PMS 7401 Bolso (Panel Background)
- Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
- Custom Green - BM 2049-30 Teal Ocean

Mounting:
Stud Mount To Wall

Special Note:
*(Qty. 2) 2'-2 1/2" Tapered Round Posts
*Painted Finish to be Matte
*Copy On Front Side Only



SIGNAGE LOCATION 7
SCALE: 1/8" = 1'-0" ±

SPECIFICATIONS:
ONE (1) SVF NON - ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.

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ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.



DESIGN #: 13, 2148 R4
DATE: 9-20-06
DESIGNER: Dan Skiba

11/10/06	11/10/06
12/03/06	12/03/06
12/08/06	
12/17/06	

US

SHEET 15 OF

MAMI CHILDRENS HOSPITAL

DATE: 9-20-06

NOTED

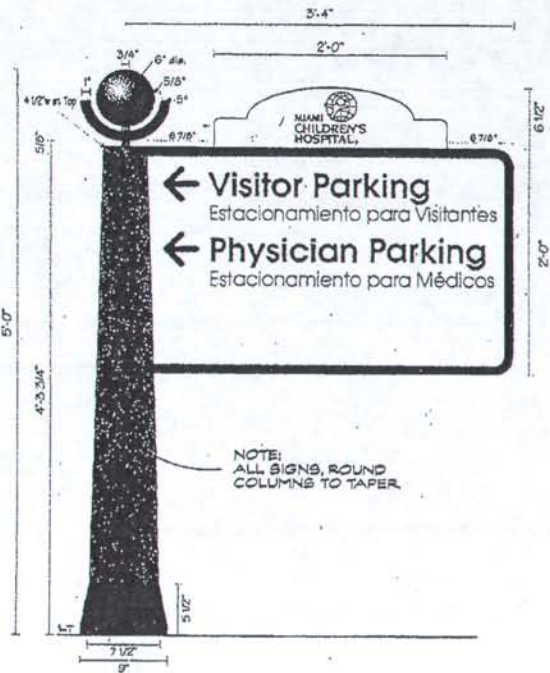
1348 MIAMI CHILDRENS HOSPITAL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

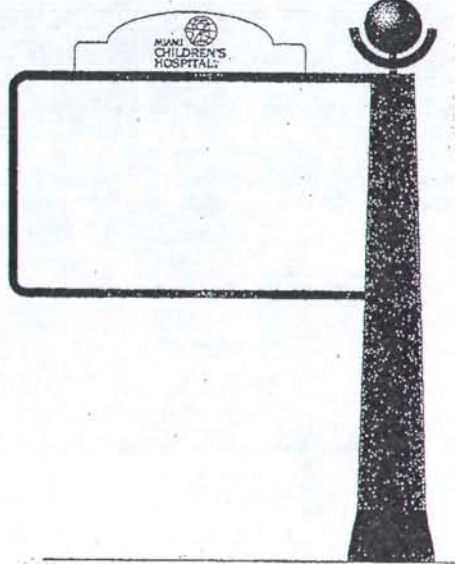


Sign Type: 5

20 \$



*Front View



*Back View



87928A

Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06

Scale: 1" = 1'-0"

Sign Type: 3 **Location #:** 8

SPECIFICATIONS

Product:
 ASI-Modulox Series Custom Fabricated Sign

Size:
 Overall: 5'-0" h x 3'-8 1/2" w x 9" d

Typstyle, Position, & Size:
 Avant Garde Demi 2 1/2" U/L
 Avant Garde Book 1 1/2" U/L

Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" w x 3 3/4" w Custom Arrow

Sign Colors:
 * Custom Red (Sphere) - BM 2000-10 Raspberry Truffle
 -PMS 167 Orange (Posts & Storms)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean

Miami Children's Hospital Logo Colors:
 -PMS 315 Teal (Text)
 -Black (Globe & ®)

Mounting:
 Post Mount

Special Note:
 *(Qty. 1) 4'-3 3/4" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On One Side
 *For Direct Burial

SPECIFICATIONS:

ONE (1) D/F NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



DESIGN #: 19,948 R2
 DATE: 9-20-06
 DESIGNER: Ben Skiba

REVISED: 12/11
 BY: 109-08
 DATE: 02/07/06

ATKINS CONSULTING, LLC
 1111 N.W. 11th St., Suite 100
 Miami, FL 33136
 Phone: 305.371.1111
 Fax: 305.371.1112

SHEET 8 OF

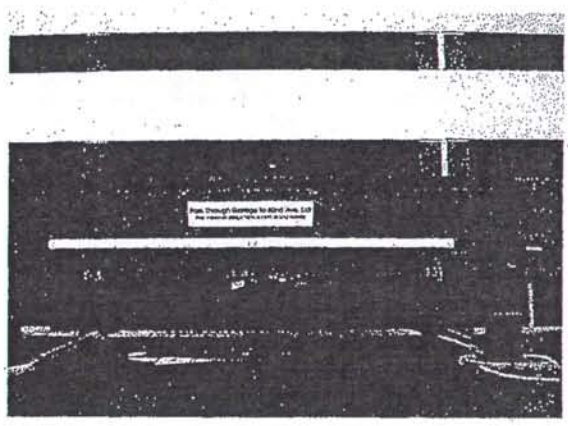
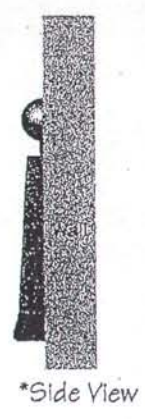
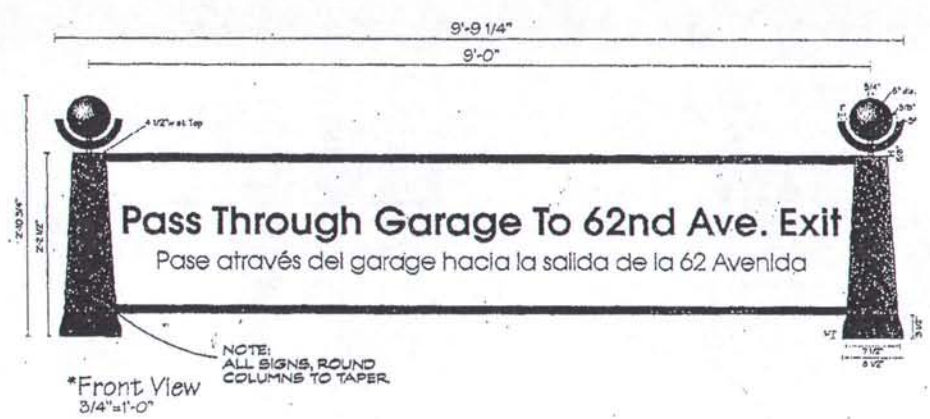
MIAMI CHILDREN'S HOSPITAL

DATE: 02/06/07
 DRAWN BY: DALE WISSENER
 CHECKED BY: NOTED
 PROJECT: 13344 MIAMI CHILDREN'S HOSPITAL
 DRAWING: 13344-01-001-001

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Sign Type: 3



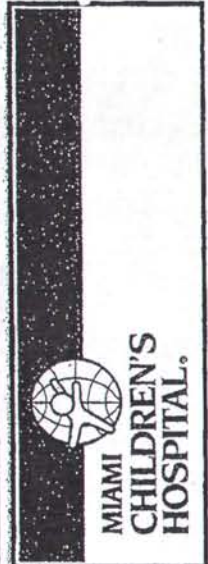
#79308
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 5 Location #: 8B
SPECIFICATIONS
Product: ASI-Modulex Series Custom Fabricated Sign
Size: Overall: 2'-10 3/4" h x 9'-9 1/4" w x 4 1/4" d
Typestyle, Position, & Size: Avant Garde Demi 4" h U/L Avant Garde Book 2 1/2" h U/L
Symbol Size & Position: N/A
Sign Colors: - Custom Red (Spheres) - BM 2050-10 Raspberry Truffle - PMS 167 Orange (Posts & Stems) - PMS 7401 Beige (Panel Background) - Custom Green (Copy, Border, Post Base & Semi-Circle Trim) - Custom Green - BM 2049-30 Teal Ocean
Mounting: Stud Mount To Wall
Special Note: *(Qty. 2) 2'-2 1/2" tapered round posts *Painted Finish to be Matte *Copy On Front Side Only

SPECIFICATIONS:
ONE, (1) S/F NON - ILLUMINATED DISPLAY CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.

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ZONING HEARINGS SECTION
URBAN PLANNING AND ZONING DEPT.

Handwritten signature



DESIGN #: 13,848 RB
DATE: 9-20-06
DESIGNER: Ben Schick

10-10-06	
12-17-06	
12-13-06	

SHEET 16 OF
MIAMI CHILDRENS HOSPITAL

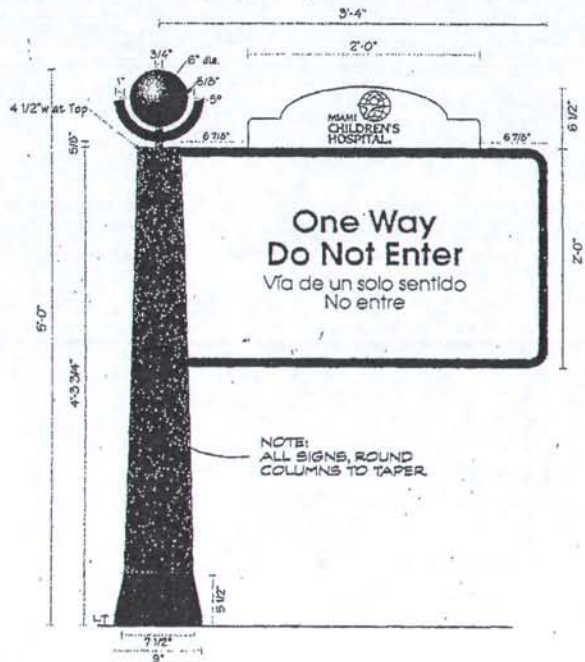
DATE	10-10-06
BY	DALE WEBSTER
NOTED	
PROJECT	1348 MIAMI CHILDRENS HOSPITAL
LOCATION	1348 MIAMI CHILDRENS HOSPITAL
DATE	10-10-06
BY	

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Sign Type: 5

92



*Front View



*Back View

#79288
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 1" = 1'-0"
Sign Type: 3 Location #: 8A
SPECIFICATIONS
Product: ASI-Modulux Series Custom Fabricated Sign
Size: Overall: 5'-0" h. x 3'-8 1/2" w x 8" d
Typestyle, Position, & Size: Awant: Garda Demi 2 1/2" U/L Awant: Garda Book 1 1/2" U/L
Symbol Size & Position: Miami Children's Hospital Logo 5 1/2" h
Sign Colors: - Custom Red (Spheres) BM 2030-10 Raspberry Truffs - PMS 167 Orange (Posts & Spheres) - PMS 7401 Beige (Panel Background) - Custom Green (Copy, Border, Post Base & Semi-Circle Trim) - Custom Green - BM 2048-30 Teal Ocean
Miami Children's Hospital Logo Colors: - PMS 313 Teal (Text) - Black (Globe & O)
Mounting: Post Mount
Special Note: *(Qty. 1) 4'-3 3/4" Tapered Round Posts *Painted Finish to be Matte *Copy On Both Sides *For Direct Burial

SPECIFICATIONS:
ONE (1) D/F NON - ILLUMINATED DISPLAY.
CABINETS - FABRICATED ALUM. CONST.
FINISH MATTHEWS ENAMEL PER ABOVE.

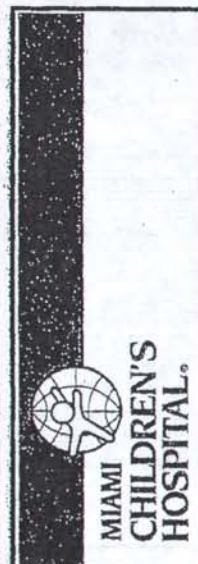
RECEIVED
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FEB 06 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

[Signature]

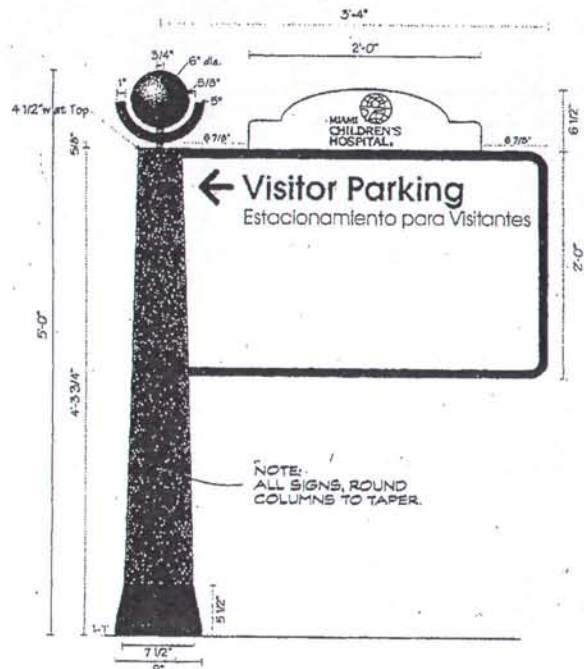
Sign Type: 3



DESIGN #: 13,246 R1
DATE: 9-20-06
DESIGNER: *[Signature]*
PROJECT: 0611
PROJECT NO: 0611-01
SHEET 9 OF 9
MIAMI CHILDREN'S HOSPITAL
BY: MIAMI DADE PLANNING AND ZONING DEPT.
DATE: 2/6/07
NOTED
ILLUSTRATOR: CSZ
DRAWN BY: CSZ
CHECKED BY: CSZ
APPROVED BY: CSZ
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7A



*Front View



*Back View

#79280
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 1" = 1'-0"
Sign Type: 3 **Location #:** 10

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 5'-0" h x 3'-8 1/2" w x 9" d
Typstyle, Position, & Size:
 Avant Garde Demi 2 1/2" U/L
 Avant Garde Book 1 1/2" U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors:
 *Custom Red (Sphere) - BM 2080-0 Raspberry TruRed
 *PMS 167 Orange (Poste & Stems)
 *PMS 7401 Beige (Panel Background)
 *Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 *PMS 313 Teal (Text)
 *Black (Globe & @)
Mounting:
 Post Mount
Special Notes:
 *(Qty. 1) 4'-3 3/4" h Tapered Round Poste
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) 5'x NON-ILLUMINATED DISPLAY;
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN # 13-948 R2
 DATE: 9-20-06
 DESIGNER: Ben Skiba
 #12 7/11/06 (1011)
 R1 12-3-06
 R2 12-7-06

ETP US

SHEET 11 OF

MAMI CHILDRENS HOSPITAL

DATE: 12-3-06

BY: DALE WERNER

NOTED

13324 MIAMI CHILDRENS - OSPAL

ILLUSTRATOR CS2

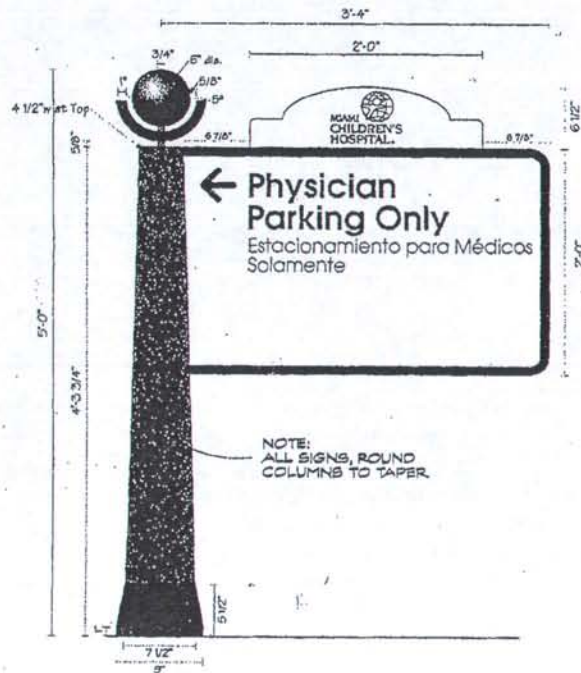
The design herein represents an artist's interpretation & the property of DON BELL SIGNAGE, L.L.C. All design and materials are subject to change without notice and without the written permission of the design agency.



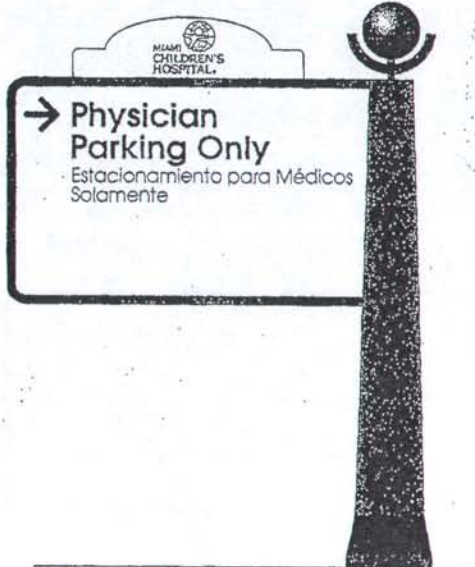
RECEIVED
 207-03
 FEB 06 2007

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

Sign Type: 3



*Front View



*Back View



#3928C
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 8/22/06
Scale: 1" = 1'-0"
Sign Type: 3 **Location #:** 3

SPECIFICATIONS
Products:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 5'-0" h x 3'-8 1/2" w x 9" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" h U/L
 Avant Garde Book 1 1/2" h U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" w x 3 3/4" w Custom Arrow
Sign Colors:
 - Custom Red (Sphere) - BM 2000-10 Kestrym Fruit
 - PMS 167 Orange (Poste & Stems)
 - PMS 7401 Beige (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 - PMS 313 Teal (Text)
 - Black (Globe & Φ)
Mounting:
 Post Mount
Special Note:
 *(Qty. 1) 4"-3 3/4" Tapered Round Poste
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Bural

SPECIFICATIONS:
 ONE (1) D/F NON - ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13-2148 R1
 DATE: 9-20-06
 DESIGNER: Ron Shubin
 REVISED: UNK
 8/15/07-08

US

SHEET 10 OF

MIAMI CHILDRENS HOSPITAL

DATE: 9-20-06

NOTED

ILLUSTRATOR: CSD

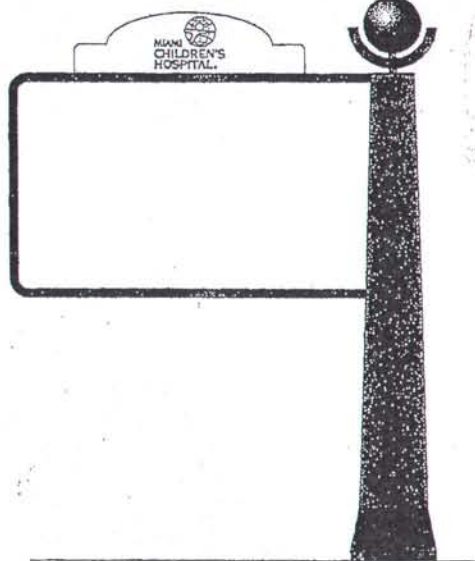
RECEIVED
 207-013
 FEB 06 2007
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 AG



Sign Type: 3



*Front View



*Back View

#7728E
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 1" = 1'-0"
Sign Type: 3 **Location #:** 11

SPECIFICATIONS
Product:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 5'-0" h x 3'-8 1/2" w x 8" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" U/L
 Avant Garde Book 1 1/2" U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" x 3 3/4" w Custom Arrow
Sign Colors:
 -Custom Red (Spheres) B1 2080-10 Raspberry Fruit
 -PMS 167 Orange (Posts & Stems)
 -PMS 032 Red & White (Emergency Rectangle)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & ®)
Mounting:
 Post Mount
Special Note:
 *(Qty. 1) 4'-3 3/4" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On One Side
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) D/F NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
 207-013
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

74

DESIGN #: 13948 R1
 DATE: 9-20-06
 DESIGNER: Ben Shiber

REV. DATE: 11/11/06
 R1 10-8-06
 R2 01-11-06

ENCLOSURE

CIU US

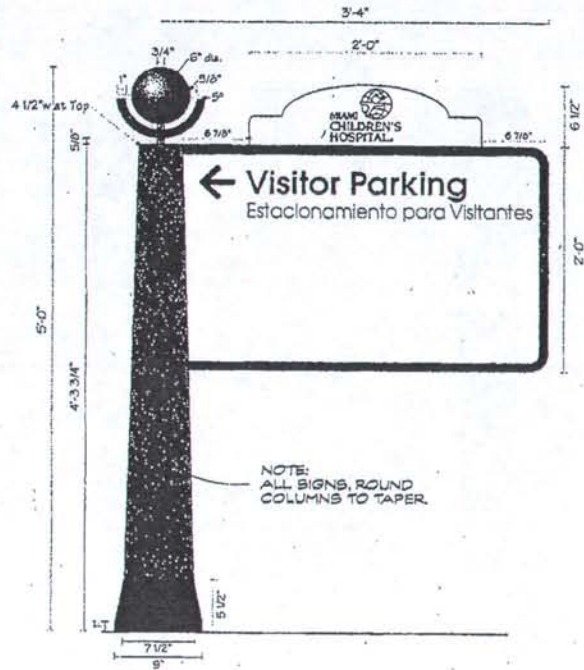
SHEET 12 OF

PROJECT: MIAMI CHILDREN'S HOSPITAL
 CLIENT: MIAMI CHILDREN'S HOSPITAL
 NAME: DALE WISINGER
 TITLE: NOTED
 ADDRESS: 13343 MIAMI CHILDREN'S HOSPITAL
 CULLESTRATOR: CS2

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DON BELL
 SIGN

Sign Type: 3



*Front View



*Back View

#7928F
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 10/23/06
Scale: 1" = 1'-0"
Sign Type: 3 **Location #:** 12

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 5'-0" h x 3'-5 1/2" w x 9" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" U/L
 Avant Garde Book 1 1/2" U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors:
 -BM 2080-10 Raspberry Truffle (Spheres)
 -FMS 167 Orange (Posts & Base)
 -FMS 7401 Belgo (Panel Background)
 -BM 2049-30 Teal Ocean (Copy, Border, Post Base & Semi-Circle Trim)
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (CHILDREN'S HOSPITAL)
 -Black (MIAMI, GLOBE & ©)
Mounting:
 Post Mount
Special Note:
 *(Qty: 1) 4"-3 3/4" h Tapered Round Post
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Bural

SPECIFICATIONS:
 ONE (1) D/F NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
 207-013
 FEB 06 2007

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

Sign Type: 3



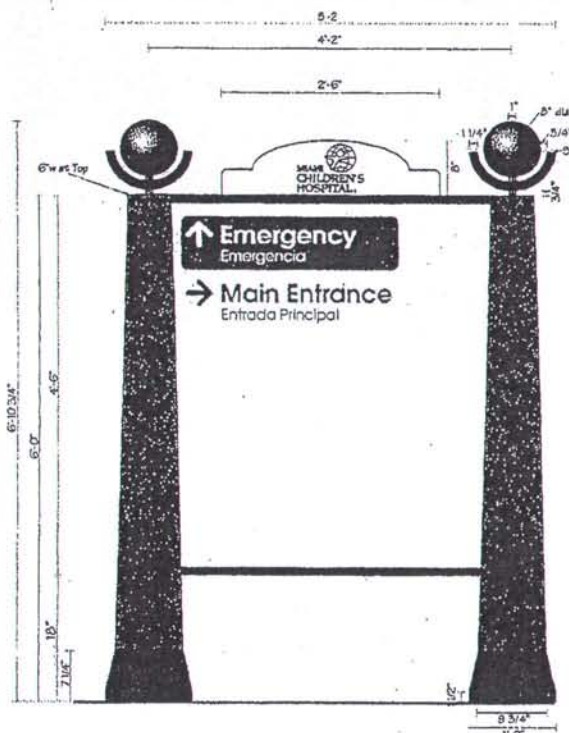
DESIGN # 13,946 R3
 DATE: 9-20-06
 DESIGNER: Ben Shaha
 M/V: []
 R1: 08-06
 R2: 07-06
 R3: 02-06

ETL US
 SHEET 13 OF
 MIAMI CHILDRENS HOSPITAL

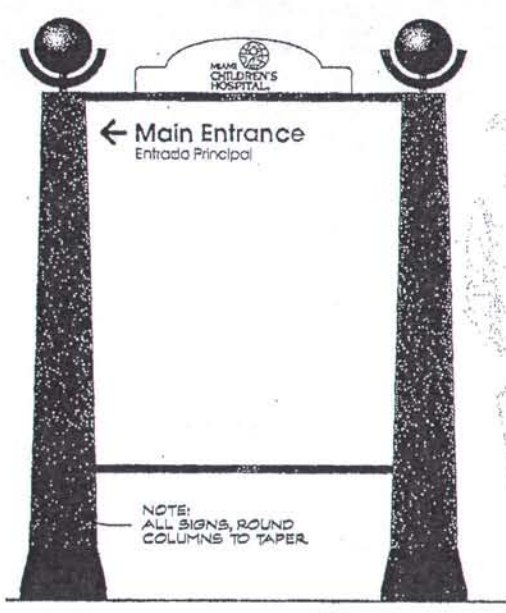
DATE: MIAMI
 DRAWN BY: DALE WEBINGER
 CHECKED BY: NOTED
 PROJECT: MIAMI CHILDRENS HOSPITAL
 DRAWING NO: ILLUSTRATOR 252
 SCALE: 1/4" = 1'-0"
 SHEET BY:

This design is hereby transferred to the client. The client is responsible for the accuracy of the information provided and for the completion of the project. The client is responsible for the accuracy of the information provided and for the completion of the project.





*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"

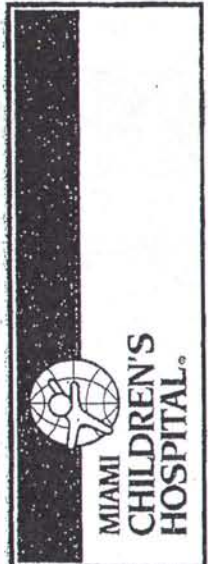


Side View

R7927E
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 Location #: 13

SPECIFICATIONS
Product:
 ASI-Modular Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" H/L
 Avant Garde Book 1 1/2" H/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 3 3/4" x 3 3/4" w Custom Arrow
Sign Colors:
 -Custom Red (Signs); EM 2090-10 Kaspering Trulle
 -PMS 167 Orange (Posts & Stems)
 -PMS 032 Red & White (Emergency Rectangle)
 -PMS 7401 Delgo (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2048-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & ®)
Mounting:
 Post Mount
Special Note:
 * (Qty. 2) 6'-0" h Tapered Round Posts
 * Painted Finish to be Matte
 * Copy On Both Sides
 * For Direct Bural

SPECIFICATIONS:
 ONE (1) D/F NON-ILLUMINATED DISPLAY CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13-048 R2
 DATE: 9-20-06
 DESIGNER: Ben Stuber
 REVISED: NONE
 BY: DWT/06
 R2 TMS/CS

SHEET 6 OF 6

MIAMI CHILDREN'S HOSPITAL

DATE: 9-20-06

NOTED

13-048 MIAMI CHILDREN'S HOSPITAL

PROJECT: ILLUSTRATION 022

DATE: 9-20-06

BY: DWT/06

REVISIONS:



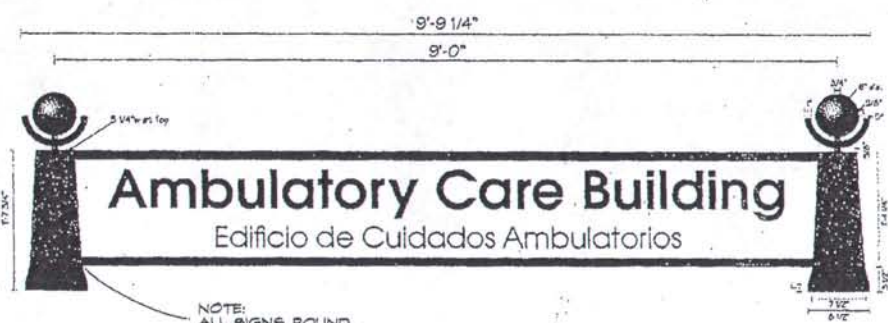
MIAMI CHILDREN'S HOSPITAL
 13-048 MIAMI CHILDREN'S HOSPITAL
 PROJECT: ILLUSTRATION 022
 DATE: 9-20-06
 BY: DWT/06
 R2 TMS/CS

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 207-013
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

Sign Type: 2

99



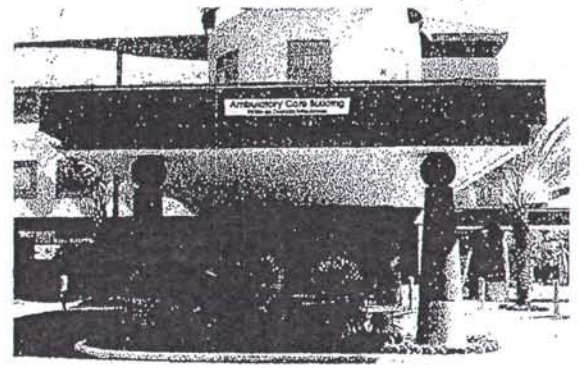
*Front View
3/4"=1'-0"

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.



*Side View

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.



SIGNAGE LOCATION #15
SCALE: 1/8"=1'-0"

#7938C
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 10/23/06
Scale: 3/4"=1'-0"
Sign Type: 7A Location #: 15

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 2'-4" h x 9'-9 1/4" w x 4 1/4" d
Typestyle, Position, & Size:
 Avant Garde Demi 5 1/2" h U/L
 Avant Garde Book 3" h U/L
Symbol Size & Position:
 N/A
Sign Colors:
 -BM 2080-10 Raspberry Truffle (Spheres)
 -PMS 167 Orange (Posts & Straps)
 -PMS 7401 Beige (Panel Background)
 -BM 2049-30 Teal Ocean
 (Copy, Border, Post Base & Semi-Circle Trim)
Mounting:
 Stud Mount To Wall
Special Note:
 *(Qty. 2) 1-7 3/4" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Front Side Only

SPECIFICATIONS:
 ONE, (1) S/F NON - ILLUMINATED DISPLAY,
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN # 13,248 R4
 DATE: 9-20-06
 DESIGNER: Dale Wehinger
 REV. NO. 1-08
 R1 10-3-06 R4 10-3-06
 R2 10-7-06
 R3 10-27-06

US

SHEET 17 OF

MIAMI CHILDRENS HOSPITAL

BY: MIAMI POW PL
 DATE: DALE WEHINGER
 TITLE: NOTED
 PROJECT: MIAMI CHILDRENS HOSPITAL
 DRAWN BY: ILLUSTRATOR C22
 CHECKED BY: _____

The South Florida Department of Building Enforcement
 is the primary authority of building enforcement
 and the primary authority of code enforcement. All work for
 building enforcement is subject to review by the South Florida
 Department of Building Enforcement.

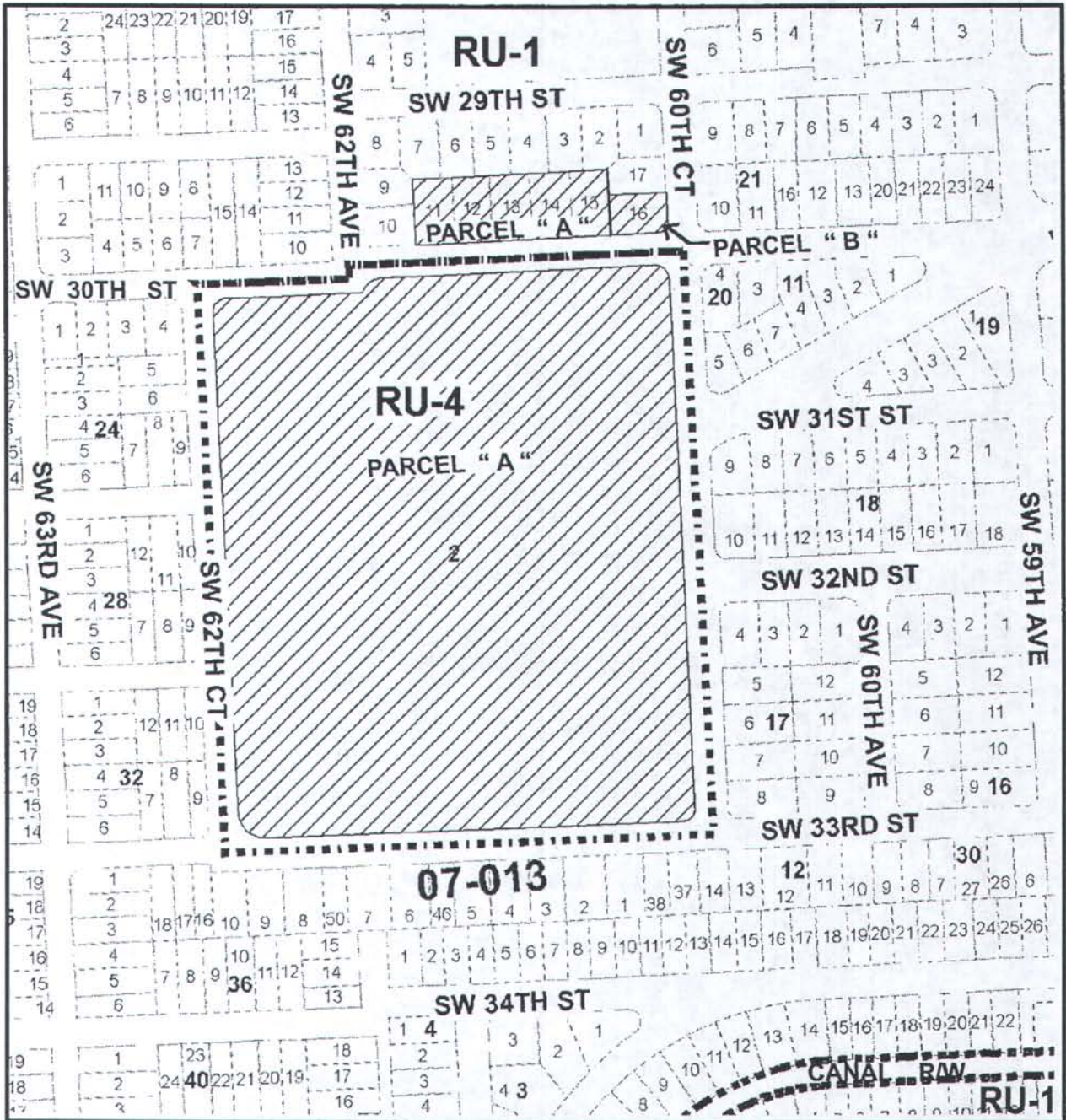


RECEIVED
 207-03
 FEB 6 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

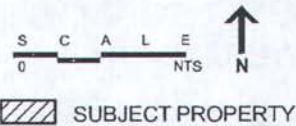
158

Sign Type: 5



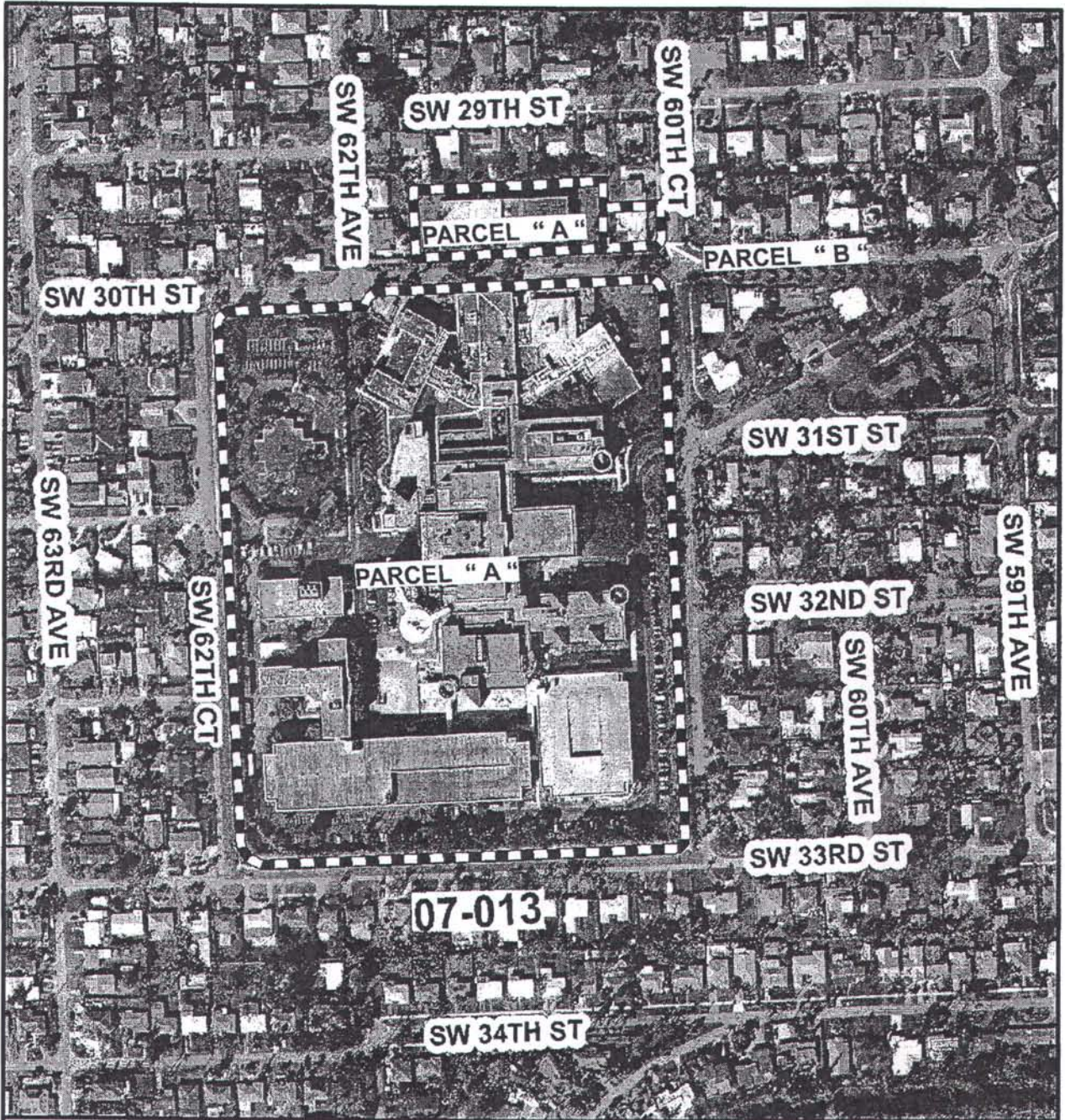
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 13 Township: 54 Range: 40
 Process Number: 07-013
 Applicant: VARIETY CHILDREN'S HOSPITAL D/B/A MIAMI CHILDREN
 Zoning Board: C10
 District Number: 6
 Cadastral: JEFFER
 Scale: NTS

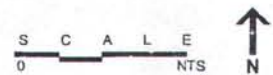


SUBJECT PROPERTY

101



MIAMI-DADE COUNTY
AERIAL



Section: 13 Township: 54 Range: 40
Process Number: 07-013
Applicant: VARIETY CHILDREN'S HOSPITAL D/B/A MIAMI CHILDREN
Zoning Board: C10
District Number: 6
Cadastral: JEFFER
Scale: NTS

This instrument was prepared by:
William W. Riley, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131-5340

**COVENANT
FOR ZONING ITEM #1 (07-13)**

**VARIETY CHILDREN'S HOSPITAL
D/B/A:
MIAMI CHILDREN'S HOSPITAL**

6-28-07 BCC Meeting

Received by

Zoning Agenda Coordinator

JUN 25 2007



(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner ("Owner") holds the fee simple title to the land in Miami-Dade County, Florida, ("County") described in Exhibit "A" (the "Hospital Property") and Exhibit "B" (the "Grant Office"), attached hereto, and collectively referred to hereinafter as 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. 07-013 ("Application") will be abided by, the Owner freely, voluntarily and without duress makes the following declaration of restrictions ("Declaration") covering and running with the Property:

- (1) **Development Plan.** The Property shall be developed substantially in accordance with the plans previously submitted to the Miami-Dade County Department of Planning and Zoning entitled "Miami Children's Hospital 1988 Master Plan Site," as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 Sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets,

(Public Hearing)



dated stamped received 2/6/07", totaling 34 sheets (collectively the "Plans"), said Plans being on file with the Department of Planning and Zoning, and by reference made a part of this Declaration.

- (2) **Use Restriction.** Use of the Grant Office shall be limited to professional office space for administrative hospital personnel. In no event shall the Grant Office be used for doctor offices or for diagnosing, treating, or lodging medical patients. The facade of the Grant Office shall be residential in appearance consistent with the surrounding neighborhood.

This restriction is to run with the Grant Office (2934 SW 60 Court, Miami, Florida 33155) 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 the County.

- (3) **Development Restriction.** No buildings shall be located in the Landscape Buffer Zone except for the temporary day care facilities and pump house as shown on the Plans.

- (4) **Community Sponsorship.** As a continuation of its cooperation with the Schenley Park Homeowners Association, Owner shall provide meeting space for the use and enjoyment of the Schenley Park Homeowners Association ("HOA") on written request from the HOA President to Owner's Chief Executive Officer. Use of the meeting space by the HOA shall be limited solely to HOA sponsored events and shall be provided at an acceptable location to the HOA President on property owned by Variety Children's Hospital located within that geographical area bordered by Red Road and S.W. 63rd Avenue on the east to west and Coral Way and S.W. 34th Street on the north to south. Owner shall use its best efforts to accommodate HOA request(s) made pursuant to this provision and may deny said request(s) only for good cause, which can include, but is not limited to, medical necessity.

- (5) **Day Care Facilities.** Both the temporary day care facility and the permanent day care facility, as shown on the Plans, (collectively the "Day Care Facilities") shall be limited to providing childcare services for hospital personnel. The Day Care Facilities shall be further limited to providing childcare services for a maximum of 60 children at any one time. Childcare services shall be limited to daycare services for employee children ranging in age from birth to 4 years old and after school care for children above the age of 4.

- (6) **Schenley Park Homeowners Association.** A written resolution of the Board of Directors of the HOA shall be required when filing any application seeking to modify, amend or

(Public Hearing)

release this Declaration, either in whole or in part. This consent shall be in addition to those requirements and limitations appearing in Section 10 of this Declaration.

- (7) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of the 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 Owner is complying with the requirements of the zoning regulations and the conditions in this Declaration.
- (8) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, 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 Property and for the benefit of the County and the public welfare. Owner acknowledges that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- (9) **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 the County.
- (10) **Modification, Amendment, Release.** This Declaration 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.

Should this Declaration be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

- (11) **Enforcement.** Enforcement shall be by action against any parties or person violating, 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 reasonable for

(Public Hearing)

the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

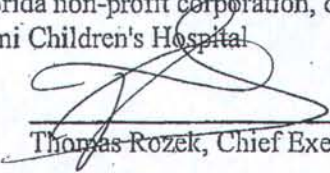
- (12) **Authorization for the County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as Owner complies with this Declaration.
- (13) **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.
- (14) **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.
- (15) **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.
- (16) **Recording.** This Declaration shall be filed of record in the public records of the County, at Owners expense following the final 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, 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, and upon written request, the Director of the Department of Planning and Zoning or the executive officer of the successor of said department, or in the absence of such director or 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.
- (17) **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.

(Public Hearing)

- (18) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.
- (19) **HOA.** The term HOA shall include the Schenley Park Homeowner's Association, Inc., and its successors.

Signed, witnessed, executed and acknowledged this 12 day of April, 2007.

VARIETY CHILDREN'S HOSPITAL, INC.,
a Florida non-profit corporation, d/b/a
Miami Children's Hospital

BY: 
Thomas Rozek, Chief Executive Officer

STATE OF FLORIDA }
 } SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 12 day of April, 2007, by Thomas Rozek, who is personally known to me or produced a valid driver's license as identification



Belinda J Scudder
Commission # DD498785
Expires February 15, 2010
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public
Sign Name: Belinda J Scudder
Print Name: Belinda J Scudder
MY COMMISSION EXPIRES: Feb 15, 2010

JOINDER BY MORTGAGEE

The undersigned U.S. BANK NATIONAL ASSOCIATION, being mortgagee under that certain Mortgage and Security Agreement dated December 20, 2006, recorded December 21, 2006 in Official Records Book 25212, Page 0388 of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the attached Declaration of Restrictions (the "Declaration"), does hereby acknowledge that the terms of the Declaration are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 13th day of March, 2007.

Witnesses:

U.S. BANK NATIONAL ASSOCIATION

Melanie Hurd
Signature

Melanie Hurd
Print Name

Elizabeth Ortiz
Signature

ELIZABETH ORTIZ
Print Name

BY: Hally Lee Jeeke
Title: Vice President
Address: 200 S Biscayne Blvd - Ste 1870
Miami, FL 33131

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Hally Lee Jeeke, as Vice President of U.S. BANK NATIONAL ASSOCIATION, on behalf of the bank. He/she is personally known to me or has produced a Florida driver's license, as identification.

Witness my signature and official seal this 13 day of March, 2007, in the County and State aforesaid.

Elizabeth Ortiz
Notary Public-State of FLORIDA
ELIZABETH ORTIZ
Print Name

My Commission Expires:
MIAMI 1277579.1 7330014710
3/13/07 10:04 AM



LEGAL DESCRIPTION:

ALL OF BLOCK 2, "VARIETY CHILDREN'S HOSPITAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

Commence at the intersection of the Westerly extension of the South line and the Southerly extension of the West line of said Block 2; thence NORTH 00°02'10" EAST along said Southerly extension and the West line of Block 2, a distance of 749.78 feet to the beginning of a curve concave to the Southeast having a radius of 25.00 feet and POINT OF BEGINNING No. 1; thence continue Northeasterly and Easterly along the arc of said curve through a central angle of 90°42'22" and an arc distance of 39.58 feet to the end of said curve; thence SOUTH 89°15'28" EAST, a distance of 109.57 feet to the beginning of a curve concave to the Southwest having a radius of 50.00 feet; thence Easterly and Southeasterly along the arc of said curve through a central angle of 36°52'11" and an arc distance of 32.18 feet to the beginning of a reverse curve concave to the West having a radius of 50.00 feet; thence Easterly, Northerly and Westerly along the arc of said curve through a central angle of 253°44'22" and an arc distance of 221.49 feet to the beginning of a reverse curve concave to the Northwest having a radius of 50.00 feet; thence Westerly along the arc of said curve through a central angle of 36°52'11" and an arc distance of 32.18 feet; thence North 89°15' 28" West, a distance of 110.93 feet to the beginning of a curve concave to the Northeast having a radius of 25.00 feet; thence Northwesterly and Northerly along the arc of said curve, through a central angle of 89°17' 37" and an arc distance of 38.96 feet to a point on the West line of said Block 2; thence SOUTH 00°02'10" WEST, a distance of 110.01 feet to POINT OF BEGINNING No. 1.

TOGETHER WITH:

Commence at the intersection of the Westerly extension of the South line and Southerly extension of the West line of said Block 2; thence NORTH 00°02'10" EAST along said Southerly extension and the West line of Block 2, a distance of 974.85 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet and POINT OF BEGINNING No. 2; thence continue Northeasterly along the arc of said curve through a central angle of 59°56'16" and an arc distance of 52.31 feet; thence NORTH 59°58'26" EAST, a distance of 96.04 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet; thence Northeasterly and Easterly along the arc of said curve through a central angle of 30°48'07" and an arc distance of 26.88 feet to a point on the North line of said Block 2; thence NORTH 89°13'27" WEST, a distance of 108.45 feet to the beginning of a curve having a radius of 25.00 feet; thence Southwesterly along the arc of said curve through a central angle of 90°44'23" and an arc distance of 39.60 feet; thence SOUTH 00°02'10" WEST, a distance of 74.51 feet to POINT OF BEGINNING No. 2.

All of the foregoing, subject to any dedications, limitations, restrictions, reservations or easements of record.

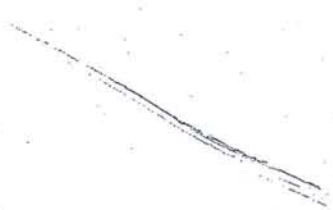
TOGETHER WITH:

LOTS 11, 12, 13, 14 AND 15 OF BLOCK 1, "VARIETY CHILDREN'S HOSPITAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CSE

LOT 16 OF BLOCK 1, "VARIETY CHILDREN'S HOSPITAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 53, AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CSE

tabbles	EXHIBIT
	<u>B</u>

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Variety Children's Hospital, Inc.
d/b/a: Miami Children's Hospital

PH: Z07-013 (07-3-C10-9)

SECTION: 13-54-40

DATE: July 26, 2007

COMMISSION DISTRICT: 6

ITEM NO.: B

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A. INTRODUCTION

o **REQUESTS:**

An appellant, Schenley Park Preservation Society, Inc., is appealing the decision of the Community Zoning Appeals Board #10 which approved with conditions requests #1-#10; also, another appellant, the applicant, Variety Children's Hospital, Inc. d/b/a: Miami Children's Hospital, is appealing the decision of the Community Zoning Appeals Board #10 which denied without prejudice requests #11-#22 and all imposed conditions:

- (1) **MODIFICATION** of Condition #2 of Resolution #4-ZAB-217-70, and last modified by 4-ZAB-125-93, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candela and Partners, Inc., consisting of 26 sheets with Sheets A 1 - A 5, A 21 dated revised 4/8/88, Sheets A6 - A 20, A22 - A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candela and Partners, Inc."

TO: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candela and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candela and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 9 sheets, Sheet A1.0 and A4.0 dated stamped received 1/30/07 & Sheets A2.1 through A2.7 dated stamped received 11/22/06 & Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 21 sheets, dated stamped received 2/6/07."

- (2) **MODIFICATION** of Condition #4 of Resolution #4689 passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-102-87, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, thirty-five (35') wide, and a buffer zone be provided along the south side of the property fifty feet (50' wide); said buffer zones to be beautified and landscaped to meet with the approval of the Dade County Building and Zoning and Planning Departments."

TO: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, 35' wide, and a buffer zone be provided along the south side of the property 36'11" wide; said buffer zones to be beautified and landscaped to meet with the approval of the Department of Planning and Zoning."

- (3) MODIFICATION of Condition #7 of Resolution #4689, passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-105-83, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "7. No new building is to be over three (3) stories in height."

TO: "7. No new building is to be over six (6) stories in height."

The purpose of requests #1 - #3 is to allow the applicant to submit revised plans showing a new master plan for the hospital, relocation of a previously approved helipad, decreasing the width of a landscape buffer and to permit buildings with more stories than previously approved.

- (4) Applicant is requesting to permit a lot coverage of 48.67% (40% maximum permitted).
- (5) Applicant is requesting to permit drives within 25' of an official right-of-way (not permitted).
- (6) Applicant is requesting to permit a landscape open space of 30.98% (40% required).
- (7) Applicant is requesting to permit a temporary modular building with a setback of 7'8" (25' required) from the side street (east) property line.
- (8) Applicant is requesting to permit buildings with a maximum height of 98' (60' maximum permitted, based on the width of the widest street).
- (9) Applicant is requesting to permit 8 detached directional signs with a maximum size of 35 sq. ft. (18 sq. ft. maximum permitted) and to permit each sign with a clearance of 1.5' (4' minimum required) from the bottom of the sign to grade.
- (10) Applicant is requesting to permit the directional signs with names and logos (not permitted)

REQUESTS #1 - #10 ON PARCEL "A"

- (11) RU-1 to RU-5A
- (12) Applicant is requesting to permit a lot area of 9,423 sq. ft. (10,000 sq. ft. required).
- (13) Applicant is requesting to permit a building setback 4'8" (15' required) from the interior side (north) property line.
- (14) Applicant is requesting to waive the zoning regulations requiring a 5' high wall along the interior side (north) and rear (west) property lines.
- (15) Applicant is requesting to permit zero (0) parking spaces (6 parking spaces required).
- (16) Applicant is requesting to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (17) Applicant is requesting to permit a 4'8" wide landscape strip (5' wide required) along the interior side (north) property line between dissimilar land uses.

OR IN THE ALTERNATIVE TO REQUESTS #11 - #17, THE FOLLOWING:

- (18) SPECIAL EXCEPTION AND UNUSUAL USE to permit an expansion of a hospital onto additional property to the north.
- (19) Applicant is requesting to permit a setback of 22'9" (25' required) along the side street (south) property line, setback 4'8" (50' required) along the interior side (north) property line, setback 43'11" (50' required) along the rear (west) property line and spaced less than 75' from an existing residential structure to the north.
- (20) Applicant is requesting to permit zero (0) parking spaces (6 required).
- (21) Applicant is requesting to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (22) Applicant is requesting to permit a 4'8" wide landscaped strip (5' wide required) between dissimilar land uses along the interior side (north) property line.

REQUESTS #11 THROUGH #22 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), requests #12, #13 and #15 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Buildings and Structures) and requests #4 - #10, #12 - #17 and #19 - #22 may be

considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is requesting to modify plans and conditions of previously approved Resolutions in order to submit plans that would modify and expand the existing hospital (Parcel A). Requests to add additional property for the expansion of the hospital are also being sought and the applicant has proposed an alternative set of requests for the expansion property to include a rezoning from RU-1, Single Family Residential District, to RU-5A, Semi-professional Office District, and accompanying requests. Requests #11 through #22 pertain to the expansion property to the northeast (Parcel B).

o **LOCATION:**

Lying north of SW 33 Street, west of S.W. 60 Court, east of SW 62 Court and on both sides of S.W. 30 Street, Miami-Dade County, Florida.

o **SIZE:** 24.57 acres

o **IMPACT:**

Approval of these requests would allow the applicant to modify previously approved plans in order to expand the hospital and provide additional services to the community. However, the numerous requests, including variances of the code for lot coverage, landscape requirements, parking, wall requirements, setbacks, height of structures, among others, may negatively impact the surrounding properties.

B. ZONING HEARINGS HISTORY:

In 1951, Parcel A (the existing hospital site) of the subject property was rezoned from RU-1 to RU-4 to permit a hospital use and a replat of certain lots and blocks within the Schenley Park Subdivision (PB 14, PG 14), pursuant to Resolution No. 4689. In 1953, a modification of a condition of Resolution No. 4689 was granted that released the hospital from mortgaging any portion of the hospital property for the purpose of raising money or securing credit for the erection of buildings on said property, pursuant to Resolution No. 6561. In 1963, variances of setback and spacing requirements were granted on the RU-1 zoned portion located on the west side of the subject property for accessory uses to the hospitals, pursuant to Resolution 2-ZAB-32-63. In 1964, requests for variances of setback and spacing requirements for a cooling tower were denied by the Zoning Appeals Board (ZAB), pursuant to Resolution No. 2-ZAB-511-64. The applicant, however, appealed the ZAB's decision and the Board of County Commissioners (BCC) approved the variances, pursuant to Resolution No. Z-275-64. In 1970, the applicant was granted variances of spacing requirements to permit an addition to the easterly wing of the hospital, of setback requirements to permit the enclosure of a sewage pumping station, of zoning regulations permitting accessory structures in front of the principal building, and of parking regulations to permit parking within 25' of the official right-of-way, pursuant to Resolution No. 4-ZAB-217-70. In 1973, a special exception and unusual use to permit the expansion of the hospital with an accompanying request waiving the required off-street parking to be located on the

same parcel as the use it serves was granted, pursuant to Resolution No. 4-ZAB-389-73. In 1977, requests for a special exception to further expand the hospital, for a variance of setback requirements, and for a modification of Condition #2 of Resolution No. 4-ZAB-217-70 to allow the applicant to submit revised plans for an addition were requested but denied by the ZAB, pursuant to Resolution No. 4-ZAB-388-77. The applicant appealed the ZAB's decision, and the application was approved by the BCC, pursuant to Resolution No. Z-285-77. In 1978, variances of zoning regulations and setback requirements were granted to permit an oxygen tank in front of the principal building with a 30' front setback, pursuant to Resolution No. 4-ZAB-452-78. In 1983, the applicant was granted a modification of Conditions #4 and #7 of Resolution No. 4689 in order to expand the existing buildings and a release of a Declaration of Restrictions in order to submit a new declaration, pursuant to Resolution No. 4-ZAB-105-83. In 1984, a variance of landscape requirements and a modification of Condition #2 of Resolution No. Z-285-77 in order to allow an expansion of the hospital was granted, pursuant to Resolution No. 4-ZAB-515-84. In 1987, a non-use variance of parking regulations to permit parking within 25' of a right-of-way and additional modifications of Condition #2 of Resolution No. Z-285-77 and of Condition #4 of Resolution No. 4689 in order to provide additional parking spaces were granted, pursuant to Resolution No. 4-ZAB-102-87. In 1988, requests for 1) a modification of plans approved under Resolution 4-ZAB-102-87 in order to permit new buildings, covered walkways and a helipad, 2) a special exception to permit the expansion of the main hospital, to permit a medical nursing building consisting of three floors, to permit a five level parking garage, to permit three floors of medical office building, to permit two additional floors on the laboratory building and the foundation office building, to permit the renovation and addition to an old hospital building and to permit a supply building, and 3) a non-use variance of landscape regulations to permit fewer trees than required were denied by the Zoning Appeals Board, pursuant to Resolution No. 4-ZAB260-88. The decision was appealed by the applicant and was granted by the Board of County Commissioners, pursuant to Resolution No. Z-201-88. In 1993, the applicant requested a deletion of Condition #2 and a modification of plans approved under Resolution No. 4-ZAB-102-87 that limited the use of the helipad at that location to a certain number of years, a special exception to permit the expansion of the existing hospital to include a garage building and relocation of the helipad, and a variance to permit the garage to be spaced less than required from other buildings, but the requests were denied by the ZAB, pursuant to Resolution No. 4-ZAB-125-93. The applicant appealed the ZAB's decision, and was granted the requests, pursuant to Resolution No. Z-111-93. In 1994, the Schenley Park Homeowner's Association appealed the Administrative Decision of the Miami-Dade County Developmental Impact Committee (DIC) that approved vested rights for concurrency regulations for the construction of 151,500 additional square feet. The appeal was denied by the BCC and the DIC's decision was upheld, pursuant to Resolution No. Z-81-94. In 1999, an unusual use to permit a rooftop telecommunications facility consisting of a cluster of antennae and equipment was approved by Community Zoning Appeals Board #10 (CZAB-10), pursuant to Resolution No. CZAB10-19-99. In 2001, an unusual use to permit a rooftop telecommunications facility consisting of an antenna and equipment was approved by CZAB10, pursuant to Resolution No. CZAB10-197-01.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting

activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2, 1938. This density category is generally characterized by 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.

2. Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area.

In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller.

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

4. **Residential Communities**

The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers,

group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.

5. **Hospitals in Residential Communities**
New hospitals may not be permitted in Residential Communities except that they may be approved to locate in the Medium-High and High Density categories. They should be located in areas designated Institutional, Business and Office or Industrial and Office. However, **existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood.**
6. **Land Use Policy LU-9B**
Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, at a minimum, regulate signage.
7. Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.
8. **Land Use Objective LU-5**
Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.
8. **Land Use Element Goal**
Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

9. **Land Use Policy LU-5B**

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

10. **Land Use Policy LU-2A**

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-4 & RU-1; Miami-Children's Hospital
 RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; single family residences

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; single-family residences

Low Density Residential, 2.5 to 6 dua

WEST: RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

The subject parcel is located west of S.W. 60 Court and on both sides of S.W. 30 Street. The surrounding area is characterized by single-family residences. The subject property is located within the boundaries of the Schenley Park Study Area.

E. SITE AND BUILDINGS:

Site Plan Review:

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

(Site plan submitted.)

Acceptable*
Acceptable*
Acceptable*
Acceptable*
Acceptable*
Acceptable*
Acceptable*
Acceptable*
N/A

Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable*

*Only as it pertains to requests #1 through #10 and #18 through #22 and subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

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

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311 (A)(3) Special Exception, Unusual and New Uses. Hear applications for and grant or deny **special exceptions**; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and **unusual use** which by the regulations are only permitted upon approval after public hearing; provide the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been

constructed or planned and budgeted for construction, area accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(20) Alternative Site Development Option for Semi-Professional Office Buildings and Structures. This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(c) Setbacks for a principal building, or accessory building or structure in the RU-5A, shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscape open space percentage by the applicable district regulations; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and
8. the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and
10. any windows or doors in any building to be located within an interior or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

12. the area within an interior side setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least five (5) feet in height, if located adjoining or adjacent to a discordant use, that meets the standards set forth in paragraph (f) herein; and
14. any structure in the RU-5A district not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and
15. when a principal building, or accessory building in the RU-5A district, is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building to be located within a setback; and
16. safe sight distance triangles shall be maintained as required by this code; and
17. the parcel proposed for alternative development will continue to provide the required number of on-site parking as required by this code; and
18. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions

issued prior to the effective date of this ordinance (July 11, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscape open space and structure height; and

19. the proposed development will meet the following:

- A. interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - B. side street setbacks shall not be reduced by more than twenty-five percent (25%) of the underlying zoning district regulations;
 - C. front setbacks (including double frontage lots) shall not be reduced by more than twenty five percent (25%) of the setbacks required by the underlying district regulations, whichever is greater;
 - D. Rear setbacks shall not be reduced below fifty percent (50%) of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is an RU-5, RU-5A, BU, IU, or OPD district or use provided however, rear setbacks shall not be reduced by more than twenty-five percent (25%) of the rear setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - E. setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.
- (f) An alternative **lot area and frontage** shall be approved upon demonstration of at least one of the following:
- (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and

- (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum lot area required by the underlying district regulations; or eighty-five percent (85%) of the underlying district regulations for an older subdivision of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938; and
 - (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the frontage dimension of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum frontage required by the applicable district regulations; or eighty-five percent (85%) of the underlying district regulations for older subdivisions of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (G) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment; or
- (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
- (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
 - (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (July 11, 2003); and
 - (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment, or

- (3) the proposed lot area and frontage is such that:
 - (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and
 - (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (j) An alternative reduction in the number of required **parking spaces** shall be approved after public hearing upon demonstration of the following:
 - (1) the alternative reduction of the number of required parking spaces does not apply to parking spaces for the disabled, parking spaces for persons transporting small children, nor to bicycle racks or other means of storage; and
 - (2) the total number of required parking spaces is not reduced below five percent (5%) for medical or dental office uses, and ten percent (10%) for other semi-professional office uses; and
 - (A) the lot, parcel or tract is located within six hundred and sixty (660) feet of an existing transportation corridor such as a Major Roadway identified on the Land Use Plan (LUP) map, within one-quarter (1/4) mile from existing rail transit stations or existing express busway stops; or
 - (B) the hours of operation of multiple uses within the development vary and do not overlap and a recordable agreement is provided which restricts the hours of operation.
 - (3) the alternative development involves a mixed-use project in which the number of off-street parking spaces is calculated by applying the Urban Land Institute (ULI) Shared Parking Methodology to the required number of parking spaces.
- (k) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or
2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(l) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof, which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the following paragraphs have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This item was deferred from the June 28, 2007, meeting date for reposting of the sign and readvertisement. On April 17, 2007, Community Zoning Appeals Board #10 (CZAB-10) approved with conditions requests #1 through #10 on Parcel A (the existing hospital site) and denied without prejudice requests #11 through #22 on Parcel B (the proposed expansion site) pursuant to Resolution #CZAB10-32-07. In addition to the conditions recommended by staff, the CZAB imposed additional conditions requiring that the hours of construction be limited to between 8 am and 6 pm, that the hospital expansion not include any new medical offices and that the proposed parking structure be landscaped with Sabal palms, 14' to 20' high and spaced 10' on center. Additionally, CZAB-10 imposed the condition that a Declaration of Restrictions be submitted within 10 days of the end of the appeal period. On May 7, 2007, the applicant, Variety Children's Hospital, Inc. d/b/a: Miami Children's Hospital, appealed to the Board of County Commissioners (BCC) the decision of the CZAB-10 on the denial without prejudice of requests #11 through #22 of this application. The applicant is also appealing all imposed conditions of said Board's approval of requests #1 through #10 on the existing hospital site (Parcel A). The applicant also cited in the appeal that the CZAB-10's decision to deny the requests on Parcel B were arbitrary and capricious, void of substantial competent evidence and contrary to the recommendation of the Department of Planning and Zoning. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-10's decision to deny a portion of this

application and retain the existing RU-1 zoning on Parcel B of the subject property is consistent with the CDMP. Also, on May 7, 2007, the Schenley Park Preservation Society, Inc., appealed the decision of the CZAB-10 citing that the Board's decision was in direct conflict with the Zoning Code of Miami-Dade County, would detract from the beauty and residential neighborhood characteristics of Schenley Park, and would be incompatible with the area. Staff notes that all existing uses and zoning are consistent with the CDMP; as such the existing hospital use is consistent with the CDMP.

The applicant indicates in the letter of Intent that the submitted plans reflect a 25-year expansion redevelopment program. The proposed plan seeks to increase the hospital's floor area to provide larger single-occupancy patient rooms in order to eliminate multiple occupancy rooms and allow family members to stay with the patients, to provide additional laboratory space, and increase medical services. Additionally, roundabouts to the area streets are to be incorporated as traffic calming devices and provide an enhanced streetscape. The applicant has submitted plans depicting the aforementioned requests and has proffered a covenant restricting the re-development of the site to the submitted plans.

The subject property includes two separate parcels: Parcel A is the existing hospital site and Parcel B is an existing RU-1 zoned property proposed for offices to serve the hospital. As indicated in Exhibit A attached herein, the existing hospital complex (Parcel A) is composed of several buildings: #1 is a 2-story administrative services building; #2 is a 2-story structure which houses the cafeteria and patient needs (the Variety Building); #3 is a partial one and two-story building which tends to the psychiatric and orthopedic needs of the patients; #4 is a 3-story structure consisting of patient rooms and surgical care; #5 is known as the Medical Arts Building and has physicians' offices; building #6 has a 3-story area designated for patient services, and a 2-story patient care facility; #7 is a one-story radiology facility; #8 is a 3-story ambulatory care building; #9 is the existing helipad; # 10 and 11 are 3-level parking garage structures for public, employee and physician parking; #12 is a 3-story research and administrative building; #13 is a trailer; #14 is a 2-story support services building and energy center; #15 is the center structure of a cluster of 1-story buildings (16 – 22) where administrative functions and the day care center are housed; #23 is the 1-story structure located north of S.W. 30th Street that houses support services and supplies. Parcel B, which is currently not a part of the hospital campus, is a single-family residential structure (building #24) also located on the north side of S.W. 30th Street.

The subject property is zoned RU-4, Apartments (50 units/acre) District, and RU-1, Single-Family Residential District, and is located north of SW 33 Street, west of SW 60 Court, east of SW 62 Court and on both sides of S.W. 30 Street (AKA 3200 SW 60 Court). The applicant is seeking a modification of several conditions of prior Resolutions in order to submit a revised master plan for the hospital. Said modifications would allow on Parcel A existing Buildings #1 –3 to be demolished in order to construct a new 3-story structure to house administrative functions, laboratories, and ambulatory and dietary care; buildings #4 and 5 will remain unchanged, but would allow Magnetic Resonance Imaging (MRI) services to occur in existing portions of building #6 where a 3-story expansion is proposed to the east; building #7 would be expanded to be a 6-story structure for emergency services, ambulatory care along with additional beds on each floor, and would be the site of the new helipad; building #8 will remain unchanged and the existing helipad (#9) would be removed from its current location; 2 parking levels would be added to the parking garage structures (#10 and 11) for a total of 5 levels, and from levels 3 – 5 the structures will cantilever to the south and be located closer than the previously approved 50 ft. from the residential

properties to the south; building #12 will be expanded to the north where building #13 is currently located and will remain the same height; #14 will be expanded from a 2 to a 3-story structure; buildings #15 to 22 will be removed and a new 5-story parking garage containing office, day care, retail and credit union services will be constructed; building #23 will remain unchanged. These expansions will decrease the width of the 50 ft. landscape buffer, and would allow buildings with more stories than previously approved. Additional requests on Parcel A would permit a greater lot coverage than allowed by the zoning code; driveways within 25' of an official right-of-way; less landscape open space than required; a temporary modular building setback less than required; buildings with a maximum height of 98'; and eight detached directional signs with logos with a maximum size of 35 sq. ft.

The RU-4 zoning district where the hospital is located (Parcel A) permits a maximum lot coverage of 40%; does not permit drives within 25' of an official right-of-way; requires a landscape open space of 40%; requires a 25' side street setback; permits a maximum height of 60' based on the width of the widest street; permits detached directional signs of a maximum of 18 sq. ft., requires said signs to have a 4' minimum clearance from grade to the bottom of the sign, and prohibits names and logos on such signs. The zoning regulations for building of public assemblage require a setback of 25' from the side street; a 50' setback from the interior side and rear property lines and require a spacing of 75' from an existing residence. The zoning and landscape code regulations further require 6 parking spaces, a 6' high wall between dissimilar land uses, and a 5' wide landscape strip between dissimilar land uses.

The applicant is requesting on Parcel B either a zone change request from RU-1, Single-Family Residential District, to RU-5A; Semi-Professional Offices District, or an unusual use and special exception to allow the hospital to expand to this site. Companion to the zone change request are additional requests to permit a lot area of 9,423 sq. ft.; to permit less setback than required; to waive the zoning regulations requiring a 5' high wall along the interior side (north) property line; to permit zero (0) parking spaces; to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses; and to permit a 4'-8" wide landscape strip along the interior side (north) property line where a 5 ft. wide landscape strip is required. The proposed RU-5A zoning district where the proposed hospital expansion is to occur (Parcel B) requires a minimum lot area of 10,000 sq. ft.; requires a setback of 15' from the interior side property line; a 5' high wall along the interior side and rear property lines; 6 parking spaces; a 6' high wall between dissimilar land uses and a 5' landscape strip between dissimilar land uses. Companion to the unusual use and special exception requests are setback, spacing and parking variances; a waiver of the landscaping regulations requiring a 6' high wall, fence or hedge between dissimilar land uses; and a 4'-8" wide landscape strip between dissimilar land uses along the interior side (north) property line where 5 ft. is required.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all **DERM** conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the proposed traffic roundabouts in the rights-of-way as shown on the plans will require additional review and separate permits. This application meets traffic concurrency requirements because the subject property lies within the urban infill area where traffic

concurrency does not apply. The Miami-Dade Fire Rescue Department (**MDFR**) has no **objections** to this application.

It must be noted that the subject site is located within the boundaries of the Schenley Park Charrette, which was held from September 16, 2006 to September 23, 2006. This application would implement the general intent and purpose of the citizens' vision for the future growth and the re-development of the Schenley Park area in southern Miami-Dade County. At the time of the charrette, the applicant and the citizens focused on several issues aimed at the master planning of the hospital site. As a result of the charrette, the hospital agreed to focus on the provision of in-patient services rather than outpatient services; to develop and implement an ambulatory care strategy; to continue to remove non-clinical services from the site; to provide sufficient family amenities within the site in order to minimize outside trips; to maintain the number of beds to the same level or allow a small increase; to allow additional space to support current standards in pediatric care; and to replace surface parking with structured parking that is well screened and less intrusive to the surrounding community. The Schenley Park Charrette Area Plan Report recommended that the hospital provide screening of the proposed new parking garage buildings, provide landscaping and lighting along the hospital perimeter, and provide a green on the northeast corner of the hospital campus. In staff's opinion, the plans submitted for this application and the proffered covenant aim to fulfill the vision of the citizens for the Schenley Park area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates Parcel A of the subject property as **Low-Density Residential** use. The CDMP indicates that all lawful uses and zoning are deemed to be consistent with this Plan; therefore, the existing hospital is **consistent** with the CDMP. The applicant is proposing to expand the hospital use on the subject site by remodeling the existing structures, increasing the bed count and adding separate buildings. The interpretative text of the CDMP indicates that new hospitals may not be permitted in Residential Communities except that they may be approved to be located in Medium-High and High Density categories, and in areas designated Institutional, Business and Office or Industrial and Office. However, the CDMP text further indicates that "existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood." The submitted plans indicate that the hospital will be expanded to have a total of 949,460 square feet. The periphery of the site will be improved with a loop road that facilitates traffic throughout the site and has also been designed with landscape buffer areas. This will minimize the intrusion of the use on the surrounding parcels which are all residential. Staff notes that while the additions are being constructed on the central building, the helipad will be temporarily relocated to the new parking garage structure to the west. Staff recommends that any relocation of the helipad be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division). A three story building addition is proposed along the north of the site, fronting the distribution center building across SW 30 Street. The temporary modular buildings for the daycare will be located on the east side of the site. Once the daycare is moved to the permanent location, the permanent use at this location will consist of green space as envisioned by the charrette. The new building additions and the renovations of existing buildings are internal to the site and are adequately spaced from the surrounding single-family residences. Further, the applicant will provide traffic calming devices such as roundabouts to reduce the impact of the hospital use on the surrounding neighbors. Based on the aforementioned, the proposed expansion of the hospital use is

consistent with the interpretative text of the CDMP, and in staff's opinion, **compatible** with the surrounding area.

Parcel B of the subject property is also designated as **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The Master Plan indicates that office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: (a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); (b) the lot or site size does not exceed one acre; and (c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. In addition, office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s), which are not inconsistent with this plan, already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area. Parcel B is located on the north side of SW 30 Street to the northeast of the previously approved hospital and is proposed to be retrofitted to be utilized as a "grant office" for the hospital. Parcel B is the subject of two alternative proposals. One of the proposals is to rezone Parcel B from RU-1 to RU-5A, which staff does not support. Staff notes that Parcel B meets certain of the aforementioned criteria of the Master Plan to be rezoned to RU-5A including that the subject property is less than one acre in size, is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, and the subject frontage does not face an Estate Density area. The subject property, however, is located in a section of land that is predominately developed with single-family residences. The introduction of the RU-5A zoning at this location would permit uses independent of the hospital, such as banks, travel agencies, real estate offices, theater ticket agencies, model agencies, mortgage offices and architectural services, among others. Staff is of the opinion that the proposed RU-5A zoning would have an unfavorable effect on the surrounding area as there are no similar approvals, and the granting of the RU-5A zoning could set a precedent for similar requests for zone changes that would degrade the residential community.

The alternative proposal to the zone change on Parcel B is seeking an unusual use to permit the expansion of a hospital onto additional property (Parcel B) to the north (request #18). The Master Plan specifies that certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area by any of the following: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by

providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. The unusual use request for the hospital expansion onto additional property to the north (Parcel B) is related to the existing hospital use to the south. In addition, the interpretative text of the CDMP indicates that existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood. The additional property is located on the northeast corner of the subject site on the north side of SW 30 Street and is proposed to be retrofitted to be utilized as a "grant office" for the hospital. The site is surrounded by an existing hospital supply building to the west, the main hospital to the south and single-family residences to the north and east, which staff opines will not be unduly impacted by the proposal as this site is proposed for office uses ancillary to the hospital. The applicant has voluntarily proffered a covenant restricting the use of Parcel B, referred to as the "grant office" to professional office space for administrative hospital personnel and that in no event shall the grant office be used for doctor offices or for diagnosing, treating, or lodging medical patients. The covenant further stipulates that the grant office façade shall remain residential in appearance. When considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff is of the opinion that the proposed unusual use for the hospital expansion onto additional property to the north, subject to conditions, would be **consistent** with the Master Plan and **compatible** with the surrounding area.

The CDMP indicates in Policy LU-9B vii of the Land Use Element that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. However, the variances from the Zoning Code sought in this application are, in staff's opinion, minor and will not detrimentally impact the surrounding area. The proposed signs are internal to the site and are necessary to direct vehicular and pedestrian circulation throughout the subject site. As such, staff is of the opinion that, the signage included in this application should be approved.

When requests #1 through #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), said requests would allow the applicant to submit revised plans showing a new master plan for the hospital, temporarily relocate a previously approved helipad, decrease the width of a landscape buffer and permit buildings with more stories than previously approved. Staff is of the opinion that these requests will not generate excessive noise or traffic, provoke excessive overcrowding of people, or tend to provoke a nuisance, and will not be contrary to the public interest. The previously approved plans indicate buildings totaling 701,647 square feet of office and hospital usage space. The proposed master plan revision of the hospital includes the addition to and remodeling of existing buildings and the construction of new buildings on the site, with a total of 949,460 square feet. Staff is of the opinion that this new master plan for the hospital will be a comprehensive, state-of-the-art facility for the benefit of the children of this community. As

such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(7).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards under this section are applicable to requests #1 through #3. Due to the lack of information, staff is unable to analyze requests #1 through #3 under said standards and, as such, said requests should be denied without prejudice under Section 33-311(A)(17).

When analyzing requests #4 through #10 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests with conditions would not be detrimental to the community. In staff's opinion, these requests are necessary for the applicant to improve and expand their services to the community. The increase in lot coverage and the reduced landscape open space will be mitigated by the additional landscaping that will be provided along the perimeter of the property. Although the request to permit a reduced landscape open space seems excessive, it will not, in staff's opinion, be unfavorable to the community. As previously mentioned, the site plan provides extensive landscaping along the perimeter of the site and the applicant is providing an open green area at the northeast corner of Parcel A that will be extensively landscaped. This open park green is a feature that the nearby residents of this community will be able to enjoy and which indicates the applicant's desire to comply with the recommendations of the charrette. The drives shown on the submitted plans which are within 25' of an official right-of-way are part of the overall roadway design previously approved which provide additional vehicular access throughout the site. The proposed buildings range in height from 42' to 98', at a maximum of 6 stories. The proposed 98' of height is for an addition to the main building which is situated in the center of the site, and therefore, will not visually impact the surrounding residential community. A setback in excess of 300' to the east property line and of over 400' from the west property line are provided from the proposed 98' high addition, which is sufficient space to mitigate the visual impact of the proposed height. The reduced setback sought from SW 60 Court is for a temporary modular building which will operate as the daycare center for the hospital within the open park green area while the permanent daycare center structure is completed, which is to be used exclusively by the children of the hospital employees. Staff recommends approval of request #7 with conditions that the modular buildings be removed within 90 days of the issuance of a Certificate of Use for the permanent daycare center use on the site, and that the landscaping be reinstated on the site from which the modular buildings are to be removed in accordance with the landscape plans submitted for this application. Staff further recommends a condition that the Certificate of Use for the permanent daycare center be obtained no later than two years from the final approval date of this application. As previously mentioned, staff has consistently recommended denial of requests for non-use variances from the code as applied to signs. However, staff acknowledges that, given the nature of the hospital use, the need to quickly direct patients to their destinations is essential. Staff is of the opinion that the proposed signage, as found in requests #9 and #10, is an integral part of the overall expansion on the site and since the locations of the signs are internal to and connected to the overall design of the site, the proposal will not be a detriment to the surrounding area. Based on the

aforementioned, staff is of the opinion that requests #4 through #10 are internal to the site, will not negatively impact the surrounding community, and are compatible with the area. As such, staff recommends approval with conditions of requests #4 through #10 under the Non-Use Variance (NUV) Standards. Staff notes that the above requests (#1 through #10) were approved by the CZAB-10, subject to staff's recommended conditions as hereinafter listed, with the exception of staff's recommended condition #9 relating to the Parcel B expansion, which was denied without prejudice. In addition to the conditions recommended by staff, the CZAB imposed additional conditions requiring that the hours of construction be limited to between the hours of 8 am and 6 pm, that the hospital expansion not include any new medical offices and that the proposed parking structure be landscaped with Sabal palms, 14' to 20' high and spaced 10' on center. Additionally, CZAB-10 imposed the condition that a Declaration of Restrictions be submitted within 10 days of the end of the appeal period.

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #4 through #10 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed in accordance with zoning district regulations and prior zoning approvals, and the applicant has not demonstrated that compliance with same would result in an unnecessary hardship. Therefore, requests #4 through #10 cannot be approved under the Alternative Non-Use Variance Standards and are recommended for denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development 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. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities 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. The applicant is seeking approval on Parcel B for a district boundary change from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District, (request #11) with the intention of retrofitting the parcel's residence into offices for hospital use. Staff does not object to allowing the hospital to utilize said structure as an ancillary use, however, staff does not support the zone change to RU-5A because of the numerous other uses permitted in said zoning district, such as, medical and dental offices, mortgage offices, architectural services, and other semi-professional office uses, which staff opines will be a detriment to the surrounding residential area. Additionally, staff is of the opinion that a zone change to RU-5A on Parcel B could set a precedent for further similar requests for zone changes, which would be a detriment to the area. Staff, therefore, recommends denial without prejudice of the zone change to RU-5A on Parcel B (request #11).

When analyzing requests #12 through #17 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be

detrimental to the community insofar as they are ancillary to and an integral part of the zone change to RU-5A. The requests to permit a lot area of 9,423 sq. ft. (request #12); to permit a building setback 4'8" from the interior side (north) property line (request #13); to waive the zoning regulations requiring a 5' high wall along the interior side (north) property line (request #14); to permit zero (0) parking spaces (request #15); to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (request #16); and to permit a 4'8" wide landscape strip along the interior side (north) property line (request #17), are in staff's opinion, an integral part of and germane to request #11, the zone change to RU-5A, which staff does not support. Staff therefore, recommends denial without prejudice of requests #12 through #17 under the Non-Use Variance Standards.

The Alternative Site Development Option (ASDO) standards under Section 33-311(A)(20) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO Standards. As such, requests #12, #13 and #15 cannot be approved under the ASDO Standards and should be denied without prejudice under Section 33-311(A)(20) (ASDO).

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #12 through #17 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed in accordance with zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship. Therefore, requests #12 through #17 cannot be approved under the Alternative Non-Use Variance Standards and are recommended for denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Although staff is not supportive of requests #11 through #17, staff is supportive of request #18, a special exception and unusual use to permit an expansion of a hospital onto additional property to the north, with accompanying requests #19 through #22. When analyzing request #18 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff is of the opinion that the expansion of the hospital onto additional property to the north (Parcel B) as limited in the proffered covenant to professional office space for administrative hospital personnel, and prohibiting uses such as doctors' offices and the diagnostics, treating or lodging of medical patients, will be compatible with the area and its development. As previously mentioned, staff is not supportive of the zone change request to RU-5A due to the various uses allowed under said district and due to the precedent that the approval of said request would set. The proposed expansion of the hospital use would be located on Parcel B of this application, a single-family residential parcel, which the applicant would renovate in order to provide an office to serve the hospital. With the proffered covenant, staff has no objections to permitting the expansion of the hospital use onto Parcel B as it will be ancillary to the hospital use only. As such, staff recommends approval of request #18 under Section 33-311(A)(3).

When analyzing requests #19 through #22 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be compatible with the area and would not be detrimental to the community. Request #19, to permit a setback of 22'9" along the side street (south) property line, a setback of 4'8" along

the interior side (north) property line, a setback of 43'11" along the rear (west) property line and spaced less than 75' from an existing residential structure to the north, is supported by staff. The applicant will be retrofitting the single-family residence to be used as a grant office for the use of the hospital. Staff notes that the existing structure complies with the requirements of a single-family residence; however, due to the expansion of the hospital use onto this site, the structure must comply with the setback requirements for a hospital use which are the setbacks for buildings of public assemblage. These setback requirements are more stringent than the RU-5A (semi-professional office use) setback requirements as requested in request #13 in conjunction with the zone change request. Staff opines that the use of the structure as an office use to serve the hospital will not be intrusive to the residences located to the east and north. The residences to the east will be buffered by a 60' wide right-of-way and the residence to the north will be buffered by extensive landscaping along the north property line. Staff will condition the approval of requests #18 through #22 that the applicant install trees 10' high at time of planting and placed 15' on center with shrubs 3' high at time of planting along the north property line for additional buffering. As previously mentioned, the applicant has proffered a covenant that restricts the use of Parcel B to professional office space for administrative hospital personnel, and prohibits uses such as doctors' offices, or diagnostics, treating or lodging of medical patients. With this assurance, staff recommends approval with conditions of requests #19 through #22 under the Non-Use Variance Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #19 through #22 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be utilized in accordance with the zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship. Therefore, requests #19 through #22 cannot be approved under the Alternative Non-Use Variance Standards and it is recommended that such requests be denied without prejudice under Section 33-311(A)(4)(c) (ANUV).

Accordingly, staff recommends approval with conditions of requests #1, through #3 under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing); approval with conditions of requests #4 through #10 and alternative requests #19 through #22 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV); approval with conditions of alternative request #18 under Section 33-311(A)(3) (Special Exception, Unusual and New Uses); denial without prejudice of requests #12, #13 and #15 under Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Buildings and Structures) (ASDO); denial without prejudice of the zone change to RU-5A (request #11) and denial without prejudice of requests #12 through #17 under Section 33-311(A)(4)(b) (NUV) and Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Denial of the appeal by the Schenley Park Preservation Society, Inc.; partial approval of the appeal by the applicant, Variety Children's Hospital, Inc., to overturn CZAB-10's denial without prejudice of requests #18 through #22; and denial of the appeal by the applicant of the conditions imposed by CZAB-10 as applied to the approval of requests #1 through #10.

J. CONDITIONS: as applied to requests #1 through #10 and requests #18 through #22 only.

1. That all the conditions of Resolution Nos. 4689, 4-ZAB-217-70, 4-ZAB-102-87, 4-ZAB-105-83, and 4-ZAB-125-93 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with the revised plans submitted for the hearing entitled, "Miami Children's Hospital 1988 Master Plan Site," as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 Sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets, dated stamped received 2/6/07.
3. That the applicant obtain an annually renewable Certificate of Use for the permanent daycare center no later than two (2) years from the date of the issuance of the Certificate of Use for the temporary daycare center located in the modular structure, the same may be extended by the Director of the Department of Planning and Zoning for good cause shown.
4. That the daycare center be limited to sixty (60) children, ranging in ages from infant to four (4) years, and after school care.
5. That the temporary modular buildings for the daycare center use be removed within ninety (90) days of the issuance of a Certificate of Use for the permanent daycare center.
6. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan in compliance with Chapter 18A that indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
7. That the formalized park green on the northeast corner of Parcel A be installed on the site within six (6) months of the issuance of the Certificate of Use for the proposed Central Variety Building in accordance with the landscape plans submitted for this application.
8. That the applicant install, for additional buffering on Parcel B, trees to be 10' high at time of planting and spaced 15' on center with shrubs 3' high at time of planting along the north property line, such as silver buttonwood, pigeon plum, ligustrum, or wild tamarind.

9. That the applicant provide substantial landscaping along the perimeter of Parcel A and particularly along the new parking structure along the west property line. Trees along the perimeter of the site are to be Silver Buttonwood, 6' high at time of planting spaced 15' on center, and shrubs are to be Cocoplum Red Tip, 2 ½' high at time of planting and spaced 2' on center, or similar species. The garage shall be buffered with Sabal Palms, 14' to 20' high at time of planting and spaced 10' on center.
10. The parking garage shall have an architectural expression consistent and harmonious with the hospital's architectural style and shall avoid the spillage of light onto public open spaces and adjacent properties.
11. That the maximum number of licensed patient beds within the hospital not exceed 300 at any given time.
12. That the temporary relocation of the helipad to the parking garage structure and the return to the permanent location atop the main building's addition be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division).
13. That the "Grant Office" on Parcel "B" remain residential in appearance and be limited to professional office space for administrative hospital personnel and in no event to be used for doctor offices or for diagnosing, treating, or lodging of medical patients.
14. That the hours and days for the construction of the project be limited to between the hours of 7 a.m. and 4 p.m., Monday through Friday.

DATE INSPECTED: 02/14/07
DATE TYPED: 02/12/07
DATE REVISED: 02/28/07; 03/02/07; 03/06/07; 03/07/07; 03/08/07; 03/20/07; 04/04/07;
04/10/07; 05/15/07; 05/18/07; 05/21/07; 06/07/07; 06/15/07; 06/19/07
06/29/07; 7/17/07
DATE FINALIZED: 06/29/07; 7/17/07
SB:MTF:LVT:CSE

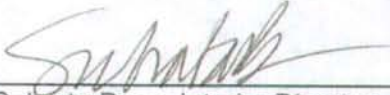
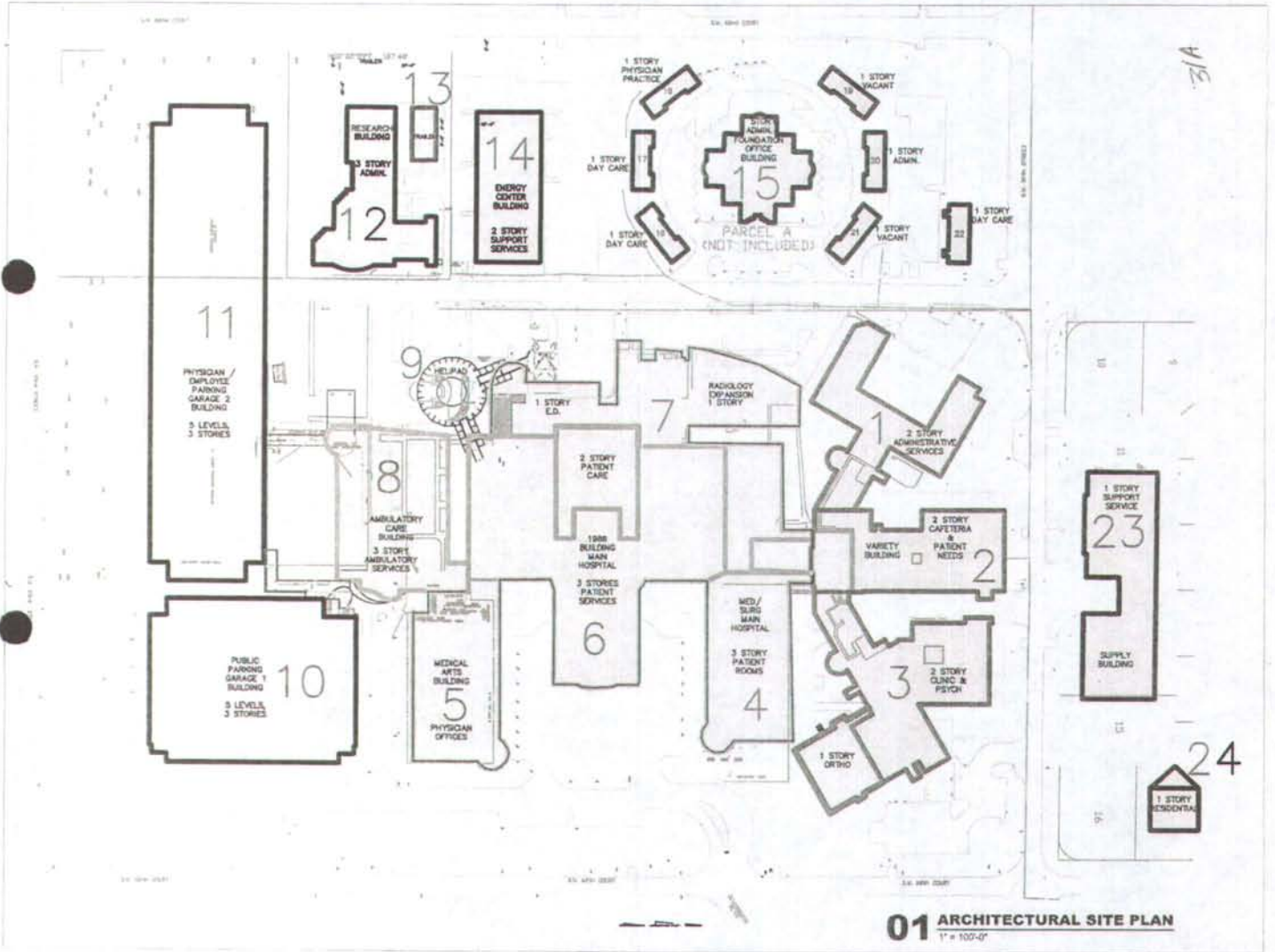

Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

EXHIBIT A Z07-013



E. VARIETY CHILDREN'S HOSPITAL D/B/A:
MIAMI CHILDREN'S HOSPITAL
(Applicant)

07-3-CZ10-9 (07-13)
 Area 10/District 6
 Hearing Date: 4/17/07

Property Owner (if different from applicant) Variety Children's Hospital.

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>
1951	Variety Children's Hospital	Zone change from RU-1 to RU-4.	ACC	Approved w/conds.
1963	Variety Children's Hospital	Non-use variance of setbacks & spacing.	ZAB	Approved w/conds.
1964	Variety Children's Hospital	Non-use variance of setbacks & spacing.	BCC	Denied
1964	Variety Children's Hospital	Non-use variance of setbacks & spacing.	ZAB	Denied without prejudice
1970	Variety Children's Hospital	Non-use variance of setbacks & spacing.	ZAB	Approved w/conds.
1973	Variety Children's Hospital	- Special exception & Unusual Use to expand hospital. - Non-Use variance of parking spacing/height.	ZAB	Approved w/conds.
1974	Variety Children's Hospital	Unusual use for heliport pad.	BCC	Approved w/conds.
1977	Variety Children's Hospital	- Special exception to expand. - Non-Use variance of setbacks. - Modification of previous resolution.	BCC	Approved w/conds.
1977	Variety Children's Hospital	- Special exception to expand. - Non-Use variance of setbacks. - Modification of previous resolution	ZAB	Denied without prejudice
1978	Variety Children's Hospital	Non-Use variance of setbacks.	ZAB	Approved w/conds.
1983	Variety Children's Hospital	- Modification of resolution. - Deletion of covenant. - Non-Use variance of setbacks.	ZAB	Approved w/conds.
1984	Variety Children's Hospital	- Modification of resolution. - Landscape.	ZAB	Approved w/conds.
1987	Variety Children's Hospital	- Modification of resolution. - Non-Use variance of parking.	ZAB	Approved w/conds.
1988	Variety Children's Hospital	- Modification of plans. - Non-Use variance of trees. - Special exception to expand hospital.	ZAB	Approved w/conds.
1988	Variety Children's Hospital	- Modification of resolution. - Special exception to expand hospital. - Non-Use variance of landscape.	BCC	Appeal Denied, application Approved
1993	Variety Children's Hospital	- Deletion of condition of covenant. - Special exception to expand hospital. - Non-Use variance of spacing.	ZAB	Approved w/conds.
1993	Variety Children's Hospital	- Deletion of condition of covenant. - Special exception to expand hospital. - Non-Use variance of spacing.	BCC	Appeal Denied application Approved
1999	Variety Children's Hospital	Unusual Use rooftop telecommunication facility.	CZAB-10	Approved w/conds.
2001	Variety Children's Hospital	Unusual Use rooftop telecommunication facility.	CZAB-10	Approved w/conds.

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

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP**

9

APPLICANT: VARIETY CHILDREN'S HOSPITAL D/B/A MIAMI CHILDREN'S HOSPITAL

REPRESENTATIVE: **STANLEY PRICE**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
07-3-CZ10-9 (07-13)	MARCH 13, 2007	CZAB10	07

REQ: (SEE 2ND PAGE)

REC: **AWC #1 – 3 PER (A)(7) & DWOP PER (A)(17)**
AWC #4 – 10 & 19 – 22 PER (A)(4)(b) & DWOP PER (A)(4)(c) AWC #18
DWOP #12, 13 & 15 PER (A)(20) DWOP #11 DWOP #12 – 17 PER (A)(4)(b) & (c)

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: APRIL 17, 2007 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

CARRIED FORWARD TO NEXT MEETING DUE TO INSUFFICIENT TIME TO CONCLUDE

TITLE	M/S	NAME	YES	NO	ABSENT
VICE-CHAIRMAN	S	Juan Carlos ACOSTA	X		
MR.		George A. ALVAREZ	X		
MR.		Julio R. CACERES			X
MR.	M	Jose GARRIDO (C.A.)	X		
MR.		Frank LAGO			X
MR.		Ruben POL III	X		
CHAIRMAN		Carlos A. MANRIQUE	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: John McInnis & Eduardo Sanchez

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL NO. 10**

APPLICANT: Variety Children's Hospital, Inc.
d/b/a: Miami Children's Hospital

PH: Z07-013 (07-3-C10-9)

SECTION: 13-54-40

DATE: April 17, 2007

COMMISSION DISTRICT: 6

ITEM NO.: E

A. INTRODUCTION

o REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution #4-ZAB-217-70, and last modified by 4-ZAB-125-93, both passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candela and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candela and Partners, Inc."

TO: "2. 'Miami Children's Hospital 1988 Master Plan Site,' as prepared by Spillis, Candela and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candela and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 9 sheets, Sheet A1.0 and A4.0 dated stamped received 1/30/07 & Sheets A2.1 through A2.7 dated stamped received 11/22/06 & Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 21 sheets, dated stamped received 2/6/07."

- (2) MODIFICATION of Condition #4 of Resolution #4689 passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-102-87, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, thirty-five (35') wide, and a buffer zone be provided along the south side of the property fifty feet (50' wide); said buffer zones to be beautified and landscaped to meet with the

approval of the Dade County Building and Zoning and Planning Departments."

TO: "4. That a buffer zone be provided along the east side of said property, south of S.W. 31 Street, 35' wide, and a buffer zone be provided along the south side of the property 36'11" wide; said buffer zones to be beautified and landscaped to meet with the approval of the Department of Planning and Zoning."

- (3) MODIFICATION of Condition #7 of Resolution #4689, passed and adopted by the Board of County Commissioners as last modified by Resolution #4-ZAB-105-83, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "7. No new building is to be over three (3) stories in height."

TO: "7. No new building is to be over six (6) stories in height."

The purpose of requests #1 - #3 is to allow the applicant to submit revised plans showing a new master plan for the hospital, relocation of a previously approved helipad, decreasing the width of a landscape buffer and to permit buildings with more stores than previously approved.

- (4) Applicant is requesting to permit a lot coverage of 48.67% (40% maximum permitted).
- (5) Applicant is requesting to permit drives within 25' of an official right-of-way (not permitted).
- (6) Applicant is requesting to permit a landscape open space of 30.98% (40% required).
- (7) Applicant is requesting to permit a temporary modular building with a setback of 7'8" (25' required) from the side street (east) property line.
- (8) Applicant is requesting to permit buildings with a maximum height of 98' (60' maximum permitted, based on the width of the widest street).
- (9) Applicant is requesting to permit 8 detached directional signs with a maximum size of 35 sq. ft. (18 sq. ft. maximum permitted) and to permit each sign with a clearance of 1.5' (4' minimum permitted) from the bottom of the sign to grade.
- (10) Applicant is requesting to permit the directional signs with names and logos (not permitted)

REQUESTS #1 - #10 ON PARCEL "A"

- (11) RU-1 to RU-5A
- (12) Applicant is requesting to permit a lot area of 9,423 sq. ft. (10,000 sq. ft. required).

- (13) Applicant is requesting to permit a building setback 4'8" (15' required) from the interior side (north) property line.
- (14) Applicant is requesting to waive the zoning regulations requiring a 5' high wall along the interior side (north) and rear (west) property lines.
- (15) Applicant is requesting to permit zero (0) parking spaces (6 parking spaces required).
- (16) Applicant is requesting to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (17) Applicant is requesting to permit a 4'8" wide landscape strip (5' wide required) along the interior side (north) property line between dissimilar land uses.

OR IN THE ALTERNATIVE TO REQUESTS #11 – #17, THE FOLLOWING:

- (18) SPECIAL EXCEPTION AND UNUSUAL USE to permit an expansion of a hospital onto additional property to the north.
- (19) Applicant is requesting to permit a setback of 22'9" (25' required) along the side street (south) property line, setback 4'8" (50' required) along the interior side (north) property line, setback 43'11" (50' required) along the rear (west) property line and spaced less than 75' from an existing residential structure to the north.
- (20) Applicant is requesting to permit 0 parking spaces (6 required).
- (21) Applicant is requesting to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line.
- (22) Applicant is requesting to permit a 4'8" wide landscaped strip (5' wide required) between dissimilar land uses along the interior side (north) property line.

REQUESTS #11 THROUGH #22 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), requests #12 - #15 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and requests #4 - #10, #12 - #17 and #19 - #22 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUESTS:**

The applicant is requesting to modify plans and conditions of previously approved Resolutions in order to submit plans that would modify and expand the existing hospital. Requests to add additional property for the expansion of the hospital are also being sought and the applicant has proposed an alternative set of requests for

the expansion property to include a rezoning from RU-1, Single Family Residential District, to RU-5A, Semi-professional Office District, and accompanying requests. Requests #11 through #17 are alternative requests to requests #18 through #22.

o **LOCATION:**

Lying north of SW 33 Street, west of S.W. 60 Court, east of SW 62 Court and on both sides of S.W. 30 Street, Miami-Dade County, Florida.

o **SIZE:** 24.57 acres

o **IMPACT:**

Approval of these requests would allow the applicant to modify previously approved plans in order to expand the hospital and provide additional services to the community. However, the numerous requests, including variances of the code for lot coverage, landscape requirements, parking, wall requirements, setbacks, height of structures, among others, may negatively impact the surrounding properties.

B. ZONING HEARINGS HISTORY:

In 1951, Parcel A of the subject property was rezoned from RU-1 to RU-4 to permit a hospital use and a replat of certain lots and blocks within the Schenley Park Subdivision (PB 14, PG 14), pursuant to Resolution No. 4689. In 1953, a modification of a condition of Resolution No. 4689 was granted that released the hospital from mortgaging any portion of the hospital property for the purpose of raising money or securing credit for the erection of buildings on said property, pursuant to Resolution No. 6561. In 1963, variances of setback and spacing requirements were granted on the RU-1 zoned portion located on the west of the subject property for accessory uses to the hospitals, pursuant to Resolution 2-ZAB-32-63. In 1964, requests for variances of setback and spacing requirements for a cooling tower were denied by the Zoning Appeals Board (ZAB), pursuant to Resolution No. 2-ZAB-511-64. The applicant, however, appealed the ZAB's decision and the Board of County Commissioners (BCC) approved the variances, pursuant to Resolution No. Z-275-64. In 1970, the applicant was granted variances of spacing requirements to permit an addition to the easterly wing of the hospital, of setback requirements to permit the enclosure of a sewage pumping station, of zoning regulations permitting accessory structures in front of the principal building, and of parking regulations to permit parking within 25' of the official right-of-way, pursuant to Resolution No. 4-ZAB-217-70. In 1973, a special exception and unusual use to permit the expansion of the hospital with an accompanying request permitting off-street parking to be located on the same parcel as the use it serves was granted, pursuant to Resolution No. 4-ZAB-389-73. In 1977, requests for a special exception to further expand the hospital, for a variance of setback requirements, and for a modification of Condition #2 of Resolution No. 4-ZAB-217-70 to allow the applicant to submit revised plans for an addition were requested but denied by the ZAB, pursuant to Resolution No. 4-ZAB-388-77. The applicant appealed the ZAB's decision, and the application was approved by the BCC, pursuant to Resolution No. Z-285-77. In 1978, variances of zoning regulations and setback requirements were granted to permit an oxygen tank in front of the principal building with a 30' front setback, pursuant to Resolution No. 4-ZAB-452-78. In 1983, the applicant was

granted a modification of Conditions #4 and #7 of Resolution No. 4689 in order to expand the existing buildings and a release of a Declaration of Restrictions, pursuant to Resolution No. 4-ZAB-105-83. In 1984, a variance of landscape requirements and a modification of Condition #2 of Resolution No. Z-285-77 in order to allow an expansion of the hospital was granted, pursuant to Resolution No. 4-ZAB-515-84. In 1987, a non-use variance of parking regulations to permit parking within 25' of a right-of-way and additional modifications of Condition #2 of Resolution No. Z-285-77 and of Condition #4 of Resolution No. 4689 in order to provide additional parking spaces, pursuant to Resolution No. 4-ZAB-102-87. In 1988, requests for 1) a modification of plans approved under Resolution 4-ZAB-102-87 in order to permit new buildings, covered walkways and a helipad, 2) a special exception to permit the expansion of the main hospital, to permit a medical nursing building consisting of three floors, to permit a five level parking garage, to permit three floors of medical office building, to permit two additional floors on the laboratory building and the foundation office building, to permit the renovation and addition to an old hospital building and to permit a supply building, and 3) a non-use variance of landscape regulations to permit fewer trees than required were denied by the Zoning Appeals Board, pursuant to Resolution No. 4-ZAB260-88. The decision was appealed by the applicant, which was granted said requests by the Board of County Commissioners, pursuant to Resolution No. Z-201-88. In 1993, the applicant requested a deletion of Condition #2 and a modification of plans approved under Resolution No. 4-ZAB-102-87 that limited the use of the helipad at that location to a certain number of years, a special exception to permit the expansion of an existing hospital to include a garage building and relocation of the helipad, and a variance to permit the garage to be spaced less than required from other buildings, but the requests were denied by the ZAB, pursuant to Resolution No. 4-ZAB-125-93. The applicant appealed the ZAB's decision, and was granted the requests, pursuant to Resolution No. Z-111-93. In 1994, the Schenley Park Homeowner's Association appealed the Administrative Decision of the Miami-Dade County Developmental Impact Committee (DIC) that approved vested rights for concurrency regulations for the construction of 151,500 additional square feet. The appeal was denied by the BCC and the DIC's decision was upheld, pursuant to Resolution No. Z-81-94. In 1999, an unusual use to permit a rooftop telecommunications facility consisting of a cluster of antennae and equipment was approved by Community Zoning Appeals Board #10 (CZAB-10), pursuant to Resolution No. CZAB10-19-99. In 2001, an unusual use to permit a rooftop telecommunications facility consisting of an antenna and equipment was approved by CZAB10, pursuant to Resolution No. CZAB10-197-01.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single-family housing, e.g., single-family detached, cluster, zero lot line 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.
2. Office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not

inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area (Land Use Element, page I-29).

In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller.

3. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
4. **Residential Communities**
The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.
5. **Hospitals in Residential Communities**
New hospitals may not be permitted in Residential Communities except that they may be approved to locate in the Medium-High and High Density categories. They should be located in areas designated Institutional, Business and Office or Industrial and Office.

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However, existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood.

6. **Land Use Policy LU-9B**

Policy 9B vii of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, at a minimum, regulate signage.

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

8. **Land Use Objective LU-5**

Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.

8. **Land Use Element Goal**

Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.

9. **Land Use Policy LU-5B**

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and

accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

10. Land Use Policy LU-2A

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-4 & RU-1; Miami-Children's Hospital
 RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; single family residences

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; single-family residences

Low Density Residential, 2.5 to 6 dua

WEST: RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

The subject parcel is located west of S.W. 60 Court and on both sides of S.W. 30 Street. The surrounding area is characterized by single-family residences. The subject property is located within the boundaries of the Schenley Park Study Area.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted.)

Scale/Utilization of Site:

Acceptable*

Location of Buildings:

Acceptable*

Compatibility:

Acceptable*

Landscape Treatment:

Acceptable*

Open Space:

Acceptable*

Buffering:

Acceptable*

Access:

Acceptable*

Parking Layout/Circulation:

Acceptable*

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design: **Acceptable***

*Only as it pertains to requests #1 through #10 and #18 through #22.

F. PERTINENT REQUIREMENTS/STANDARDS:

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

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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

considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area of and its development.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof, which has been imposed by any zoning

action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the following paragraphs have been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(20) Alternative Site Development Option for Semi-Professional Office Zoning District. This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(c) **Setbacks** for a principal building, or accessory building or structure in the RU-5A, shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscape open space percentage by the applicable district regulations; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and
8. the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and
10. any windows or doors in any building to be located within an interior or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and
12. the area within an interior side setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining

property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least five (5) feet in height, if located adjoining or adjacent to a discordant use, that meets the standards set forth in paragraph (f) herein; and
14. any structure in the RU-5A district not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and
15. when a principal building, or accessory building in the RU-5A district, is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building to be located within a setback; and
16. safe sight distance triangles shall be maintained as required by this code; and
17. the parcel proposed for alternative development will continue to provide the required number of on-site parking as required by this code; and
20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (July 11, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscape open space and structure height; and
21. the proposed development will meet the following:
 - A. interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

- B. side street setbacks shall not be reduced by more than twenty-five percent (25%) of the underlying zoning district regulations;
 - C. front setbacks (including double frontage lots) shall not be reduced by more than twenty five percent (25%) of the setbacks required by the underlying district regulations, whichever is greater;
 - D. Rear setbacks shall not be reduced below fifty percent (50%) of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is an RU-5, RU-5A, BU, IU, or OPD district or use provided however, rear setbacks shall not be reduced by more than twenty-five percent (25%) of the rear setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - E. setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.
- (f) An alternative **lot area and frontage** shall be approved upon demonstration of at least one of the following:
- (1) the proposed lot area and frontage shall permit the development or redevelopment of a structure(s) on a lot, parcel or tract of land where such structure(s) would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:
 - (A) the lot, parcel or tract is under lawful separate ownership from any contiguous property; and
 - (B) the proposed alternative development will not result in the further subdivision of land; and
 - (C) the size and dimensions of the lot, parcel or tract are sufficient to provide all setbacks required by the underlying district regulations; and
 - (D) the area of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum lot area required by the underlying district regulations; or eighty-five percent (85%) of the underlying district regulations for an older subdivision of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938; and

- (E) the proposed alternative development does not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (F) the frontage dimension of the lot, parcel or tract is not less than: seventy-five percent (75%) of the minimum frontage required by the applicable district regulations; or eighty-five percent (85%) of the underlying district regulations for older subdivisions of land caused by a conveyance or device of record prior to August 2, 1938, or a platted unrevoked subdivision recorded prior to August 2, 1938, except that the frontage dimension of a flag-lot, parcel or tract shall be permitted to be reduced to the minimum width necessary to allow vehicular access as determined by the County; and
 - (G) the resultant frontage dimension of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment; or
- (2) the proposed alternative development results in landscaped open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the applicable district regulations, provided that:
- (A) the number of lots of the proposed alternative development does not exceed that normally permitted by the lot area dimensions of the underlying district regulations; and
 - (B) the size and dimensions of each lot, parcel or tract in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions for similar uses issued prior to the effective date of this ordinance (July 11, 2003); and
 - (C) the area of each lot, parcel or tract is not less than eighty percent (80%) of the area required by the applicable district regulations; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the resultant frontage of the lot, parcel or tract provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment, or
- (3) the proposed lot area and frontage is such that:
- (A) the proposed alternative development will not result in the creation of more than two (2) lots, parcels or tracts; and
 - (B) the size and dimensions of each lot, parcel or tract are sufficient to provide all setbacks required by the applicable district regulations; and

- (C) no lot area shall be less than the smaller of:
 - (i) ninety percent (90%) of the lot area required by the applicable district regulations; or
 - (ii) the average area of the developed lots, parcels or tracts in the immediate vicinity within the same zoning district; and
 - (D) the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and
 - (E) the resultant frontage provides vehicular ingress and egress to all resulting lots, parcels or tracts, including on-site access to emergency equipment.
- (j) An alternative reduction in the number of required **parking spaces** shall be approved after public hearing upon demonstration of the following:
- (1) the alternative reduction of the number of required parking spaces does not apply to parking spaces for the disabled, parking spaces for persons transporting small children, nor to bicycle racks or other means of storage; and
 - (2) the total number of required parking spaces is not reduced below five percent (5%) for medical or dental office uses, and ten percent (10%) for other semi-professional office uses; and
 - (A) the lot, parcel or tract is located within six hundred and sixty (660) feet of an existing transportation corridor such as a Major Roadway identified on the Land Use Plan (LUP) map, within one-quarter (1/4) mile from existing rail transit stations or existing express busway stops; or
 - (B) the hours of operation of multiple uses within the development vary and do not overlap and a recordable agreement is provided which restricts the hours of operation.
 - (3) the alternative development involves a mixed-use project in which the number of off-street parking spaces is calculated by applying the Urban Land Institute (ULI) Shared Parking Methodology to the required number of parking spaces.
- (k) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:
- 1. will result in a significant diminution of the value of property in the immediate vicinity; or
 - 2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(l) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

Due to time constraints on March 13, 2007, this application was carried over to the April 17, 2007 meeting. The applicant has provided supplemental plans which show the temporary location of the previously approved helipad on the new parking garage structure, pending

the completion of an addition atop the current helipad location, at which time the helipad will be relocated on top of the addition to its current location. The subject property is zoned RU-4, Apartments (50 units/acre) District, and RU-1, Single-Family Residential District, and is located north of SW 33 Street, west of SW 60 Court, east of SW 62 Court and on both sides of S.W. 30 Street (AKA 3200 SW 60 Court). The applicant, Variety Children's Hospital d/b/a Miami Children's Hospital, is seeking a Modification of Condition #2 of Resolution No. 4-ZAB-217-70 as last modified by Resolution No. 4-ZAB-125-93 (request #1), a Modification of Condition #4 of Resolution No. 4689 as last modified by Resolution No. 4-ZAB-102-87 (request #2) and a Modification of Condition #7 of Resolution No. 4689 as last modified by Resolution No. 4-ZAB-105-83 (request #3), in order to submit revised plans showing a new master plan for the hospital, the temporary relocation of a previously approved helipad during construction to an addition onto the current location and the relocation of the helipad to its original location, once the addition to that location is completed, decreasing the width of a landscape buffer and to permit buildings with more stories than previously approved. Additional requests on the RU-4 zoned portion of the subject property (Parcel A) are being sought to permit a lot coverage of 48.67% (request #4); to permit drives within 25' of an official right-of-way (request #5); to permit a landscape open space of 30.98% (request #6); to permit a temporary modular building with a setback of 7'8" from the side street (east) property line (request #7); to permit buildings with a maximum height of 98' (request #8); to permit eight detached directional signs with a maximum size of 35 sq. ft. and to permit each sign from the bottom of the sign to grade to have a clearance of 1.5' (request #9); and to permit names and logos on directional signs (request #10). A zone change request from RU-1, Single-Family Residential District, to RU-5A; Semi-Professional Offices District, (request #11) is being sought on the RU-1 zoned portion (Parcel B) of the subject property. Additional requests on this portion are sought to permit a lot area of 9,423 sq. ft. (request #12); to permit a building setback 4'8" from the interior side (north) property line (request #13); to waive the zoning regulations requiring a 5' high wall along the interior side (north) property line (request #14); to permit 0 parking spaces (request #15); to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (request #16); and to permit a 4'8" wide landscape strip along the interior side (north) property line (request #17). In the alternative to requests #11 through #17, the applicant is seeking a special exception and an unusual use to permit the expansion of a hospital onto additional property to the north (request #18); to permit a setback of 22'9" along the side street (south) property line, setback 4'8" along the interior side (north) property line, setback 43'11" from the rear (west) property line and spaced less than 75' from an existing residential structure to the north (request #19); to permit 0 parking spaces (request #20); to waive the landscaping regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (request #21); and to permit a 4'8" wide landscape strip between dissimilar land uses along the interior side (north) property line (request #22). The RU-4 zoning district permits a maximum lot coverage of 40%; does not permit drives within 25' of an official right-of-way; requires a landscape open space of 40%; requires a 25' side street setback and 100' from an official right-of-way for modular buildings; permits a maximum height of 60' based on the width of the widest street; permits detached directional signs with a maximum of 18 sq. ft., requires said signs to have a 4' minimum clearance from grade to the bottom of the sign, and prohibits names and logos on such signs. The zoning regulations for building of public assemblage require a setback of 25' from the side street; a 50' setback from the interior side and rear property lines and require a spacing of 75' from

an existing residence. The zoning and landscape code regulations further require 6 parking spaces; a 6' high wall between dissimilar land uses; and a 5' wide landscape strip between dissimilar land uses. The proposed RU-5A zoning district requires a minimum lot area of 10,000 sq. ft.; requires a setback of 15' from the interior side property line; requires a 5' high wall along the interior side and rear property lines; requires 6 parking spaces; requires a 6' high wall between dissimilar land uses and requires a 5' landscape strip between dissimilar land uses. The subject property is surrounded by single-family residences developed under the RU-1 zoning district regulations. The applicant indicates in the Letter of Intent that the submitted plans reflect a 25-year expansion redevelopment program. The proposed plan seeks to increase the hospital's floor area to provide larger single-occupancy patient rooms in order to eliminate multiple occupancy rooms and allow family members to stay with the patients, to provide additional laboratory space, and increase medical services. Additionally, roundabouts to the area streets are to be incorporated as traffic calming devices and provide an enhanced streetscape. The applicant has submitted plans depicting the aforementioned requests and has proffered a covenant restricting the re-development of the site to the submitted plans, among other things.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. Their memorandum indicates that the proposed traffic roundabouts in the rights-of-way as shown on the plans will require additional review and separate permits. This application meets traffic concurrency requirements because the subject property lies within the urban infill area where traffic concurrency does not apply. The Miami-Dade Fire Rescue Department (**MDFR**) has **no objections** to this application.

It must be noted that the subject site is located within the boundaries of the Schenley Park Charrette, which was held from September 16, 2006 to September 23, 2006. This application would implement the general intent and purpose of the citizens' vision for the future growth and the re-development of the Schenley Park area in southern Miami-Dade County. At the time of the charrette, the applicant and the citizens focused on several issues aimed at the master planning of the hospital site. As a result of the charrette, the hospital agreed to focus on the provision of in-patient services rather than outpatient services; develop and implement an ambulatory care strategy; continue to remove non-clinical services from the site; provide sufficient family amenities within the site in order to minimize outside trips; maintain the number of beds to the same level or allow a small increase; allow additional space to support current standards in pediatric care; and replace surface parking with structured parking that is well screened and less intrusive to the surrounding community. The Schenley Park Charrette Area Plan Report recommended that the hospital provide screening of the proposed new parking garage buildings, provide landscaping and lighting along the hospital perimeter, and provide a green on the northeast corner of the hospital campus. The plans submitted for this application and the proffered covenant aim to fulfill the vision of the citizens for the Schenley Park area.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates Parcel A of the subject property as **Low-Density Residential** use. The CDMP

indicates that all lawful uses and zoning are deemed to be consistent with this Plan; therefore, the existing hospital is **consistent** with the CDMP. The applicant is proposing to expand the hospital use on the subject site by remodeling the existing structures, increasing the bed count and adding separate buildings. The interpretative text of the CDMP indicates that new hospitals may not be permitted in Residential Communities except that they may be approved to be located in Medium-High and High Density categories, and in areas designated Institutional, Business and Office or Industrial and Office. However, the CDMP text further indicates that "existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood." The submitted plans indicate that the hospital will be expanded to have a total of 949,460 square feet. The periphery of the site will be improved with a loop road that facilitates traffic throughout the site and has also been designed with landscape buffer areas. This will minimize the intrusion of the use on the surrounding parcels. The existing five story parking garage buildings are located on the south side of the site, and an additional five story parking garage is proposed along the west side of the site. The tallest buildings are located at the center of the site and are additions to the existing main building. The roof of the addition to said centrally located building will be utilized as the continued helipad location for the landing and take-off of helicopters. Staff notes that this same building is the current location for the helipad. While the addition is being constructed on the central building, the helipad will be temporarily relocated to the new parking garage structure. Staff recommends as a condition for the temporary relocation of the helipad and its return to the addition atop the current location, be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division). A three story building addition is proposed along the north of the site, fronting the distribution center building across SW 30 Street. The temporary modular buildings for the daycare will be located on the east side of the site. Once the daycare is moved to the permanent location, the permanent use at this location will consist of green space as envisioned by the charrette. The new building additions and the renovations of existing buildings are internal to the site and are adequately spaced from the surrounding single-family residences. Further, the applicant will provide traffic calming devices such as roundabouts to reduce the impact of the hospital use on the surrounding neighbors. Based on the aforementioned, the proposed expansion of the hospital use is **consistent** with the interpretative text of the CDMP, and in staff's opinion, **compatible** with the surrounding area.

Parcel B of the subject property is also designated as **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The Master Plan indicates that office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: (a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); (b) the lot or site size does not exceed one acre; and (c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. In addition, office

uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s), which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area.

Parcel B meets certain of the aforementioned criteria of the Master Plan including that the subject property is less than one acre in size, is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, and the subject frontage does not face an Estate Density area. The subject property, however, is located in a section of land that is predominately developed with single-family residences. The introduction of the RU-5A zoning at this location would permit uses independent of the hospital, such as medical and dental offices, mortgage offices, architectural services, and professional office uses, among others. Staff is of the opinion that the proposed RU-5A would be considered spot zoning as there is no similar approval in this area, and the granting of the RU-5A zoning could set a precedent for similar requests in the area for zone changes that would permit professional offices, which would degrade the residential community. As such, staff is of the opinion that the proposed zone change to RU-5A is **inconsistent** with the CDMP and **incompatible** with the area.

The applicant is seeking an unusual use to permit the expansion of a hospital onto additional property (Parcel B) to the north (request #19). The Master Plan specifies that certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area by any of the following: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. The unusual use request for the hospital expansion is related to the existing hospital use to the south. In addition, the interpretative text of the CDMP indicates that existing hospitals and associated medical buildings which are not specifically depicted on the LUP map may be approved for addition or expansion in all density categories where compatible with the surrounding neighborhood. The additional property is located at the north of the subject site and will be retrofitted to be utilized as a "grant office" for the hospital. The site is surrounded by an existing supply building for the hospital to the west, the hospital to the south and single-family residences to the north and east, which staff is of the opinion will not be

impacted by the proposal as this site is proposed for office uses ancillary to the hospital. When considering the necessity for and reasonableness of the applied for uses in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff is of the opinion that the proposed unusual use for the hospital expansion onto additional property to the north, subject to conditions, would be **consistent** with the Master Plan and **compatible** with the surrounding area.

The CDMP indicates in Policy 9B vii of the Land Use Element that Miami-Dade County shall continue to maintain, and enhance as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate signage. Staff has consistently recommended denial of applications seeking deviations from signage regulations and is of the opinion that the Zoning Code provides adequate signage allowances. However, the variances from the zoning code sought in this application are in staff's opinion minor and will not detrimentally impact the surrounding area. The proposed signs are internal to the site and are necessary to direct vehicular and pedestrian circulation throughout the subject site. As such, staff is of the opinion that, the signage included in this application should be approved.

When requests #1 through #3 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), said requests would allow the applicant to submit revised plans showing a new master plan for the hospital, temporarily relocate a previously approved helipad, decrease the width of a landscape buffer and permit buildings with more stories than previously approved. Staff is of the opinion that these requests will not generate excessive noise or traffic, provoke excessive overcrowding of people, or tend to provoke a nuisance, and will not be contrary to the public interest. The previously approved plans indicate 19 buildings totaling 701,647 square feet of office and hospital usage space. The proposed master plan revision of the hospital includes the addition to and remodeling of existing buildings and the construction of new buildings on the site, for a total of 23 buildings with 949,460 square feet. The new plans include a new five story parking garage located on the northwest portion of the site, which include a daycare for sixty children, and retail and office space with a total of 19,300 square feet. Also proposed is a 30,900 square foot expansion to the central plant building; an addition of 24,600 square feet to the research and administration building to be used for conferences and academics; a three story expansion of the main building located at the center and north of the site to be used as a laboratory, ambulatory care, dietary center, and variety center, a six story emergency room expansion with a total of an additional 144,200 square feet; and a three story, 27,300 square foot addition for administrative offices located on the east of the site. An additional 1,513 square foot structure located on the northeast portion of the site is also proposed. Staff also notes that the revised plans reflect an increase in hospital beds from the previously approved 268 to a total of 409; however, the applicant has indicated that the patient population within the hospital will never exceed 300 patients at any given time. Staff is of the opinion that this new master plan for the hospital will be a comprehensive, state-of-the-art facility for the benefit of children of this community. Furthermore, the proposal will generate additional job opportunities for the area, which staff favors. As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(7).

The standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which

demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards under this section are applicable to requests #1 through #3. Due to the lack of information, staff is unable to analyze requests #1 through #3 under said standards and, as such, said requests should be denied without prejudice under Section 33-311(A)(17).

When analyzing requests #4 through #10 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests with conditions would not be detrimental to the community. These requests are necessary for the applicant to improve and expand their services to the community. The increase in lot coverage (request #4) and the reduced landscape open space (request #6) will be mitigated by the additional landscaping that will be provided along the perimeter of the property. Although the request to permit a reduced landscape open space seems excessive, it will not, in staff's opinion, be unfavorable to the community. As previously mentioned, the site plan provides extensive landscaping along the perimeter of the site and the applicant is providing an open green area at the northeast corner of Parcel A that will be extensively landscaped and which is a feature that the nearby residents of this community will be able to enjoy and which indicates the applicant's desire to comply with the recommendations of the charrette. The drives shown on the submitted plans which are within 25' of an official right-of-way (request #5) are part of the overall roadway design previously approved which provide additional vehicular access throughout the site. The proposed buildings range in height from 42' to 98', at a maximum of 6 stories. The proposed 98' in height (request #8) is for an addition to the main building (Bldg. #1) which is situated in the center of the site, and therefore, will not visually impact the surrounding residential community. A setback in excess of 300' to the east property line and of over 400' from the west property line are provided from the proposed 98' high addition, which is sufficient space to mitigate the visual impact of the proposed height. The reduced setback sought from SW 60 Court (request #7) is for a temporary modular building which will operate as the daycare center for the hospital while the permanent structure is completed, and which is to be used exclusively by the children of the hospital employees. Staff recommends approval of request #7 with conditions that the modular buildings be removed within 90 days of the issuance of a Certificate of Use for the permanent daycare center use on the site, and that the landscaping be reinstated on the site from which the modular buildings are to be removed in accordance with the landscape plans submitted for this application. Staff further recommends a condition that the Certificate of Use for the permanent daycare center be obtained no later than two years from the approval date of this application. As previously mentioned, staff has consistently recommended denial of requests for non-use variances from the code as applied to signs. However, staff acknowledges that, given the nature of the hospital use, the need to quickly direct patients to their destinations is essential. Staff is of the opinion that the proposed signage, as found in requests #9 and #10, is an integral part of the overall expansion on the site and since the locations of the signs are internal to and connected to the overall design of the site, the proposal will not be a detriment to the surrounding area. Based on the aforementioned, staff is of the opinion that requests #4 through #10 are internal to the site, will not negatively impact the surrounding community,

and are compatible with the area. As such, staff recommends approval with conditions of requests #4 through #10 under the Non-Use Variance Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #4 through #10 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed in accordance with zoning district regulations and prior zoning approvals, and the applicant has not demonstrated that compliance with same would result in an unnecessary hardship. Therefore, requests #4 through #10 cannot be approved under the Alternative Non-Use Variance Standards and are recommended for denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development 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. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities 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. The applicant is seeking approval on Parcel B for a district boundary change from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District, (request #11) with the intention of retrofitting the parcel's residence into offices for hospital use. Staff does not object to allowing the hospital to utilize said structure as an ancillary use, however, staff does not support the zone change to RU-5A because of the numerous other uses permitted in said zoning district, such as, medical and dental offices, mortgage offices, architectural services, and other semi-professional office uses, which staff opines will be a detriment to the surrounding residential area. Staff, therefore, recommends denial without prejudice of the zone change to RU-5A on Parcel B (request #11).

When analyzing requests #12 through #17 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be detrimental to the community insofar as they are ancillary to and an integral part of the zone change to RU-5A. The requests to permit a lot area of 9,423 sq. ft. (request #12); to permit a building setback 4'8" from the interior side (north) property line (request #13); to waive the zoning regulations requiring a 5' high wall along the interior side (north) property line (request #14); to permit 0 parking spaces (request #15); to waive the landscape regulations requiring a 6' high wall, fence or hedge between dissimilar land uses along the interior side (north) property line (request #16); and to permit a 4'8" wide landscape strip along the interior side (north) property line (request #17), are in staff's opinion, an integral part of and germane to request #11, the zone change to RU-5A, which staff does not support. Staff therefore, recommends denial without prejudice of requests #12 through #17 under the Non-Use Variance Standards.

The Alternative Site Development Option (ASDO) standards under Section 33-311(A)(20) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable Alternative Site Development Option Standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO Standards. As such, requests #12, #13 and #15 cannot be approved under the ASDO Standards and should be denied without prejudice under Section 33-311(A)(20) (ASDO). Staff further notes that request #14 does not fall under the ASDO standards, and therefore may not be considered under same.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #12 through #17 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be developed in accordance with zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship. Therefore, requests #12 through #17 cannot be approved under the Alternative Non-Use Variance Standards and are recommended for denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Although staff is not supportive of requests #11 through #17, staff is supportive of request #18, a special exception and unusual use to permit an expansion of a hospital onto additional property to the north, with accompanying requests #19 through #22. When analyzing request #18 under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff is of the opinion that the expansion of a hospital onto additional property to the north as limited on the proffered covenant to professional office space for administrative hospital personnel, and prohibiting uses such as doctors' offices, or the diagnostic, treating or lodging of medical patients, will be compatible with the area and its development. As previously mentioned, staff is not supportive of the zone change request to RU-5A due to the various uses allowed under said district and due to the precedent that the approval of said request would set. The expansion of the hospital use will be located on Parcel B of this application, a single-family residential parcel, which the applicant will renovate to provide an office to serve the hospital. With the proffered covenant, staff has no objections to permitting the expansion of the hospital use onto Parcel B as it will be ancillary to the hospital use only. As such, staff recommends approval of request #18 under Section 33-311(A)(3).

When analyzing requests #19 through #22 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of these requests would be compatible with the area and would not be detrimental to the community. Request #19, to permit a setback of 22'9" along the side street (south) property line, a setback of 4'8" along the interior side (north) property line, a setback of 43'11" along the rear (west) property line and spaced less than 75' from an existing residential structure to the north, are supported by staff. The applicant will be retrofitting the single-family residence to be used as a grant office for the use of the hospital. Staff notes that the existing structure complies with the requirements of a single-family residence; however, due to the expansion of the hospital use on this site, the structure must comply with buildings of public assemblage requirements. Staff opines that the use of the structure as an office use to serve the hospital will not be

intensive to the residences located to the east and north. The residences to the east will be buffered by a 60' wide right-of-way and the residence to the north will be buffered by extensive landscaping along the north property line. Staff will condition the approval of this application to the applicant installing trees 10' high at time of planting and placed 20 on center with shrubs 3' high at time of planting along the north property line for additional buffering. As previously mentioned, the applicant has proffered a covenant that restricts the use of Parcel B to professional office space for administrative hospital personnel, and prohibits uses such as doctors' offices, or diagnostic, treating or lodging of medical patients. With this assurance, staff recommends approval with conditions of requests #19 through #22 under the Non-Use Variance Standards.

When analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #19 through #22 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be utilized in accordance with RU-1 zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship. Therefore, requests #19 through #22 cannot be approved under the Alternative Non-Use Variance Standards and it is recommended that such requests be denied without prejudice under Section 33-311(A)(4)(c) (ANUV).

Accordingly, staff recommends approval with conditions of request #1 on a modified basis to include additional plans showing the location of the helipad, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards); denial without prejudice of requests #1 through #3 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing); approval with conditions of requests #4 through #10 and #19 through #22 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV); approval with conditions of request #18 under Section 33-311 (A)(3) (Special Exception, Unusual and New Uses); denial without prejudice of requests #12, 13 and 15 under Section 33-311(A)(20) (ASDO) (Alternative Site Development Option for Semi-Professional Office Zoning District); denial without prejudice of request #11 and denial without prejudice of requests #12 through #17 under Section 33-311(A)(4)(b) (NUV) and Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of request #1 on a modified basis to include additional plans showing the location of the helipad, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards); denial without prejudice of requests #1 through #3 under Section 33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing); approval with conditions of requests #4 through #10 and #19 through #22 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV); approval with conditions of request #18; denial without prejudice of requests #12, #13 and #15 under Section 33-311(A)(20) (ASDO); denial without prejudice of request #11 and denial without prejudice of requests #12 through #17 under Section 33-311(A)(4)(b) (NUV) and Section 33-311(A)(4)(c) (ANUV).

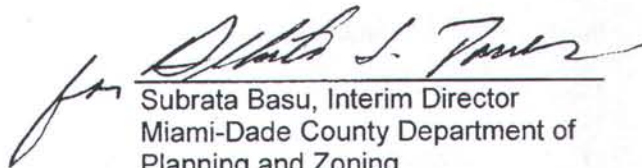
J. **CONDITIONS:** as applied to requests #1 through #10 and requests #18 through #22 only.

1. That all the conditions of Resolution Nos. 4689, 4-ZAB-217-70, 4-ZAB-102-87, 4-ZAB-105-83, and 4-ZAB-125-93 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with the revised plans submitted for the hearing entitled, "Miami Children's Hospital 1988 Master Plan Site," as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 Sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets, dated stamped received 2/6/07, totaling 34 sheets.
2. That the applicant obtain a Certificate of Use for the relocated permanent daycare center no later than two (2) years from the approval date of this application and that the same be renewed annually.
3. That the daycare center be limited to sixty (60) children, ranging in ages from infant to four (4) years, and after school care.
4. That the hours of operation of the daycare center be limited Mondays through Saturdays from 6:30 a.m. to 9:00 p.m.
5. That the temporary modular buildings for the daycare center use be removed within ninety (90) days of the issuance of a Certificate of Use for the permanent daycare center structure on the site.
6. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan that indicates the type and size of plant material prior to the issuance of a building permit for the hospital expansion in compliance with Chapter 18A and to be installed prior to the issuance of a Certificate of Use.
7. That the perimeter landscaping be reinstated and the formalized park green on the northeast corner of Parcel A be installed on the site within six (6) months of the issuance of the Certificate of Use for the permanent day care center in accordance with the landscape plans submitted for this application.
8. That the applicant install, for additional buffering on Parcel B, trees to be 10' high at time of planting and spaced 15' on center with shrubs 3' high at time of planting along

the north property line, such as silver buttonwood, pigeon plum, ligustrum, or wild tamarind.

9. That the applicant provide substantial landscaping along the perimeter of Parcel A and particularly along new parking structure along the west property line. Trees along the perimeter of the site are to be Silver Buttonwood, 6' high at time of planting spaced 15' on center, and shrubs are to be Cocoplum Red Tip, 2 ½" high at time of planting and spaced 2' on center, or similar species. The garage shall be buffered with Sabal Palms, 14' high at time of planting and spaced 10' on center.
10. The parking garage shall have an architectural expression consistent and harmonious with the hospital's architectural style. The garage's fenestration shall be fully screened so as to avoid spillage of light onto public open spaces and adjacent properties.
11. That the patient population within the hospital not exceed 300 patients at any given time.
12. That the temporary relocation of the helipad to the parking garage structure and the return to the permanent location atop the main building's addition be subject to the approval of the Federal Aviation Administration, Miami-Dade County Aviation Department and Florida Department of Transportation (Mass Transit Division).
13. That the "Grant Office" on Parcel "B" remain residential in appearance and be limited to professional office space for administrative hospital personnel and in no event to be used for doctor offices or for diagnosing, treating, or lodging of medical patients.

DATE INSPECTED: 02/14/07
DATE TYPED: 02/12/07
DATE REVISED: 02/28/07; 03/02/07; 03/06/07; 03/07/07; 03/08/07; 03/20/07; 04/04/07;
04/10/07
DATE FINALIZED: 04/10/07
SB:AJT:MTF:LVT:CSE


Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: February 14, 2007
To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-10 #Z2007000013
Variety Children's Hospital
3200 S.W. 60th Court, 6150 S.W. 30th Street, and 2934 S.W. 60th Court
Modification of a Resolution to Permit an Addition to the Existing Hospital, District
Boundary Change from RU-1 to RU-5A for Parcel B, Special Exception, and Unusual
Use to Permit an Expansion of a Hospital onto Additional Property to the North and
Companion Non-Use Variance Requests
(RU-4) (24.37 Acres)
13-54-40

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site

development, final plat, or Miami-Dade County Public Works Department approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

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

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

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

Hazardous Materials Management

Due to the nature of uses allowed in the existing zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the DERM Industrial Facilities Section concerning required management practices.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property will require operating permits from DERM. It is, therefore, suggested that the applicant contact DERM concerning operating permit requirements.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Storage Tank Section of DERM concerning permitting requirements for fuel storage facilities.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in 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

According to the site plan submitted along with the zoning application, specimen-sized tree(s) (trunk diameter 18 inches or greater) may be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on-site, which is subject to the Tree Preservation and Protection provisions of the Code, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 of the Code, is required. Be advised that, pursuant to Section 24-49.2(II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as size and

configuration of the property, as well as any proposed development, location of tree(s) relative to any proposed development, and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan.

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

Enforcement History

DERM has found the following two closed enforcement cases for the subject property:

Case Name: Miami Children's Hospital UGT 1539.

On September 8, 1989, a field Notice of Violation (NOV) was issued to this facility for evidence of hydrocarbon documented upon tank removal in the groundwater. A Quality Assurance Project Plan (QAPP) was hence required within 30 days. On February 2, 1990, a DERM split sample was collected, which revealed that the samples collected were below detection limits, and the case was subsequently closed.

Case Name: Miami Children's Hospital PSO 23.

On May 5, 2004, an NOV was issued to this facility for failure to submit the required Sanitary Sewer Evaluation Survey (SSES). The SSES was submitted on December 9, 2004 and disapproved on December 27, 2004. Repairs were conducted and the flow test conducted, and the completed SSES report was re-submitted on January 13, 2006 and approved by DERM on January 18, 2006. The case was subsequently closed, due to compliance.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

REVISION 1
PH# Z2007000013
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

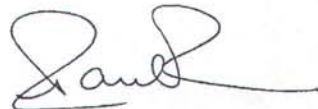
Applicant's Names: VARIETY CHILDREN'S HOSPITAL D/B/A: MIAMI
CHILDREN'S HOSPITAL

This Department has no objections to this application.

This Department has no objections to the request to permit parking within 25 feet of an official right-of-way.

Proposed traffic roundabouts within the right-of-way will require a paving and drainage permit from the Public Works Department. Additional requirements 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.

06-MAR-07

**Child Care Check List For
Day Nursery, Day Care, Kindergarten, Private Schools
TEMPORARY DAY CARE FACILITY**

School Name Variety Children's Hospital

School Address 3200 SW 60 Court Tax Folio # 30-4013-009-0140

1. Is this an expansion to an existing school? Yes No If yes, indicate the number of students _____ and age and grade range originally approved: _____
2. Total size of site: (_____ x _____) 43,560 sq. ft. = 24.37 ± acres
3. Number of children / students requested 60 Ages: Infants to 4 years of age & after-school care.
4. Number of teachers: 5, number of administrative & clerical personnel 10
5. Number of classrooms: 4. Total square footage of classroom area: ~~2,137~~ 3100
6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets)
1,358 square feet
7. Amount of exterior recreation / play area in square footage: 7,800 square feet
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: The facility will be restricted to children of hospital employees.
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 15 parking spaces provided 15 parking spaces required by Section 33-124(L)
10. Indicate the number of auto stacking spaces: N/A provided 4 required
11. Proposed height for the structure(s): The temporary child care center will be comprised of modular buildings not exceeding 35 feet in height See Section 33-151.18(g)
12. Size of your identification sign: _____ x _____ = 6 sq. ft. See Section 33-151.18(c) Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation Monday through Saturday / 6:30 a.m. to 9:00 p.m.
14. Does the subject facility share the site with other facilities? Yes No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16)
15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? _____ Yes _____ No (If yes, describe the residential uses and indicate same on the plans.) NOT APPLICABLE

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

35

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

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

CLASSROOM SPACE: Calculated by grade levels

- a. Day Nursery / Kindergarten, preschool and after school care
35 sq. ft. x 60 (number of children) = 2,100 sq. ft. of classroom area required
- b. Elementary Grades 1-6
30 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required
- c. Junior High and Senior High School (Grades 7 - 12)
25 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,100
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: ~~2,137~~ 2,100

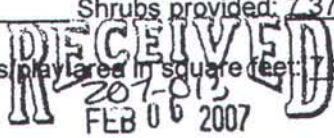
OUTDOOR RECREATION SPACE:

- a. Day nursery / kindergarten, preschool and after school care
- 45 sq. ft. x 30 (1/2 of children) = 1,350
- b. Grades 1-6 - 500 sq. ft. N/A (first 30 children) = N/A
- 300 sq. ft. x N/A (remaining children) = N/A
- c. Grades 7-12 - 800 sq. ft. x N/A (first 30 children) = N/A
- 300 sq. ft. x N/A (next 300 children) = N/A
- 150 sq. ft. x N/A (remaining children) = N/A

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1,350
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 7,800

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

- a. 28 trees are required per net acre.
Trees required: 435 (Pursuant to Resolution No. 4ZAB51584) Trees provided: 671
- b. Ten shrubs are required for each tree required.
Shrubs required: 7,340 Shrubs provided: 7,370
- c. Grass area for organized sports play area in square feet: 7,800 square feet



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

d. Lawn area in square feet (exclusive of organized sports/play area): N/A

School Address: 3200 SW 60 Court Zip Code

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

Signed, sealed, executed and acknowledged on this 6th day of February 2007 at Miami-Dade County, Florida.

WITNESSES

Mercedes Padron
Signature

Mercedes Padron
Print

[Signature]
Signature

Jois Diaz
Print

William W. Riley
William W. Riley, Esq.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 6 day of February, 2007, before me personally appeared William W. Riley, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

Elizabeth Ortiz



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207-03
FEB 06 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

**Child Care Check List For
Day Nursery, Day Care, Kindergarten, Private Schools
PERMANENT DAY CARE FACILITY**

School Name Variety Children's Hospital

School Address 3200 SW 60 Court Tax Folio # 30-4013-009-0140

1. Is this an expansion to an existing school? Yes No If yes, indicate the number of students _____ and age and grade range originally approved: _____
2. Total size of site: (_____ x _____) 43,560 sq. ft. = 24.37 ± acres
3. Number of children / students requested 60 Ages: Infants to 4 years of age & after-school care.
4. Number of teachers: 5, number of administrative & clerical personnel 10
5. Number of classrooms: 5. Total square footage of classroom area: 2,124
2,800
6. Total square footage of non-classroom area: (office, bathrooms, kitchens, closets)
2,708 square feet
7. Amount of exterior recreation / play area in square footage: 2,575 square feet
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: The facility will be restricted to children of hospital employees.
9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 15 parking spaces provided 15 parking spaces required by Section 33-124(L)
10. Indicate the number of auto stacking spaces: N/A provided 4 required
11. Proposed height for the structure(s): Use to be located on the first level of a multilevel parking garage See Section 33-151.18(g)
12. Size of your identification sign: _____ x _____ = 6 sq. ft. See Section 33-151.18(c) Signage will require a separate permit. Contact the Permit Section at 786-315-2100.
13. Days and hours of operation Monday through Saturday / 6:30 a.m. to 9:00 p.m.
14. Does the subject facility share the site with other facilities? Yes No (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to Section 33-151.16)
15. If your school will include residential uses, do such uses meet the standards provided in Sec 33-151.17? _____ Yes _____ No (If yes, describe the residential uses and indicate same on the plans.) NOT APPLICABLE

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FEB 06 2007

ZONING HEARINGS SECTION
COMMUNITY PLANNING AND ZONING DEPT.

38

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

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

CLASSROOM SPACE: Calculated by grade levels

- a. Day Nursery / Kindergarten, preschool and after school care
35 sq. ft. x 60 (number of children) = 2,100 sq. ft. of classroom area required
- b. Elementary Grades 1-6
30 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required
- c. Junior High and Senior High School (Grades 7 - 12)
25 sq. ft. x 0 (number of children) = 0 sq. ft. of classroom area required

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2,100
 TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: ~~2,800~~ 2,124

OUTDOOR RECREATION SPACE:

- a. Day nursery / kindergarten, preschool and after school care
- 45 sq. ft. x 30 (1/2 of children) = 1,350
- b. Grades 1-6 - 500 sq. ft. N/A (first 30 children) = N/A
- 300 sq. ft. x N/A (remaining children) = N/A
- c. Grades 7-12 - 800 sq. ft. x N/A (first 30 children) = N/A
- 300 sq. ft. x N/A (next 300 children) = N/A
- 150 sq. ft. x N/A (remaining children) = N/A

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1,350
 TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 2,575

TREES: See Section 33-151.18(h), and the Planning Division for additional requirements (12th floor)

- a. 28 trees are required per net acre.
Trees required: 435 (Pursuant to Resolution No. 4ZAB51584) Trees provided: 671
- b. Ten shrubs are required for each tree required.
Shrubs required: 7,340 Shrubs provided: 7,370
- c. Grass area for organized sports/play area in square feet: 2,575 square feet

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FEB 06 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY XO

d. Lawn area in square feet (exclusive of organized sports/play area): N/A

School Address: 3200 SW 60 Court Zip Code

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

Signed, sealed, executed and acknowledged on this 6 day of February, 2007 at Miami-Dade County, Florida.

WITNESSES

[Handwritten Signature]
Signature

Hermes Padron
Print

[Handwritten Signature]
William W. Riley, Esq.

[Handwritten Signature]
Signature

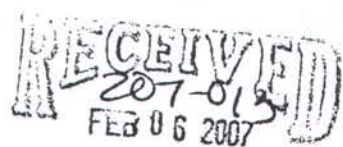
Isis Diaz
Print

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I hereby certify that on this 6 day of February, 2007, before me personally appeared William W. Riley, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

[Handwritten Signature]



BOOKING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
[Handwritten Signature]

Memorandum



Date: 26-FEB-07
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2007000013

Fire Prevention Unit:

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped January 30 2007. Any changes to the vehicular circulation must be resubmitted for review and approval.

Service Impact/Demand:

Development for the above Z2007000013
located at LYING north of sw 33 st, WEST OF S.W. 60 COURT, east of sw. 62 Ct & ON BOTH SIDES OF S.W. 30
STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1533 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>9,758</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: 6.24 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 40 West Miami 975 SW 62 Avenue
Rescue

Planned Service Expansions:

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

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped January 30 2007. Substantial changes to the plans will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

VARIETY CHILDREN'S HOSPITAL
D/B/A: MIAMI CHILDREN'S
HOSPITAL

LYING north of sw 33 st, WEST OF
S.W. 60 COURT, east of sw. 62 Ct &
ON BOTH SIDES OF S.W. 30
STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2007000013

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No open cases. No current violations.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: VARIETY CHILDREN'S HOSPITAL, INC., a Florida non-profit corporation, d/b/a Miami Children's Hospital

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Rene Murai, Chairman 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Thomas Rozek, President and Chief Executive Officer 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Kevin Hammeran, Executive Vice President and Chief Operating Officer 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Ghislain Gouraige, Jr., Secretary 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Mario Trueba, Director 3100 S.W. 62 nd Avenue Miami, Florida 33155	***
Pedro Alfaro, Senior Vice President and Chief Financial Officer 3100 S.W. 62 nd Avenue Miami, Florida 33155	***

*** VARIETY CHILDREN'S HOSPITAL, INC., d/b/a Miami Children's Hospital, is a non-profit Florida corporation. Thus, no disclosure is required.

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

TRUST/ESTATE NAME: Not Applicable

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

RECEIVED 43
2006350
NOV 22 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
[Signature]

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Not applicable

NAME AND ADDRESS _____ Percentage of Stock _____

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

NAME OF PURCHASER: Not applicable

NAME, ADDRESS AND OFFICE (if applicable) _____ Percentage of Stock _____

Date of contract: _____

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

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

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

VARIETY CHILDREN'S HOSPITAL, INC., a Florida non-profit corporation, d/b/a Miami Children's Hospital

BY: [Signature]
Thomas Rozek, Chief Executive Officer

Sworn to and subscribed before me this 21 day of November, 2006. Affiant is personally known to me or has produced as identification.

[Signature]
(Notary Public)

My commission expires Feb. 15, 2010

MIAMI 1174316.3 7319017141
11/20/06 3:14 PM



Belinda J Scudder
Commission # DD498785
Expires February 15, 2010
Bonded Troy Fair - Insurance # 604-336-7100

RECEIVED 44
206350
NOV 22 2006

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

NO.	DESCRIPTION	DATE	BY	REVISION
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ARCHITECT
HKS INC. 11.24.06
1111 BAY STREET, SUITE 1000
MIAMI, FL 33131
TEL: 305.375.4000
WWW.HKS.COM



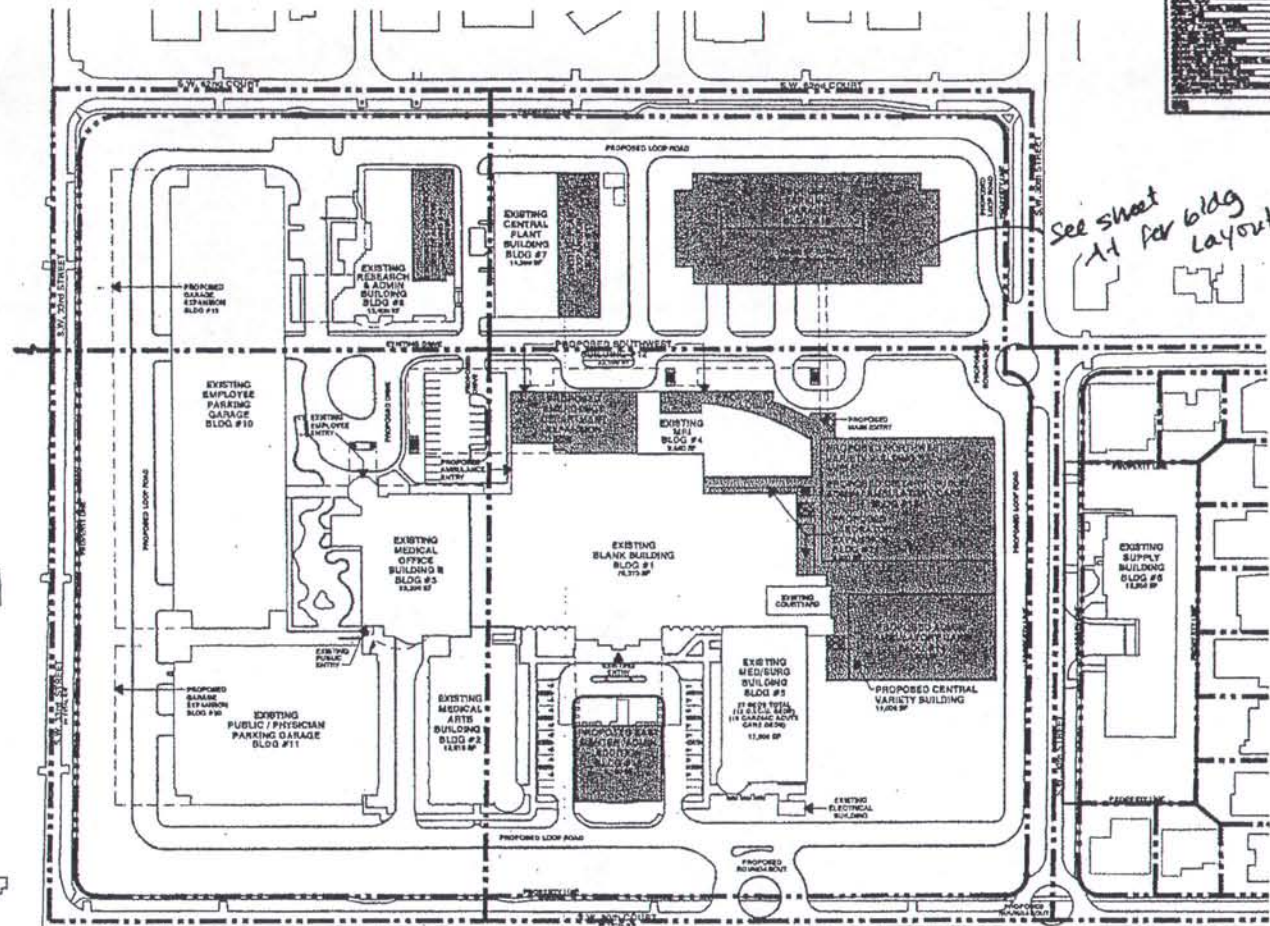
OWNER
MIAMI CHILDREN'S HOSPITAL
1111 BAY STREET, SUITE 1000
MIAMI, FL 33131

**PROPOSED 2006
MASTERPLAN
REVISION**

NO. 01
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DATE: 11/14/06
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FIRST LEVEL FLOOR PLAN
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FIRST LEVEL FLOOR PLAN

See sheet A4 for bldg layout



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207-013
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NO. 01
FIRST LEVEL FLOOR PLAN
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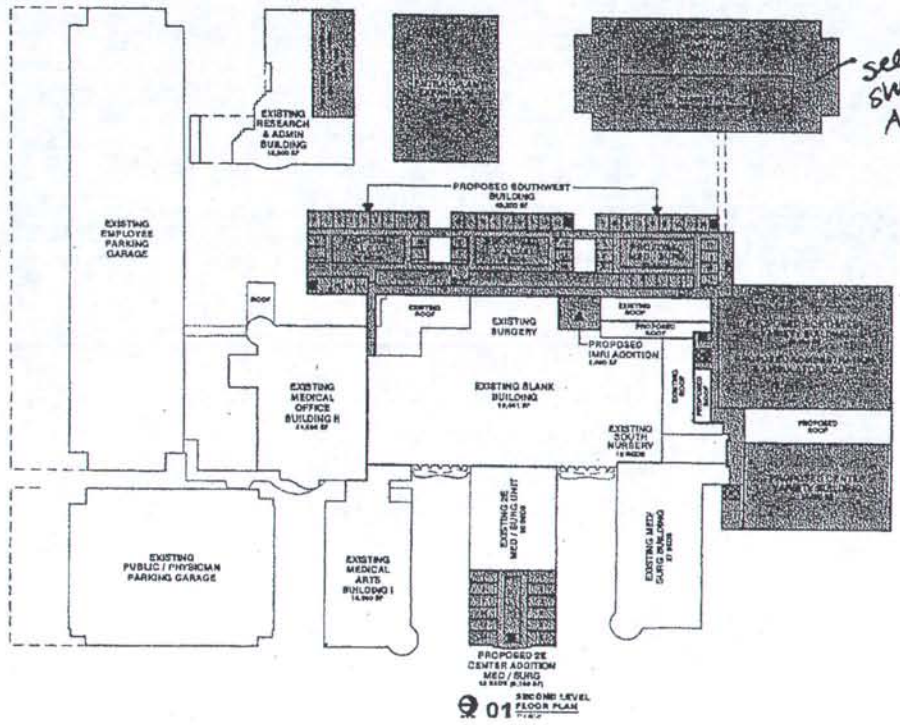
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

49

NO.	DESCRIPTION	DATE	BY	CHKD.
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HKS
 ARCHITECT
 1100 BAYVIEW BLVD
 SUITE 1000
 MIAMI, FL 33133
 PH: 305.371.4000
 FAX: 305.371.4001
 WWW.HKS.COM

MIAMI CHILDREN'S HOSPITAL
 We're here for the children.



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 207-013
 NOV 22 2006

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

MM
 11/14/06

**PROPOSED 2006
 MASTERPLAN
 REVISION**

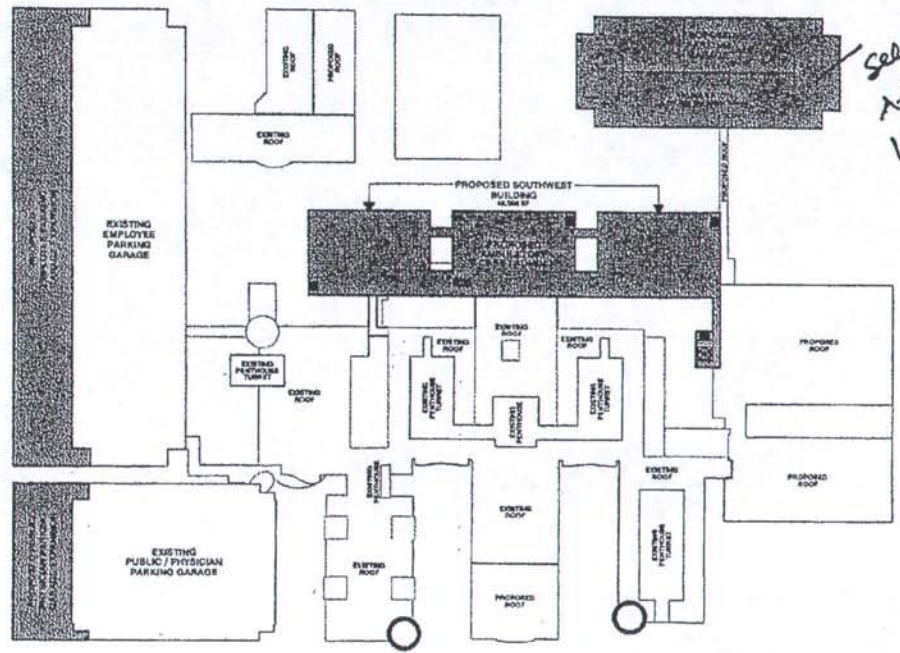
NO. PROJECT NAME
 8318.714
 DATE
 10 NOVEMBER 2006
 SHEET NO.
 9 01
 SECOND LEVEL FLOOR PLAN

A2.2

NO.	DATE	BY	REVISION
1	11/14/06	AD	REVISED

HKS
 ARCHITECT
 1000 BAYVIEW BLVD., SUITE 1000
 MIAMI, FL 33134
 TEL: 305.371.4000
 FAX: 305.371.4001
 WWW.HKS.COM

MIAMI CHILDREN'S HOSPITAL
 We're here for the children



*See sheet
A-1 for bldg
layout*

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

9 01 FOURTH LEVEL FLOOR PLAN

AD
 11/14/06

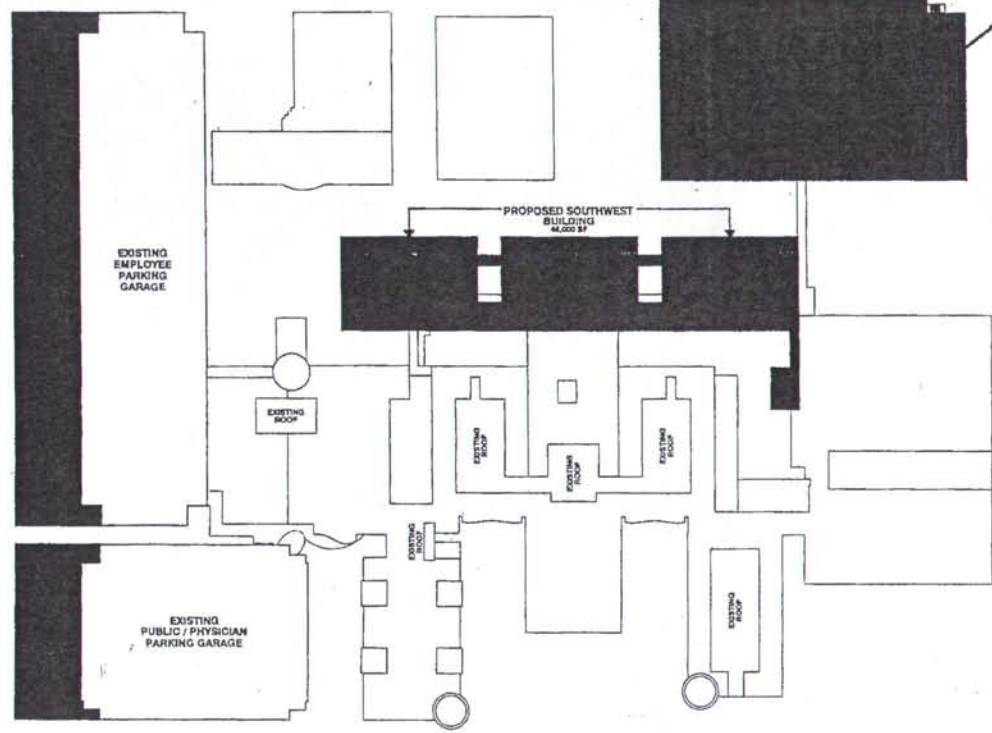
**PROPOSED 2006
 MASTERPLAN
 REVISION**

REVISIONS

NO. PROJECT NUMBER
 6318.714
 DATE
 10 NOVEMBER 2006
 SHEET
 FOURTH LEVEL FLOOR PLAN
 SHEET NO.
 A2.4

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See sheet A2.5
of the standard set of
plans hand written note
regarding location
of the helipad
made on 3/28/07



01 FIFTH LEVEL FLOOR PLAN

MEETING/HEARING PLANS REVIEW
 PLANS WITHIN THE SCOPE OF A/R
 PLANS NOT WITHIN THE SCOPE OF A/R
 REVIEWED BY: BL/ML
 ON: 02/21/07
 PLANS EVALUATED
 PLANS ACCEPTABLE
 NOT ACCEPTABLE



P:\PROJECTS\6318.714\5000\5000_05.dwg
 11/10/06 10:00 AM
 HKS

53

HK

ARCHITECT
HKA ARCHITECTS, INC.
1800 N. W. 10TH AVENUE
DALLAS, TX 75201-7725
PH: 972.343.7000
WWW.HKA.COM

MIAMI
CHILDRN
HOSPITAL
We're here for

OWNER
MIAMI CHILDREN'S HOSPITAL
3700 SW 18TH AVENUE
MIAMI, FL 33156

PROPOSED 2006
MASTERPLAN

PLANNING NUMBER
AP-0013666

REVISION
18 JANUARY 08

PROJECT NUMBER
6316.714

DATE
10 NOVEMBER

ISSUE

SHEET TITLE
BUILDING
ELEVATIC
PLAN

SHEET NO.

A3.01

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2007-013
FEB 06 2007

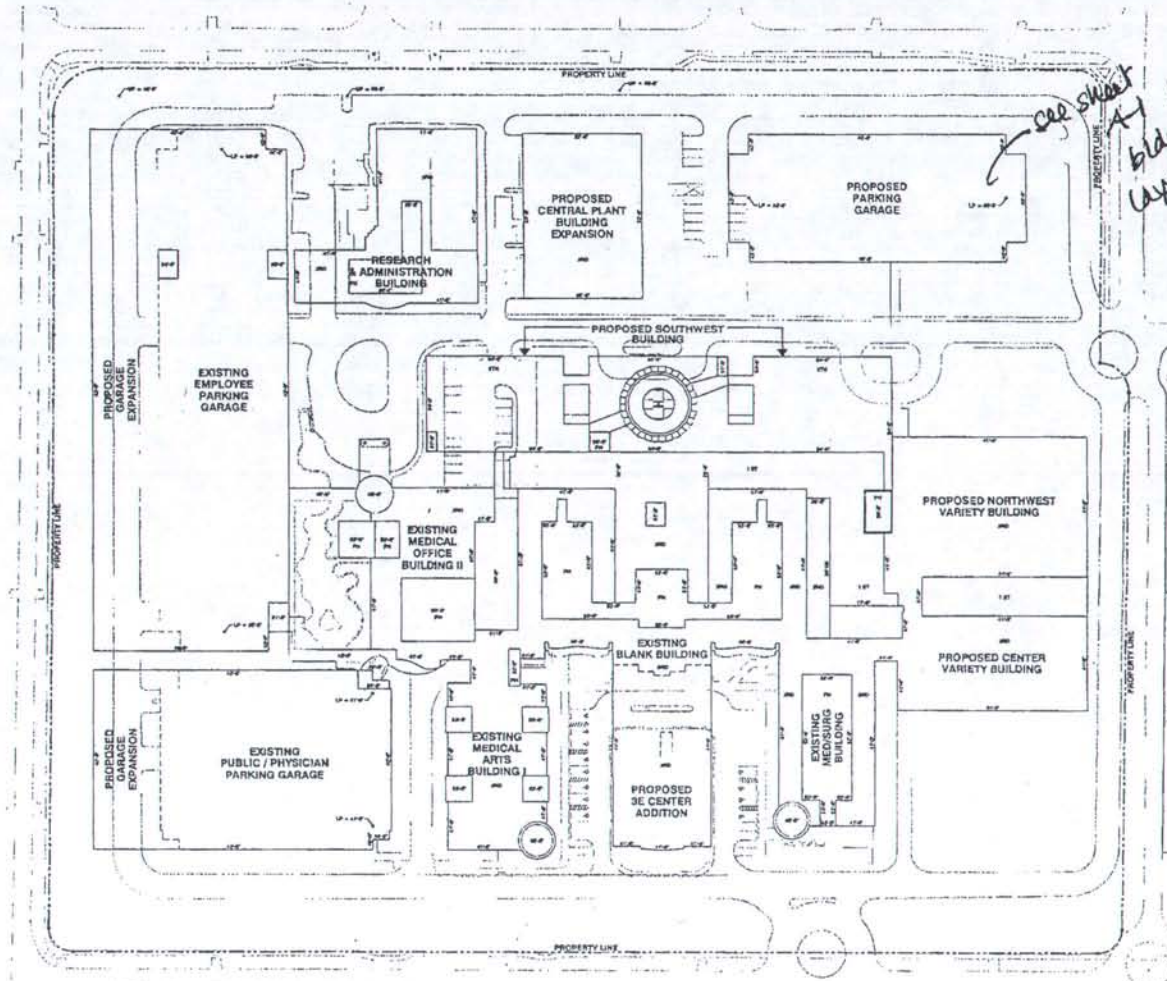
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: *[Signature]*

01 BUILDING ELEVATION PLAN

REVISIONS
DATE
BY
DESCRIPTION

RECEIVED
FEB 06 2007



see sheet A-1 for bldg layout



54

RO ARCHITECTS & PLANNERS, INC.
 3700 B.W. 48th STREET
 MIAMI, FLORIDA 33155
 305 / 681-5890
 FAC-001118

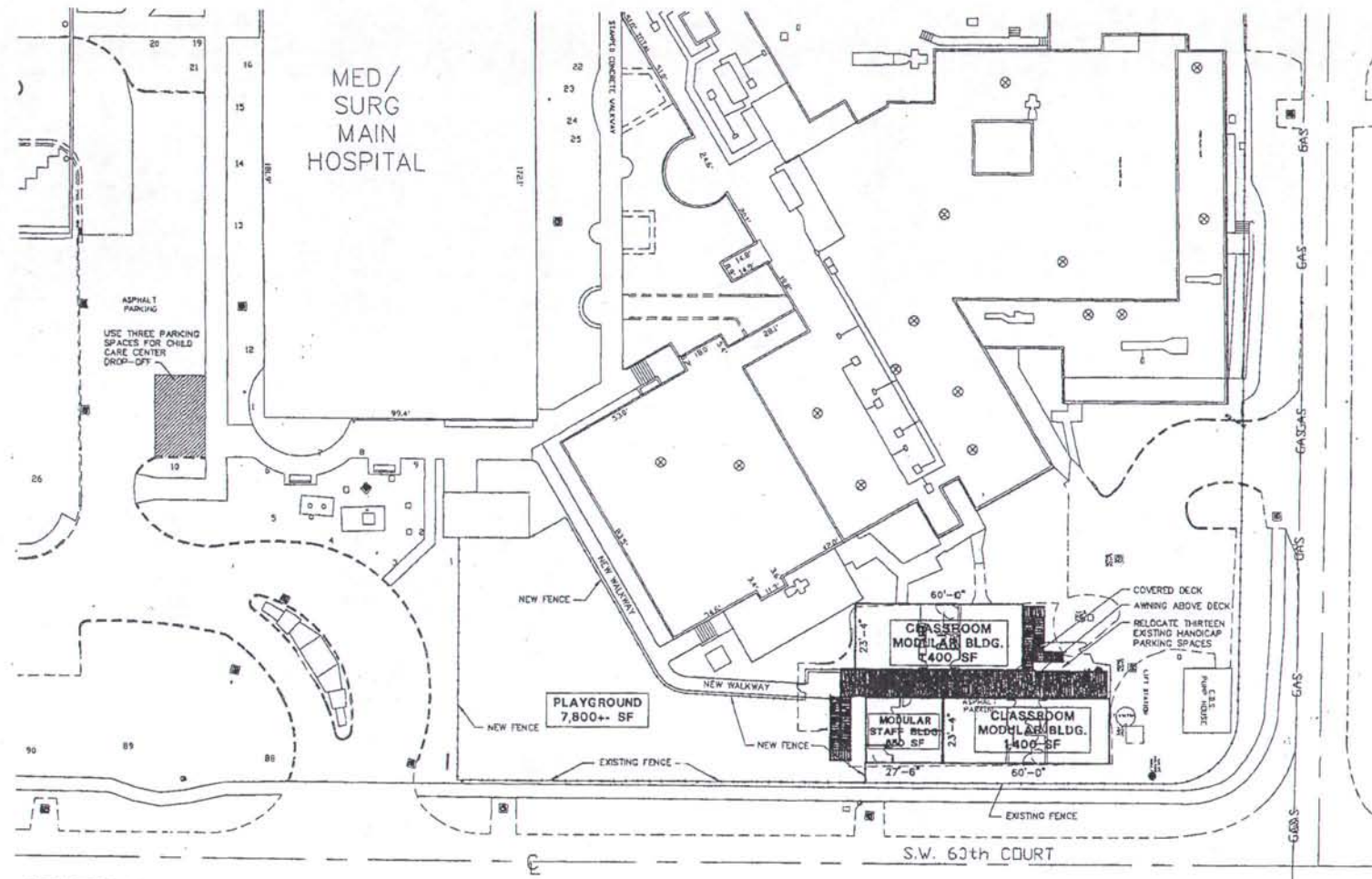
MIAMI CHILDREN'S HOSPITAL
 We're here for the children
 TEMPORARY CHILD CARE CENTER
 UNDER REPRESENTATIVE: JAMES J. ANDERSON TEL: (305) 84-3323

DATE	REV.	DESCRIPTION

SCALE: 1/4" = 1'-0"
 DATE: 2-5-07

AS NOTED
 FEBRUARY 1, 2007
 DEPT 2008-18
 CHILD CARE CNTC
 SITE PLAN

A-1



AREA CALCULATION		
SPACE	REQUIRED	PROVIDED
CLASSROOM 35 S.F. X 60	2,100	2,137
NON CLASSROOM	-	1,358
RECREATION 45 S.F. X 60 /2	1,350	7,600
TOTAL BUILDING AREA		3,450
TOTAL RECREATION / PLAYGROUND		7,600

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 FEB 02 2007

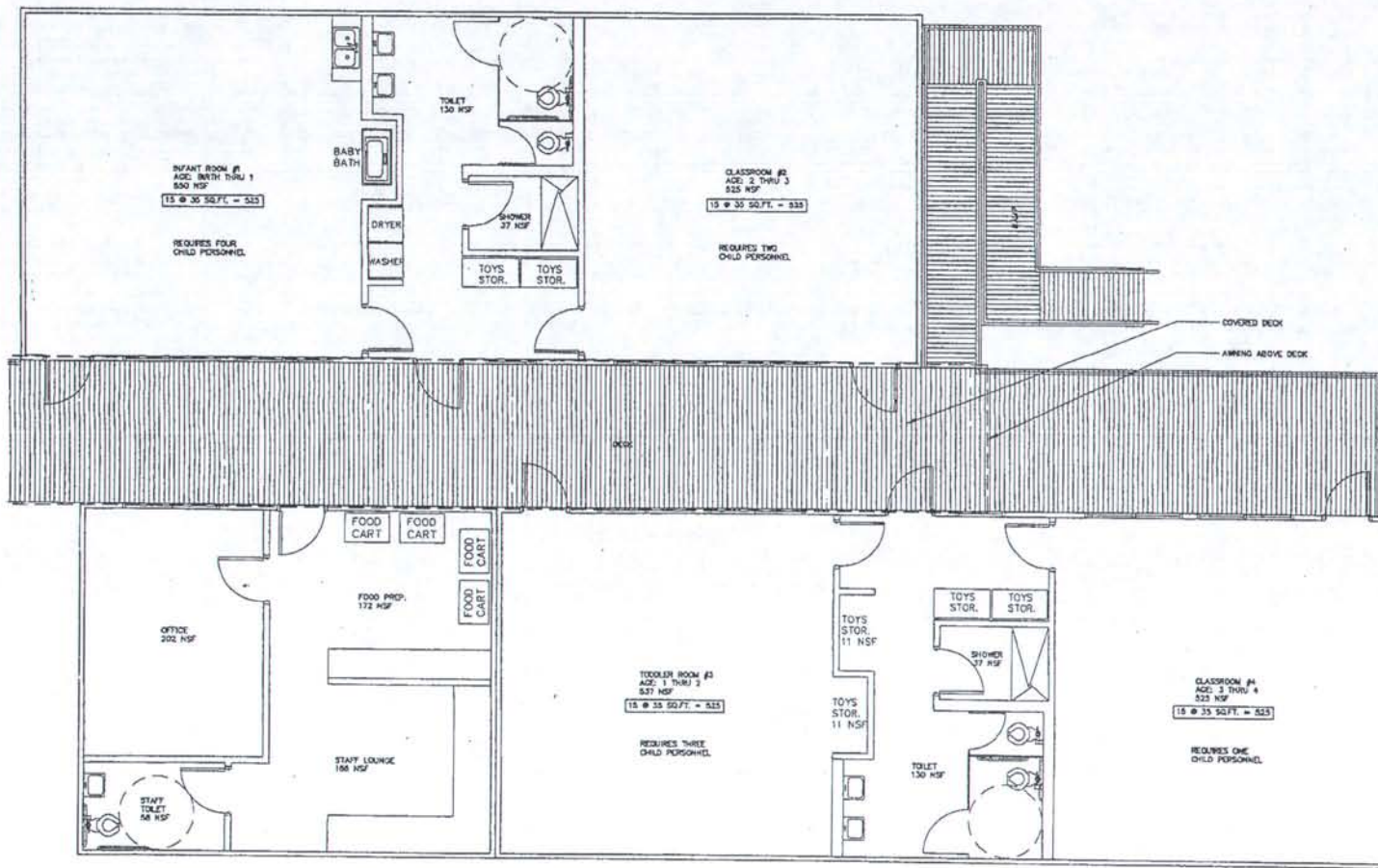
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AL

① TEMPORARY CHILD CARE CENTER SITE PLAN
SCALE 1" = 30'-0"



RECEIVED
 FEB 02 2007
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

55



1 TEMPORARY CHILD CARE CENTER FLOOR PLAN

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



RECEIVED
 207-013
 FEB 02 2007

RECEIVED
 FEB 21 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY: *[Signature]*

RO ARCHITECTS + PLANNERS, INC.
 MARINA LAZER BUSINESS PARK
 730 E. W. 48th STREET
 MIAMI, FL 33138
 305 / 643.8900
 AAC-001154
 rpl@ro-arch.com

MIAMI CHILDREN'S HOSPITAL
 We're here for the little ones
 TEMPORARY CHILD CARE CENTER
 3700 SW 13th COURT, MIAMI, FL 33135
 OWNER REPRESENTATIVE: JAMES J. MCGREKIN
 TEL: (774) 894-3222

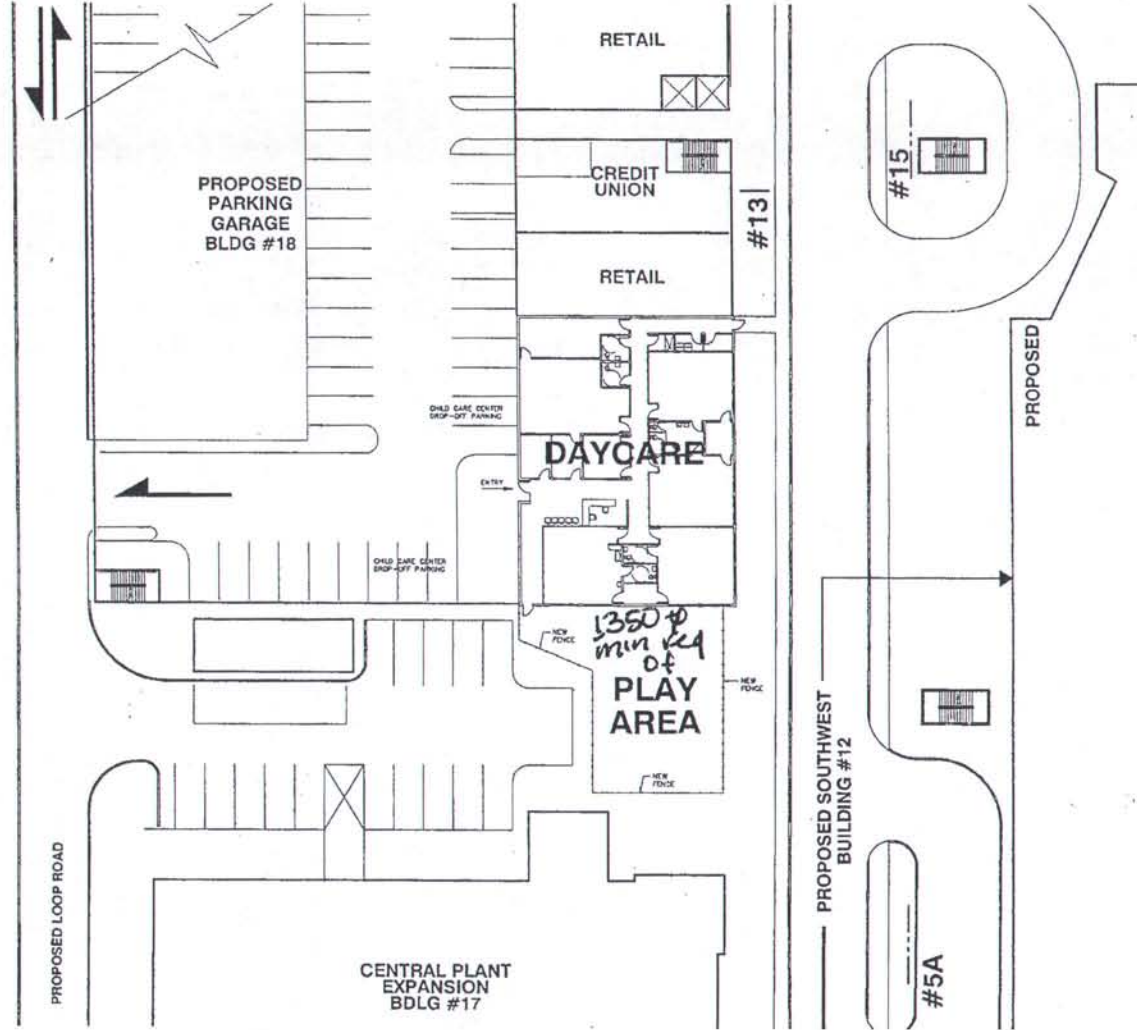
DATE	REV.	DESCRIPTION

SCALE: 1/8" = 1'-0"
 SEAL: *[Signature]*
 2-8-07

NO. / REV.
 NO.
 MFG.
 AS NOTED
 FEBRUARY 1, 2007
 MCH 2006-36
 CHILD CARE CENTER CONSTRUCTION FLOOR PLAN
 A-2

AREA CALCULATION		
SPACE	REQUIRED	PROVIDED
CLASSROOM 35 S.F. x 60	2,100	2,792
NON CLASSROOM	--	2,708
RECREATION 45 S.F. x 60 /2	1,350	2,575
TOTAL BUILDING AREA		5,500
TOTAL RECREATION / PLAYGROUND		2,575

S.W. 62nd COURT



1 PERMANENT CHILD CARE CENTER SITE PLAN
Scale: 1/8" = 1'-0"

RECEIVED
207-013
FEB 02 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: *[Signature]*

RO ARCHITECTS + PLANNERS, INC.
MARIA L. WOOD BRADY, P.A.
MIAMI, FLORIDA 33138
305 / 361-8900
ARC 001108

MIAMI CHILDREN'S HOSPITAL
PERMANENT CHILD CARE CENTER
1350 S.W. 62ND AVENUE, MIAMI, FL
JAMES J. BRADY, JR. TEL: 305-341-7373

DATE PREP. / REVISION: _____
SCALE: _____
SHEET NO. / TOTAL: _____
DATE: _____
PROJECT NO.: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
CHILD CARE CENTER SITE PLAN

A-1

ARCHITECT
HKS ARCHITECTS INC. PL. A4.00.14
775 HOUSTON AVENUE
DALLAS, TX 75202-1132
(214) 886-5000

OWNER'S CONSULTANT
EVELYN BROWN
CORNER, LLC ENGINEERING
3001 N.W. 27TH STREET
MIAMI, FL 33133
(305) 586-9111

OWNER'S CONSULTANT
LANDSCAPE ARCHITECT
GEORANTIC DESIGN, INC.
4000 N.W. 43RD STREET
MIAMI, FL 33143
(305) 487-8888

Reddy
1.29.07

MIAMI CHILDREN'S HOSPITAL
We're here for the children

MIAMI CHILDREN'S HOSPITAL
1700 SW 82ND AVENUE
MIAMI, FL 33155

PROPOSED 2006
LANDSCAPE
MASTERPLAN
REVISION

4253020% = 2,355
2,355 x 30% = 706
706 max

REVISION
14 JANUARY 2007
21 JANUARY 2007

PROJECT NUMBER
6318.714
DATE
10 NOVEMBER 2006
HBM

SHEET TITLE
2006
LANDSCAPE
MASTERPLAN
REVISION
SHEET NO.
A4.00

MIAMI CHILDREN'S HOSPITAL MAIN CAMPUS

LANDSCAPE LEGEND
Chapter 18 A - Ordinance 98-13 1058,245

Green Land (Aq): 25.50 Net Land (Acres) 32.32
Zoning: R12.5A

TREES:	REQUIRED	PROVIDED
Trees per Acre Lot (20 per Acre)	512	885
21.28 Acres x 20 Trees = 425.6	512	885
(NOTE: 30% of required trees must be palms and be water sensitive)	121	127
Shrub Trees (1 per 20 ft of Storage)	256	256
3.148 @ 80' dia by 20 = 107.11	256	456
Native Trees/Palms (Minimum of 30%)	154	256
TOTAL NUMBER OF TREES REQUIRED FROM PREVIOUS MASTER PLAN	512	885
TOTAL NUMBER OF TREES PROVIDED ON THIS MASTER PLAN	639	683
DIFFERENCE: (10 shrubs for each tree required)	127	218
Native Shrub/Palms (Minimum of 30%)	154	316
OPEN SPACE / NOO CALCULATION: Open Space Required (Minimum of 20%)	4070	316
10 Squares Feet per Parking Space	207	287,000
(10 Squares Feet per Parking Space)	407	700
Native Shrub/Palms (Minimum of 30%)	154	287,000
TOTAL OPEN SPACE REQUIRED	407	287,000
MAXIMUM SOO AREA: 407 @ 0.42% = 170.96	149,510	106,123
407 @ 0.42% = 170.96	149,510	106,123

1058 215 x 40% = 423 285
parking 44
423 716 x 240%
149,510 180
max
100

*BASED ON THE 1996 MASTER PLAN - PROPOSED 1996 REVISION DATED 5/19/92 AND REVISED SHAD - 413 TREES ARE RECALCULATED

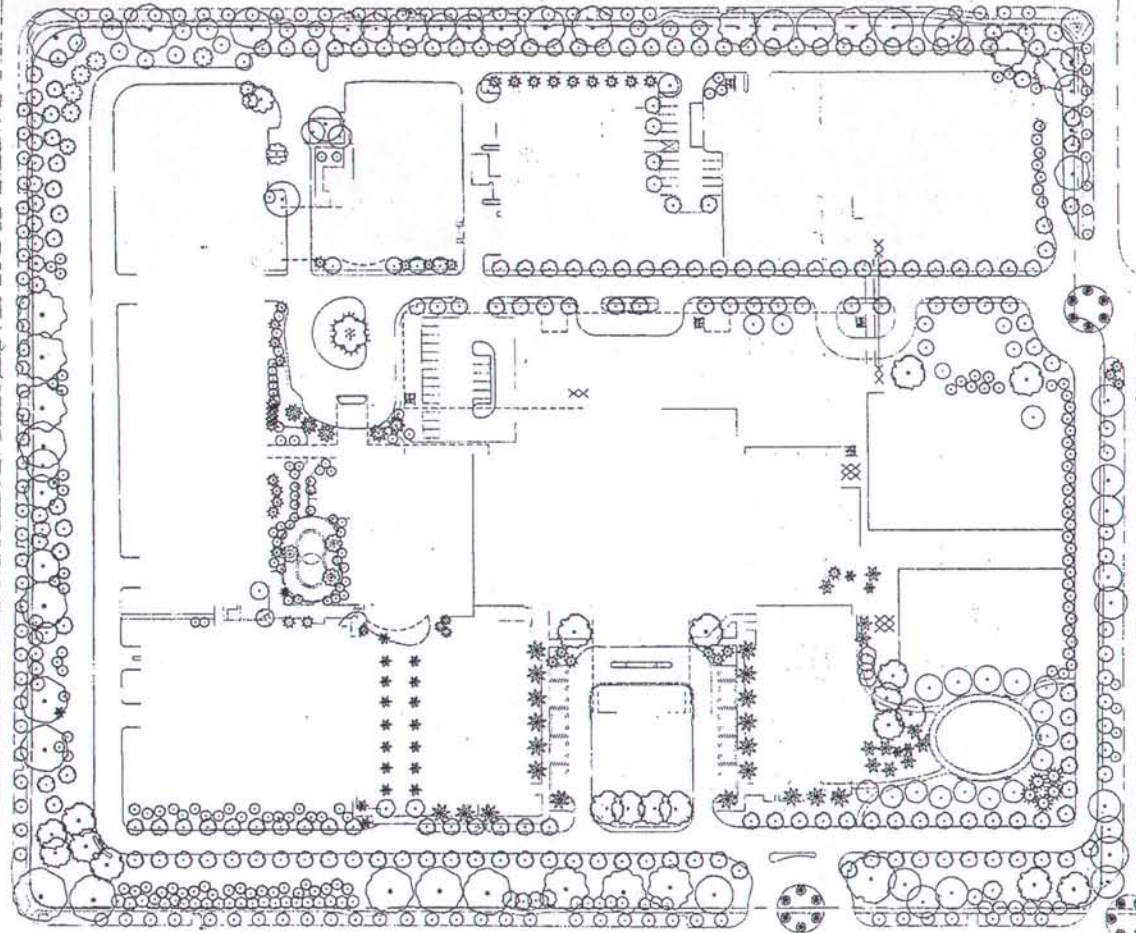
GRANT OFFICE: ALTERNATE ZONING REQ.

LANDSCAPE LEGEND
Chapter 18 A - Ordinance 98-13 0,973

Green Land (Aq): 5.88 Net Land (Acres) 7.21
Zoning: R12.5A

TREES:	REQUIRED	PROVIDED
Trees per Acre Lot (20 per Acre)	146	9
0.21 Acres x 20 Trees = 4.2	146	9
(NOTE: 30% of required trees must be palms and be water sensitive)	43	3
Shrub Trees (1 per 20 ft of Storage)	73	73
3.148 @ 80' dia by 20 = 107.11	73	73
Native Trees/Palms (Minimum of 30%)	43	73
TOTAL NUMBER OF TREES REQUIRED	146	9
DIFFERENCE: (10 shrubs for each tree required)	73	73
Native Shrub/Palms (Minimum of 30%)	43	73
OPEN SPACE / NOO CALCULATION: Open Space Required (Minimum of 20%)	274	73
10 Squares Feet per Parking Space	274	6,875
Native Shrub/Palms (Minimum of 30%)	43	6,875
TOTAL OPEN SPACE REQUIRED	274	6,875
MAXIMUM SOO AREA: 274 @ 0.42% = 115.28	706	637
274 @ 0.42% = 115.28	706	637

Grant Office
8 Paul Street
3 101-4000
100 shrubs
4,711 max
100 shrubs

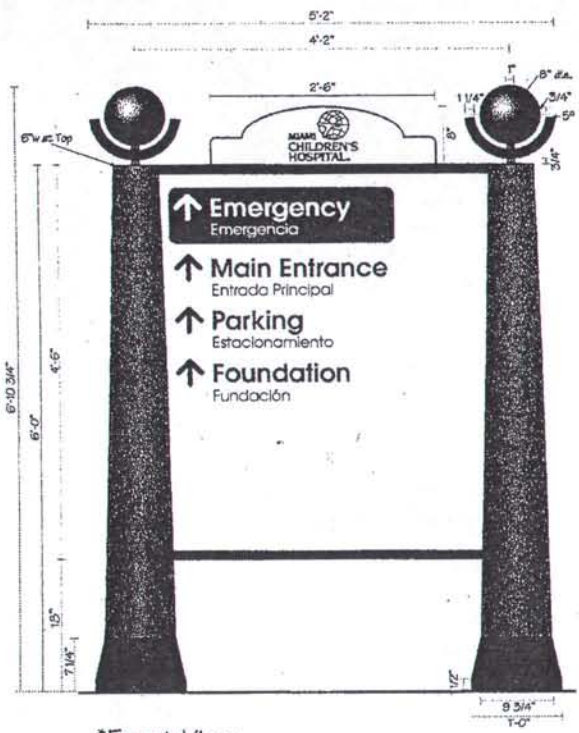


RECEIVED
207-03
JAN 30 2007

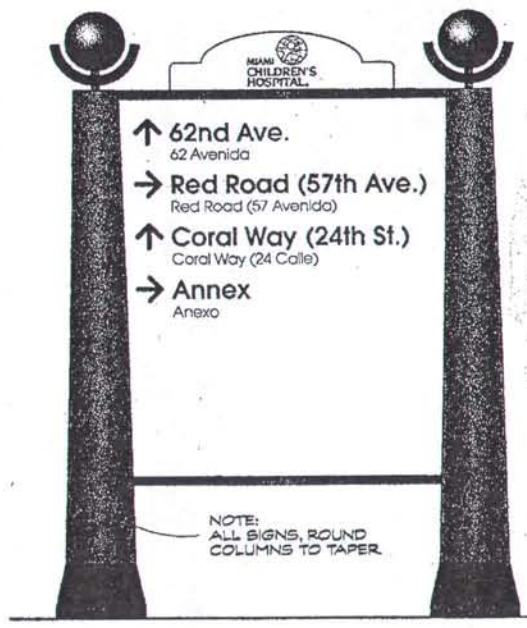
SITE PLAN
SCALE: 1" = 50.0'



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY *AA*



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

87927A
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 Location #: 2

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" H/L
 Avant Garde Book 1 1/2" H/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors:
 - Custom Red (Spheres)- BM 2080-10 Raspberry Truffle
 -PMS 167 Orange (Posts & Spheres)
 -PMS 032 Red & White (Emergency Rectangle)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 -Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & @)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Bural

SPECIFICATIONS:
 ONE (1) OFF NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13,948 RI
 DATE: 9-20-06
 DESIGNER: *Bob Skiba*
 REV. DATE: 10/11/06
 R: 10/17/06

ETD US

SHEET 2 OF

MIAMI CHILDRENS HOSPITAL

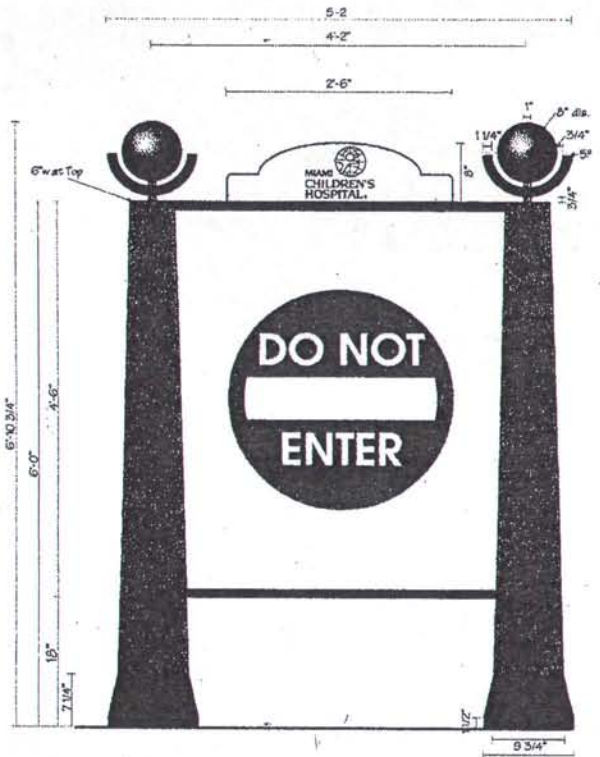
DATE: 09/20/06
 DRAWN BY: DALE WEHNGER
 CHECKED BY: NOTED
 PROJECT: 13348 MIAMI CHILDRENS HOSPITAL
 DRAWN BY: ILLUSTRATOR GSD

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Sign Type: 2

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 207-13
 FEB 06 2007
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.

#7927C
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 **Location #:** 3

SPECIFICATIONS
Product:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4"h x 5'-2"w x 1'-0"d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2"U/L
 Avant Garde Book 1 1/2"U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 DO NOT ENTER Symbol 30" dia.
Sign Colors:
 -Custom Red (Spheres) - BM 2080-10 Passperly Traffic
 -PMS 167 Orange (Posts & Stems)
 -PMS 032 Red & White (DO NOT ENTER)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & ©)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE, (1) D/F NON - ILLUMINATED DISPLAY,
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13,948 R1
 DATE: 9-20-06
 DESIGNER: Ben Skiba
 REV. DATE: _____
 REV. DATE: _____

SHEET 4 OF _____

PROJECT: MIAMI CHILDRENS HOSPITAL

DATE: _____

BY: MIAMI BHM FL

DATE: _____

BY: DALE WEHNER

DATE: _____

BY: NOTED

DATE: _____

BY: 13348 MIAMI CHILDRENS HOSPITAL

DATE: _____

BY: ILLUSTRATOR CS2

DATE: _____

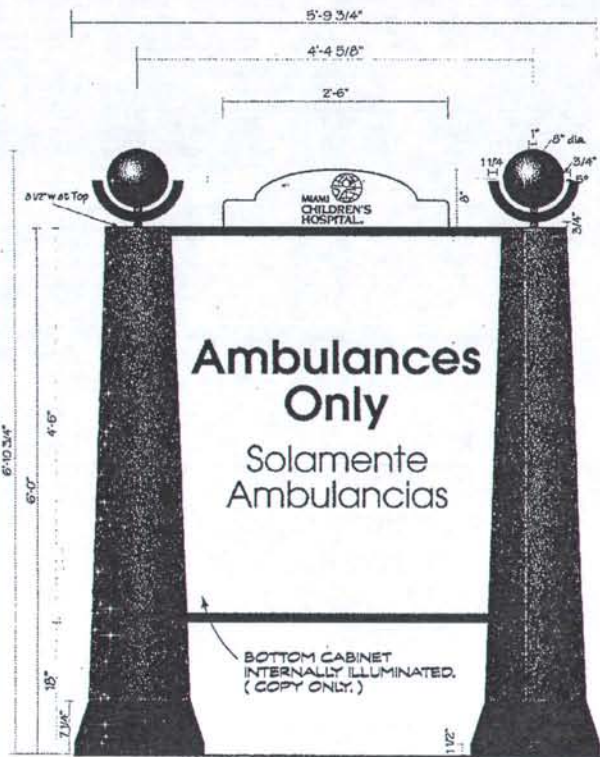


Sign Type: 2

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 201-13
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

63



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

#7931
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 6 **Location #:** 4

SPECIFICATIONS
Product:
 ASI-Moduloc Series Custom Internally Illuminated Sign
Size:
 Overall: 6'-10 3/4"h x 5'-2"w x 1'-0"d
Typestyle, Position, & Size:
 Avant Garde Demi 4 3/4"h U/L
 Avant Garde Book 3 1/2"h U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7h
Sign Colors:
 - Custom Red (Symbols) - BM 2080-10 Raspberry Truff
 - PMS 167 Orange (Posts & Stems)
 - PMS 7401 Beige (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 - PMS 313 Teal (Text)
 - Black (Globe & @)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0"h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) OF INTERNALLY ILLUMINATED DISPLAY (SEE ABOVE).
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.
 BOTTOM CABINET -
 COPY TO BE ROUTED OUT & BACKED W/ MILK WHITE ACRYLIC, GREEN 3-M VINYL _____ 1ST. SURFACE.
 INTERNALLY ILLUMINATED BY H/O 800 M.A. T-12 F.L.U. LAMPS.



DESIGN #: 13,248 R1
 DATE: 9-20-06
 DESIGNER: Don Bell
 REVISED: NONE
 RE: 10-7-06

SHEET 18 OF	
PROJECT:	MIAMI CHILDRENS HOSPITAL
DATE:	9-20-06
DESIGNER:	DON BELL
ILLUSTRATOR:	DATE WEBINGER
REVISION:	NOTED
PROJECT:	13,248 MIAMI CHILDRENS HOSPITAL
DATE:	9-20-06
DESIGNER:	DON BELL
ILLUSTRATOR:	DATE WEBINGER



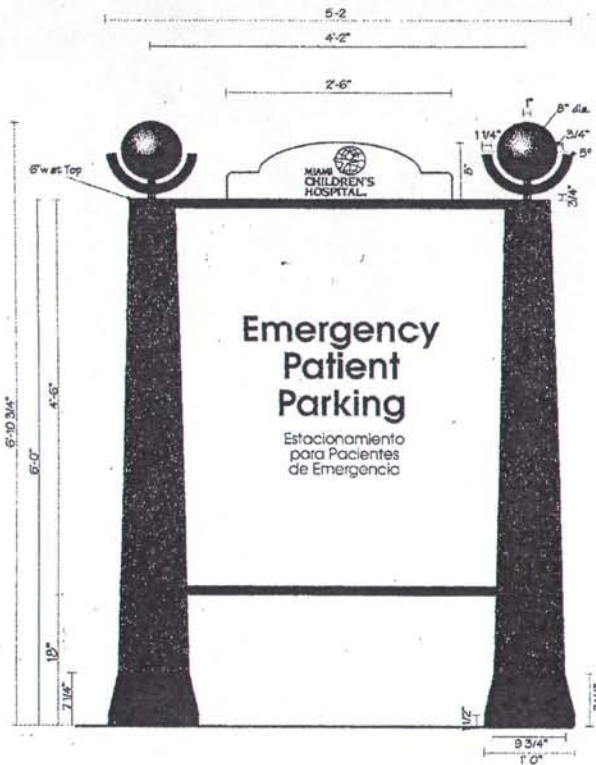
RECEIVED
 207-13
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY: Ad

207

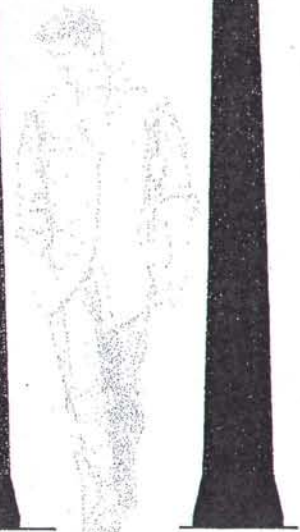
64



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

#79270
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 Location #: 5

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 3 1/2" h & 2 1/2" h U/L
 Avant Garde Book 1 1/2" h U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
Sign Colors:
 -Custom Red (Sphere), BM 2050-10 Raspberry Truffle
 -PMS 167 Orange (Poste & Struts)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & ®)
Mounting:
 Post Mount
Special Notes:
 *(Qty. 2) 6'-0" h Tapered Round Poste
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE, (1) D/F NON - ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
 207-13
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *AS*



DESIGN #: 13948 RI
 DATE: 9-20-06
 DESIGNER: *Ben Shuler*
 REVISED: DATE
 R: 10-2006

SHEET 5 OF

MIAMI CHILDRENS HOSPITAL

DATE: 9-20-06
 DRAWN BY: DALE WEHNSER
 NOTED:
 CHECKED BY: ILLUSTRATOR CSJ
 APPROVED BY: DATE



Sign Type: 2

194



479328

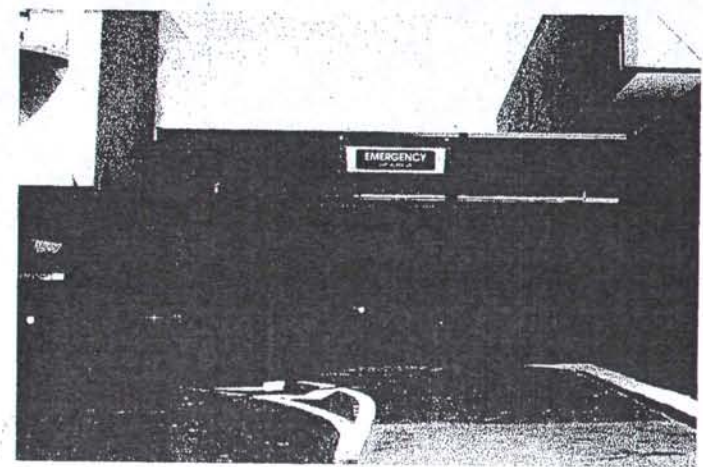
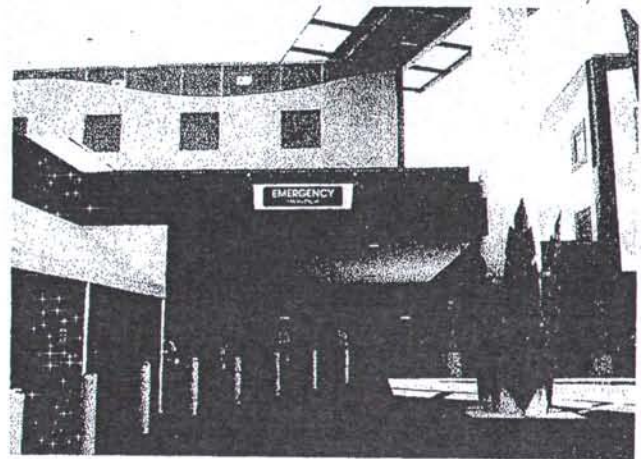
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 8/22/06

Scale: 3/4"=1'-0"
Sign Type: 7 **Location #:** 5A

SPECIFICATIONS
Product:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 2'-10 3/4" h x 7'-9 1/4" w x 4 1/4" d
Typestyle, Position, & Size:
 Avant Garde Demi 6"h Caps
 Avant Garde Book 3"h Caps
Symbol Size & Position:
 N/A
Sign Colors:
 * Custom Red (Spheres)- BM 2000-10 Raspberry Truffle
 -PMS 167 Orange (Posts & Storms)
 -PMS 032 Red & White (Emergency Rectangle)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Border & Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean

Mounting:
 Stud Mount To Wall

Special Note:
 *(Qty. 2) 2'-6 1/4" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Front Side Only



SIGNAGE LOCATION 5A
SCALE: 1/8"=1'-0"+

SIGNAGE LOCATION 5A
SCALE: 1/8"=1'-0"+

SPECIFICATIONS:
 ONE, (1) S/P NON - ILLUMINATED DISPLAY CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13 948R3
 DATE: 9-20-06
 DESIGNER: *Pat Skiba*

REV. SHEET: (1/1)

RE 10-3-06	
RE 10-7-06	
RE 10-9-06	

SHEET 19 OF

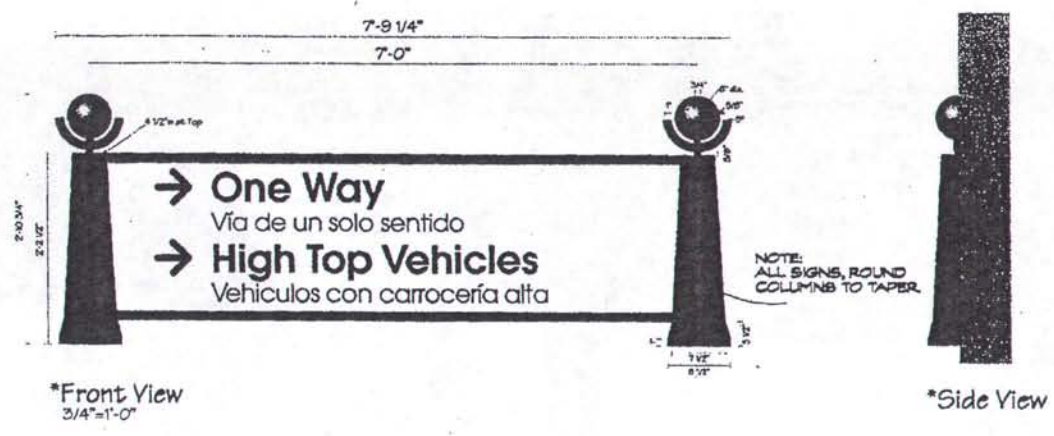
PROJECT: MIAMI CHILDREN'S HOSPITAL
 CLIENT: MIAMI CHILDREN'S HOSPITAL
 ARCHITECT: DALE WENINGER
 NOTES: NOTED
 FILE NAME: 13948 MIAMI CHILDREN'S HOSPITAL
 DRAWING: ILLUSTRATOR CGS
 DRAWN BY: [blank]
 CHECKED BY: [blank]

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPARTMENT



77932A

Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06

Scale: 3/4" = 1'-0"

Sign Type: 7 **Location #:** 6

SPECIFICATIONS

Product:
 ASI-Modular Series Custom Fabricated Sign

Size:
 Overall: 2'-10 3/4" h x 7'-9 1/4" w x 4 1/4" d

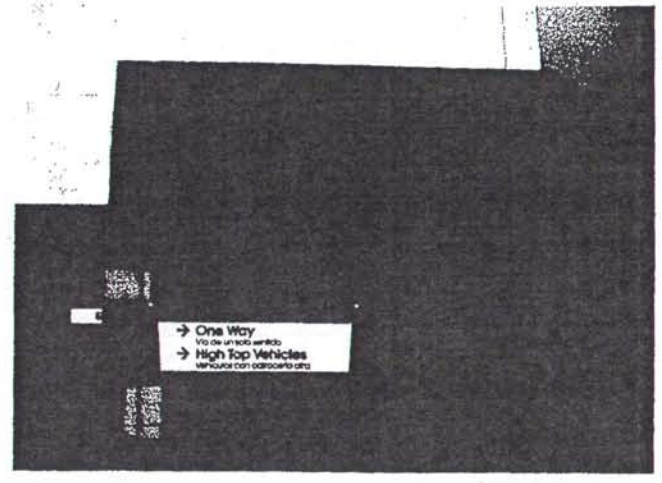
Typestyle, Position, & Size:
 Avant Garde Demi 4" h U/L
 Avant Garde Book 2 1/2" h U/L

Symbol Size & Position:
 5 1/4" h x 5 1/4" w Custom Arrow

Sign Colors:
 - Custom Red (Spheres) - BM 2000-10 Raspberry Tuffe
 - PMS 167 Orange (Posts & Struts)
 - PMS 7401 Delec (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean

Mounting:
 Stud Mount To Wall

Special Note:
 *(Qty. 2) 2'-6 1/4" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Front Side Only



SIGNAGE LOCATION 6
 SCALE: 1/4" = 1'-0"+

SPECIFICATIONS:

ONE (1) OFF NON-ILLUMINATED DISPLAY,
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

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 FEB 06 2007

FOR THE ARCHITECT
 MARIANNE WARRING AND ZUNING ARCHT.



DESIGN #: 13,948 R3
 DATE: 9-20-06
 DESIGNER: *[Signature]*

REVISIONS	DATE	BY	DESCRIPTION
RS 10-3-06			
SC 12-7-06			
RS 10-3-06			

SHEET 20 OF

MIAMI CHILDREN'S HOSPITAL

PROJECT: **MIAMI CHILDREN'S HOSPITAL**

DATE: **NOTED**

DESIGNER: **DALE WENIGER**

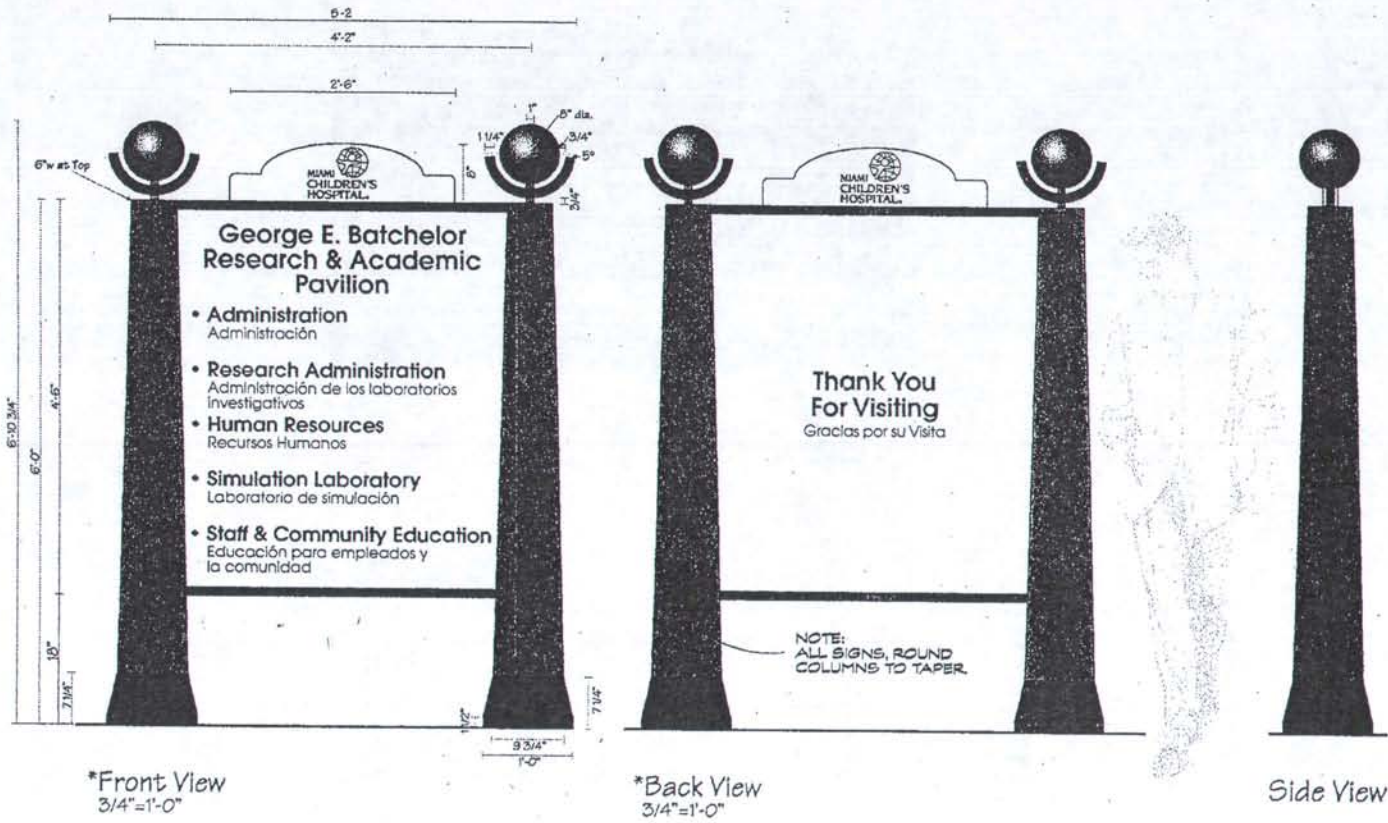
PROJECT: **MIAMI CHILDREN'S HOSPITAL**

DESIGNER: **LIBRATOR CB2**



Sign Type: 7

67



#7929
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 4 **Location #:** 6A

SPECIFICATIONS
Product:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Awant Garde Demi 3 3/4" h, 2 1/2" h & 2" h U/L
 Awant Garde Book 1 1/2" h U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
Sign Colors:
 * Custom Red (Spheres) - BM 2030-10 Raspberry Truffle
 * PMS 167 Orange (Posts & Stems)
 * PMS 7401 Beige (Panel Background)
 * Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 * PMS 313 Teal (Text)
 * Black (Globe & ®)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Bural

SPECIFICATIONS:
 ONE (1) D/F NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13,246 R1
 DATE: 9-20-06
 DESIGNER: *Ra Shaha*
 REV. NO.: DATE
 1 10-17-06

ETD US

SHEET 14 OF

CLIENT: MIAMI CHILDRENS HOSPITAL
 PROJECT: MIAMI CHILDRENS HOSPITAL
 DESIGNER: DALE WEHNER
 DATE: 9/22/06
 DRAWN BY: ILLUSTRATOR CB2

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Sign Type: 3

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

197

68

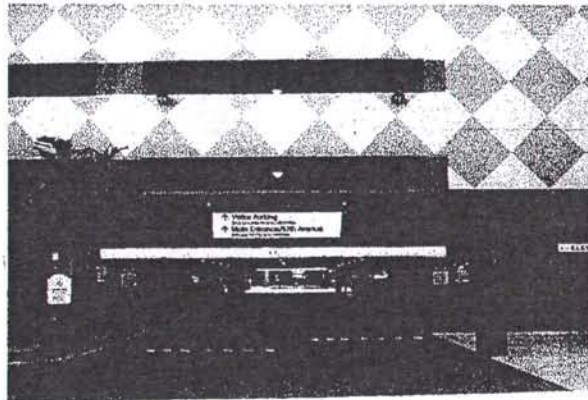


*Front View
3/4"=1'-0"

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.



*Side View



SIGNAGE LOCATION 7
SCALE: 1/8"=1'-0"+-

#7930A
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 5 Location #: 7
SPECIFICATIONS
Product: ASI-Modulux Series Custom Fabricated Sign
Size: Overall: 2'-10 3/4"h x 8'-9 1/4"w x 4 1/4"d
Typestyle, Position, & Size: Avant Garde Demi 4 7/8 U/L Avant Garde Book 2 1/2" U/L
Symbol Size & Position: 5 1/4"h x 5 1/4"w Custom Arrow
Sign Colors: - Custom Red (Spheres) - BM 2050-10 Raspberry Truffle - PMS 167 Orange (Posts & Stems) - PMS 7401 Beige (Panel Background) - Custom Green (Copy, Border, Post Base & Semi-Circle Trim) Custom Green - BM 2049-30 Teal Ocean
Mounting: Stud Mount To Wall
Special Note: *(Qty. 2) 2'-2 1/2" Tapered Round Posts *Painted Finish to be Matte *Copy On Front Side Only

SPECIFICATIONS:
ONE (1) S/F NON - ILLUMINATED DISPLAY.
CASINETS - FABRICATED ALUM. CONST.
FINISH MATTHEWS ENAMEL PER ABOVE.

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FEB 06 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
ALS

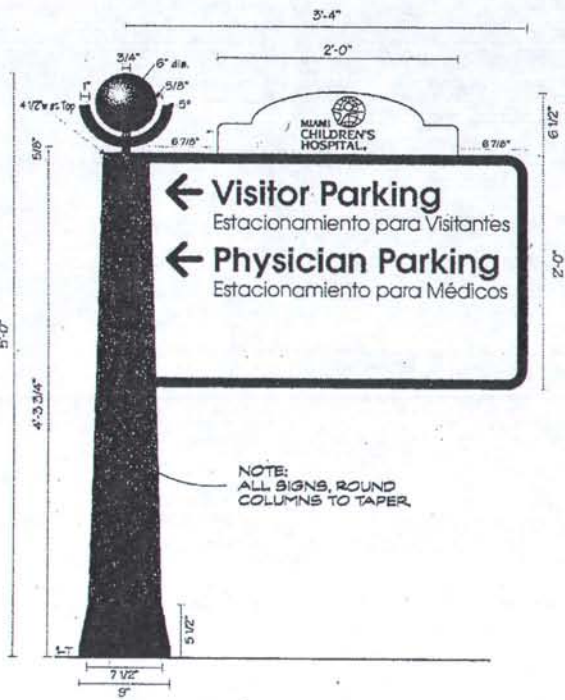


DESIGN #: 13,948 R4
DATE: 9-20-06
DESIGNER: Dan Skiba
REV. 1-11-06 1211
R1 12-3-06 R4 10-3-06
R2 10-9-06
R3 10-17-06
SHEET 15 OF
MAMI CHILDRENS HOSPITAL
CLIENT: MAMI CHILDRENS HOSPITAL
DATE: 9-20-06
DESIGNER: DAN SKIBA
NOTED
1394 MAMI CHILDRENS HOSPITAL
ILLUSTRATOR: CSB
DATE: 10-3-06
SCALE: 3/4"=1'-0"
PROJECT NO: 1394
LOCATION: 57th Avenue
DESCRIPTION: SIGNAGE
APPROVED BY: [Signature]
DATE: 10-3-06
PROJECT NO: 1394
LOCATION: 57th Avenue
DESCRIPTION: SIGNAGE

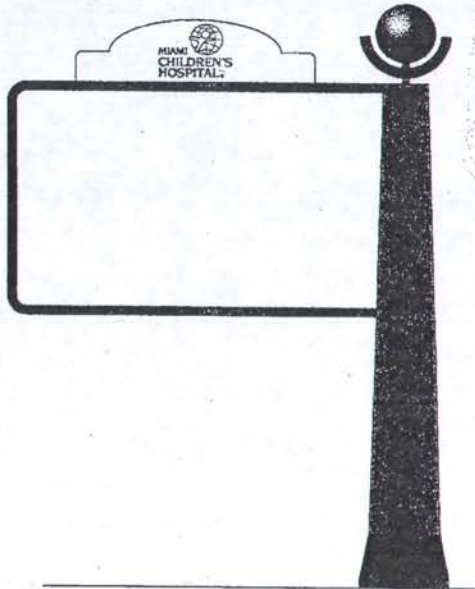


Sign Type: 5

20 #



*Front View



*Back View



#7928A

Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06

Scale: 1" = 1'-0"
Sign Type: 3 **Location #:** 8

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign

Size:
 Overall: 5'-0" h x 3'-8 1/2" w x 9" d

Typstyle, Position, & Size:
 Avant: Garde Demi 2 1/2" U/L
 Avant: Garde Book 1 1/2" U/L

Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" w x 3 3/4" w Custom Arrow

Sign Colors:
 - Custom Red (Spheres) - BM 2080-10 Raspberry Truffle
 - PMS 167 Orange (Posts & Stems)
 - PMS 7401 Beige (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean

Miami Children's Hospital Logo Colors:
 - PMS 313 Teal (Text)
 - Black (Globe & @)

Mounting:
 Post Mount

Special Note:
 *(Qty. 1) 4"-3 3/4" Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On One Side
 *For Direct Burial

SPECIFICATIONS:
 ONE, (1) OVF NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
 201-013
 FEB 06 2007

ZONING HEARINGS SECTION
 ROOM 306 PLANNING AND ZONING DEPT.

Alt

Sign Type: 3



DESIGN #: 13,948 R2
 DATE: 9-20-06
 DESIGNER: Ben Shuler
 REV. NO. DATE
 R1 10-9-06
 R2 12-7-06

SHET 8 OF

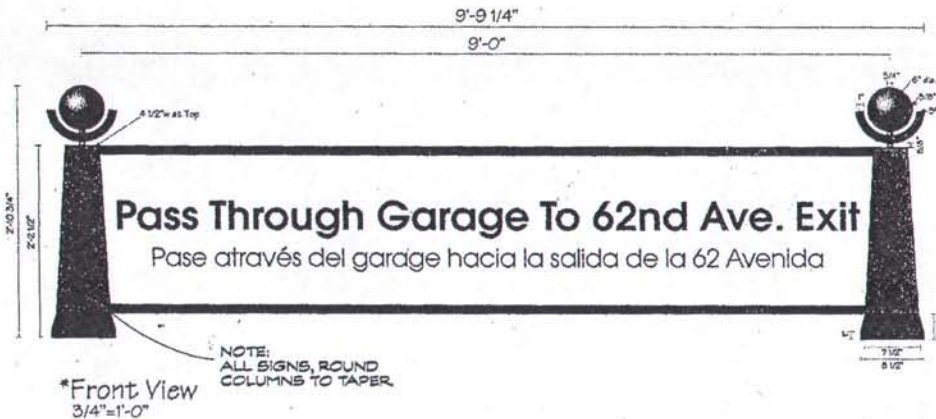
MIAMI CHILDREN'S HOSPITAL

DATE: MIAMI, FL
 DRAWN BY: DALE WEBINGER
 TITLE: NOTED
 PROJECT: MIAMI CHILDREN'S HOSPITAL
 DRAWING: ILLUSTRATOR CB2

PROPERTY: DATE

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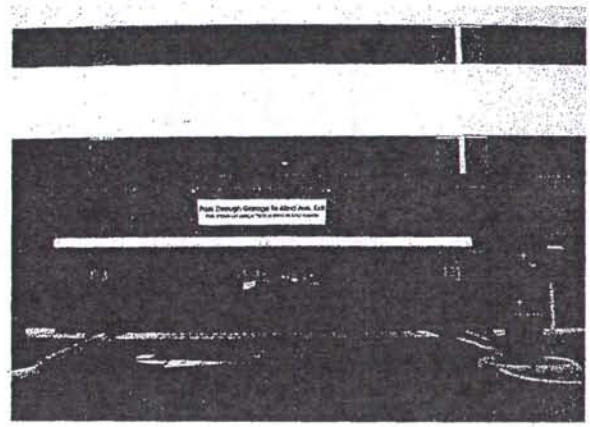




*Front View
3/4"=1'-0"



*Side View



SIGNAGE LOCATION 6
SCALE: 1/8"=1'-0"+

#79308
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 5 Location #: 8B
SPECIFICATIONS
Product: ASI-Modulex Series Custom Fabricated Sign
Size: Overall: 2'-10 3/4"h x 9'-9 1/4"w x 4 1/4"d
Typestyle, Position, & Size: Avant: Garde Demi 4"h U/L Avant: Garde Book 2 1/2"h U/L
Symbol Size & Position: N/A
Sign Colors: - Custom Red (Systems) - BM 2080-10 Raspberry Truffle - PMS 167 Orange (Posts & Stems) - PMS 7401 Beige (Panel Background) - Custom Green (Copy, Border, Post Base & Semi-Circle Trim) Custom Green - BM 2049-30 Teal Ocean
Mounting: Stud Mount To Wall
Special Note: *(Qty. 2) 2'-2 1/2"h Tapered Round Posts *Painted Finish to be Matte *Copy On Front Side Only

SPECIFICATIONS:
ONE, (1) S/F NON - ILLUMINATED DISPLAY CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
20 7-013
FEB 06 2007
ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.
XJ



DESIGN #: 13,946 R3
DATE: 9-20-06
DESIGNER: Ben Shuler
REV. NO. 1: 04H
R1 10-3-06
R2 10-17-06
R3 10-31-06

STUDIOS
SHEET 16 OF
MIAMI CHILDRENS HOSPITAL
DATE: MIAMI, FL
DRAWN BY: DALE WEBNER
TITLE: NOTED
PROJECT: 1348 MIAMI CHILDRENS HOSPITAL
DRAWN BY: ILLUSTRATOR CSB
CHECKED BY: _____
APPROVED BY: _____

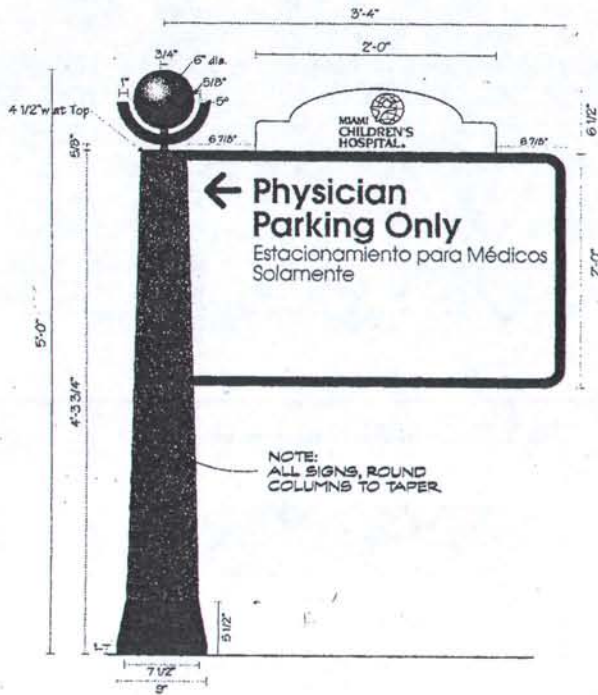
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Sign Type: 5

204

73



*Front View



*Back View

#7928C
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 1" = 1'-0"
Sign Type: 3 **Location #:** 9

SPECIFICATIONS
Product:
 ASI-Modulux Series Custom Fabricated Sign
Size:
 Overall: 5'-0" h x 3'-8 1/2" w x 9" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" U/L
 Avant Garde Book 1 1/2" U/L
Symbol Size & Position:
 Miami Children's Hospital Logo 5 1/2" h
 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors:
 - Custom Red (Sphere): BM 2080-10 Raspberry Truffle
 - PMS 167 Orange (Poste & Stems)
 - PMS 7401 Beige (Panel Background)
 - Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 - PMS 313 Teal (Text)
 - Black (Globe & Ⓞ)
Mounting:
 Post Mount
Special Note:
 *(Qty. 1) 4'-3 3/4" Tapered Round Poste
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) OFF NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
 207-013
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI DADE PLANNING AND ZONING DEPT.

Sign Type: 3



DESIGN #: 13,948 R1
 DATE: 9-20-06
 DESIGNER: Ben Stuber
 REV. DATE: 0411
 R1 10-7-06

ETU	US
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SHEET 10 OF
 MIAMI CHILDREN'S HOSPITAL

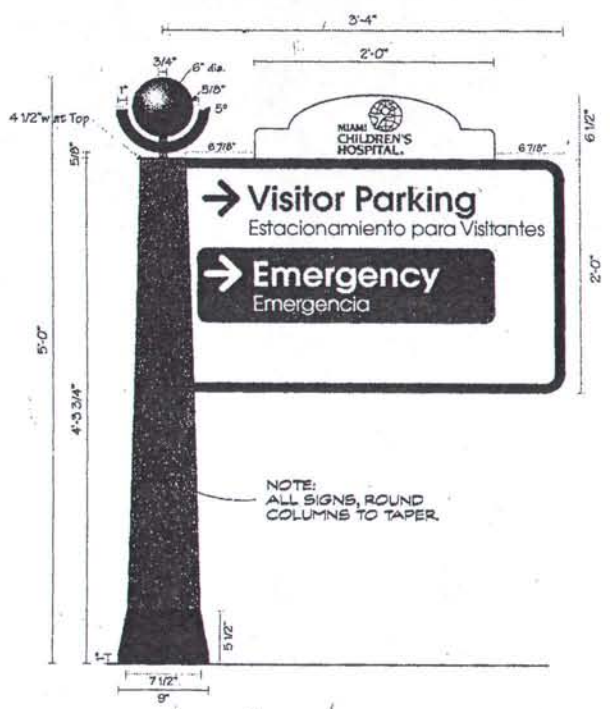
PROJECT:	MIAMI CHILDREN'S HOSPITAL
CLIENT:	DALE WEHINGER
NOTED:	NOTED
DATE:	13-24 MIAMI CHILDREN'S HOSPITAL
DESIGNER:	ILLUSTRATOR CS2

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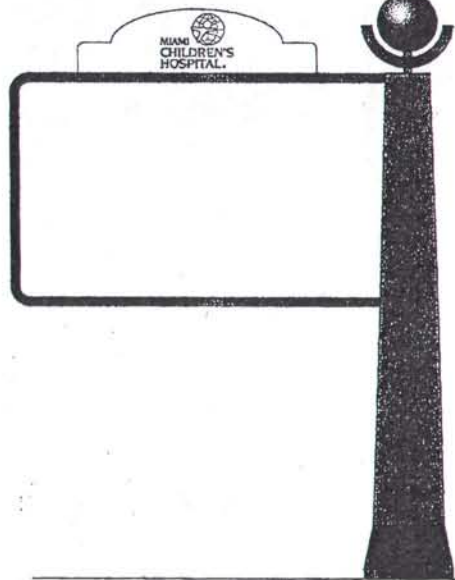


7A

74



*Front View



*Back View

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.

#7928E
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 1" = 1'-0"
Sign Type: 3 Location #: 11
SPECIFICATIONS
Product: ASI-Modulux Series Custom Fabricated Sign
Size: Overall: 5'-0" h x 3'-8 1/2" w x 9" d
Typestyle, Position, & Size: Avant Garde Demi 2 1/2" h U/L Avant Garde Book 1 1/2" h U/L
Symbol Size & Position: Miami Children's Hospital Logo 5 1/2" h 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors: - Custom Red (Spheres) - BM 2080-10 Raspberry Truffle - PMS 167 Orange (Posts & Stems) - PMS 032 Red & White (Emergency Rectangle) - PMS 7401 Beige (Panel Background) - Custom Green (Copy, Border, Post Base & Semi-Circle Trim) - Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors: - PMS 313 Teal (Text) - Black (Globe & Ⓞ)
Mounting: Post Mount
Special Note: *(Qty. 1) 4'-3 3/4" Tapered Round Posts *Painted Finish to be Matte *Copy On One Side *For Direct Burlal

SPECIFICATIONS:
ONE (1) D.F. NON - ILLUMINATED DISPLAY.
CABINETS - FABRICATED ALUM. CONST.
FINISH MATTHEWS ENAMEL PER ABOVE.

RECEIVED
207-013
FEB 06 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

74



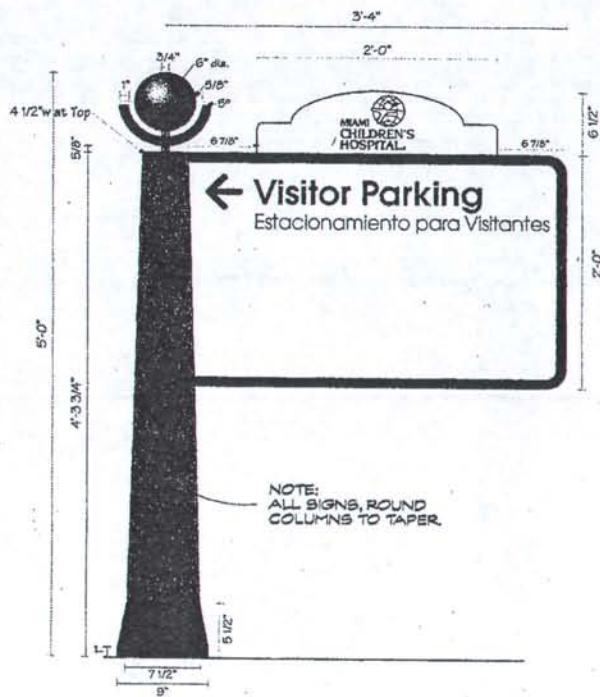
DESIGN #:	13,948 RI
DATE:	9-20-06
DESIGNER:	Ben Skiba
REV. DATE:	ENCL
R 10-9-06	
R2 10-17-06	

SHEET 12 OF	
MIAMI CHILDREN'S HOSPITAL	
DATE:	MEAT
DESIGNER:	DALE WEHNSER
NOTED:	
DATE:	1384 MIAMI CHILDREN'S HOSPITAL
ILLUSTRATOR:	CS2



Sign Type: 3

75



*Front View



*Back View

#7928F
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 10/23/06
Scale: 1" = 1'-0"
Sign Type: 3 Location #: 12
SPECIFICATIONS
Product: ASI-Modulex Series Custom Fabricated Sign
Size: Overall: 5'-0" h x 3'-8 1/2" w x 9" d
Typestyle, Position, & Size: Avant Garde Demi 2 1/2" U/L Avant Garde Book 1 1/2" U/L
Symbol Size & Position: Miami Children's Hospital Logo 5 1/2" h 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors: -BM 2080-10 Raspberry Truffle (Spheres) -PMS 167 Orange (Posts & Stems) -PMS 7401 Beige (Panel Background) -BM 2049-30 Teal Ocean (Copy, Border, Post Base & Semi-Circle Trim)
Miami Children's Hospital Logo Colors: -PMS 313 Teal (CHILDREN'S HOSPITAL) -Black (MIAMI, Globe & Ⓞ)
Mounting: Post Mount
Special Note: *(Qty. 1) 4'-3 3/4" Tapered Round Post *Painted Finish to be Matte *Copy On Both Sides *For Direct Burial

SPECIFICATIONS:
ONE (1) OFF NON-ILLUMINATED DISPLAY, CABINETS - FABRICATED ALUM. CONST. FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #:	13,948 R3
DATE:	9-20-06
DESIGNER:	Don Stahl
REV #:	1-12-06
	2-7-06
	3-27-06

SHEET 13 OF	
MIAMI CHILDRENS HOSPITAL	
DATE:	MIAMI, FL
DESIGNER:	DALE WEBINGER
NOTES:	NOTED
PROJECT:	13300 MIAMI CHILDRENS HOSPITAL
DESIGNER:	ILLUSTRATOR CS2
DATE:	
PROJECT:	

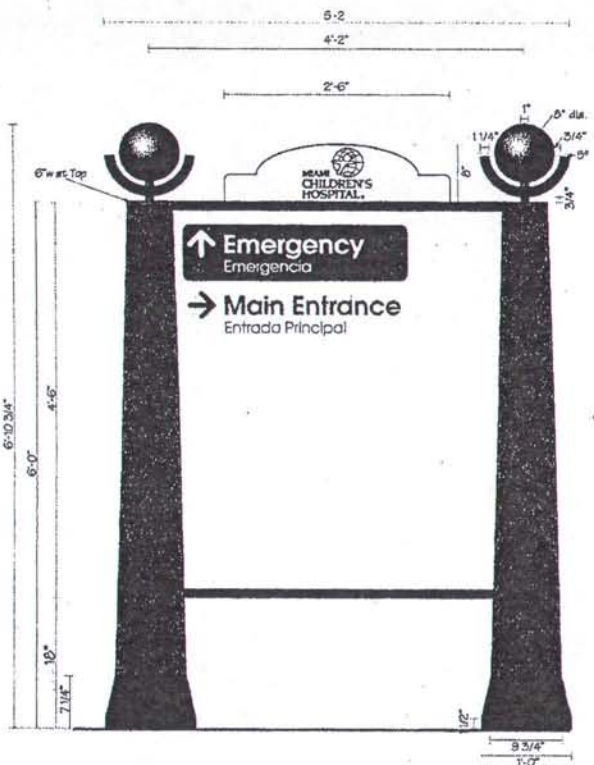
RECEIVED
207-03
FEB 06 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
AD

Sign Type: 3

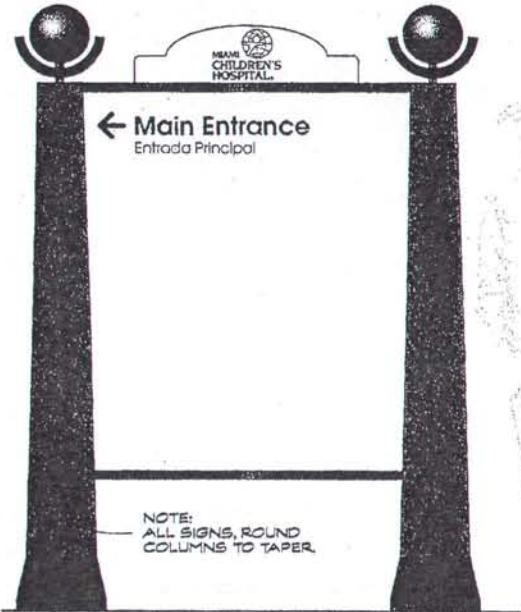


74

76



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.

#7927E
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 **Location #:** 13

SPECIFICATIONS
Product:
 ASI-Modulox Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" H/L
 Avant Garde Book 1 1/2" H/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors:
 -Custom Red (Spheres) - BM 2080-10 Raspberry Truffle
 -PMS 167 Orange (Posts & Stems)
 -PMS 032 Red & White (Emergency Rectangle)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & ®)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burlat

SPECIFICATIONS:
 ONE, (1) D/F NON - ILLUMINATED DISPLAY.
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #: 13.948 R2
 DATE: 9-20-06
 DESIGNER: Ben Shubin
 REVISED: ERL
 R2 11-30-06

ETW US	MIAMI CHILDREN'S HOSPITAL
SHEET 6 OF	
MIAMI CHILDRENS HOSPITAL	
DATE:	9/22/06
DESIGNER:	DALE WEHINGER
REVISION:	NOTED
PROJECT:	MIAMI CHILDRENS HOSPITAL
ILLUSTRATOR:	CB2

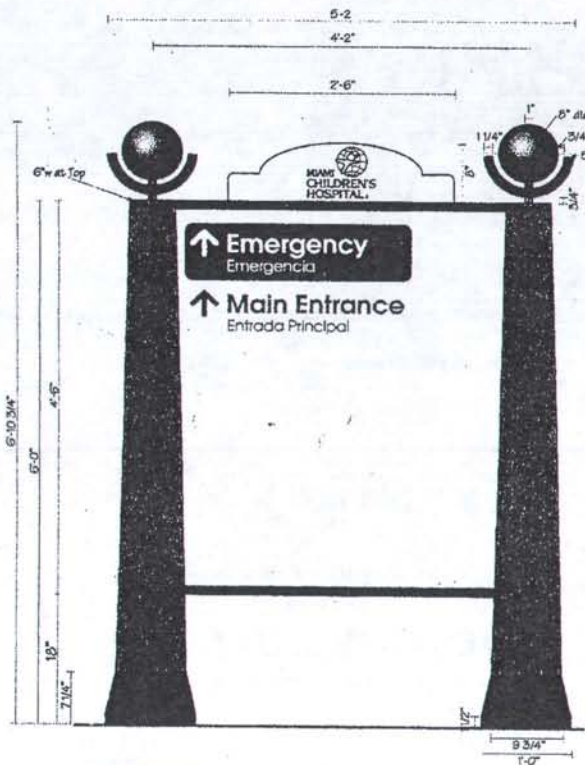


Sign Type: 2

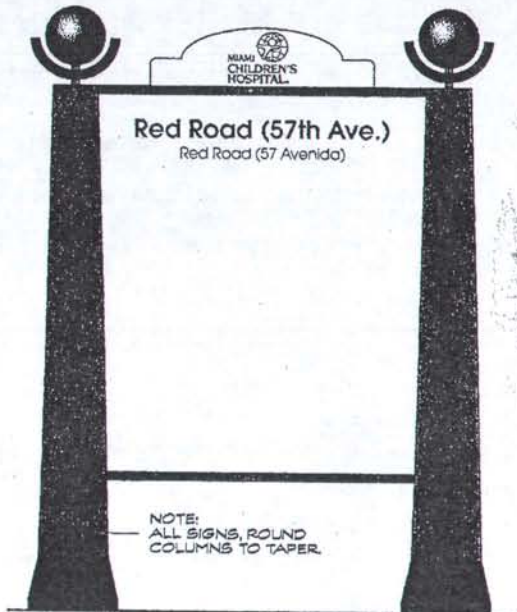
RECEIVED
 207-013
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

19A



*Front View
3/4"=1'-0"



*Back View
3/4"=1'-0"



Side View

#7927F
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 9/22/06
Scale: 3/4"=1'-0"
Sign Type: 2 **Location #: 14**

SPECIFICATIONS
Product:
 ASI-Modulex Series Custom Fabricated Sign
Size:
 Overall: 6'-10 3/4" h x 5'-2" w x 1'-0" d
Typestyle, Position, & Size:
 Avant Garde Demi 2 1/2" h/L
 Avant Garde Book 1 1/2" h/L
Symbol Size & Position:
 Miami Children's Hospital Logo 7" h
 3 3/4" h x 3 3/4" w Custom Arrow
Sign Colors:
 -Custom Red (Sphere) - BM 2080-10 Raspberry Truffle
 -PMS 167 Orange (Posts & Stone)
 -PMS 032 Red & White (Emergency Rectangle)
 -PMS 7401 Beige (Panel Background)
 -Custom Green (Copy, Border, Post Base & Semi-Circle Trim)
 Custom Green - BM 2049-30 Teal Ocean
Miami Children's Hospital Logo Colors:
 -PMS 313 Teal (Text)
 -Black (Globe & Ⓞ)
Mounting:
 Post Mount
Special Note:
 *(Qty. 2) 6'-0" h Tapered Round Posts
 *Painted Finish to be Matte
 *Copy On Both Sides
 *For Direct Burial

SPECIFICATIONS:
 ONE (1) OFF NON - ILLUMINATED DISPLAY
 CABINETS - FABRICATED ALUM. CONST.
 FINISH MATTHEWS ENAMEL PER ABOVE.

77



DESIGN #: 13,848 R1
 DATE: 9-20-06
 DESIGNER: *Ron Shuler*
 12/15/06 1014
 R1 12/15/06

SHEET 7 OF

MIAMI CHILDRENS HOSPITAL

NAME: MIAMI CHILDRENS HOSPITAL
 ADDRESS: DALE WENINGER
 CITY: NOTED
 PROJECT: 13848 MIAMI CHILDRENS HOSPITAL
 DRAWN BY: ILLUSTRATOR CBS
 CHECKED BY:

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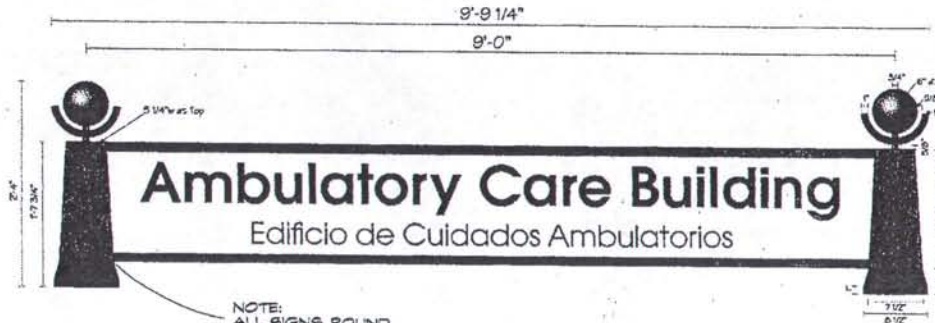
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 207-0135
 FEB 06 2007

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

Sign Type: 2

194

78



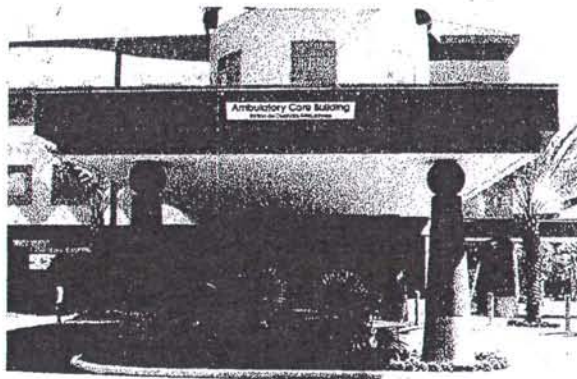
*Front View
3/4"=1'-0"

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.

NOTE:
ALL SIGNS, ROUND
COLUMNS TO TAPER.



*Side View



SIGNAGE LOCATION #15
SCALE: 1/8"=1'-0"+

#7930C
Client: Miami Children's Hospital
Project: Exterior Signage
Date: 10/23/06
Scale: 3/4"=1'-0"
Sign Type: 7A . Location #: 15
SPECIFICATIONS
Product: ASI-Modulux Series Custom Fabricated Sign
Size: Overall: 2'-4" h x 9'-9 1/4" w x 4 1/4" d
Typestyle, Position, & Size: Avant Garde Demi 5 1/2" h U/L Avant Garde Book 3" h U/L
Symbol Size & Position: N/A
Sign Colors: -BM 2080-10 Raspberry Truffle (Spheres) -PMS 167 Orange (Posts & Scheme) -PMS 7401 Deluge (Panel Background) -BM 2049-30 Teal Ocean (Copy, Border, Post-Base & Semi-Circle Trim)
Mounting: Stud Mount To Wall
Special Note: *(Qty. 2) 1'-7 3/4" h Tapered Round Posts *Painted Finish to be Matte *Copy On Front Side Only

SPECIFICATIONS:
ONE (1) S/F NON-ILLUMINATED DISPLAY,
CABINETS - FABRICATED ALUM. CONST.
FINISH MATTHEWS ENAMEL PER ABOVE.



DESIGN #	13,848 R4
DATE	9-20-06
DESIGNER	Ben Shaban
REV. NO.	1/01
R1	10-3-06
R2	10-17-06
R3	10-27-06
SHEET 17 OF	
MIAMI CHILDRENS HOSPITAL	
BY	DALE WEHINGER
DATE	NOTED
PROJECT	MIAMI CHILDRENS HOSPITAL
ILLUSTRATOR	CS2
<small>This sheet is not valid without the seal of the professional engineer or architect who has prepared it, and the seal of the professional engineer or architect who has prepared it, and the seal of the professional engineer or architect who has prepared it.</small>	

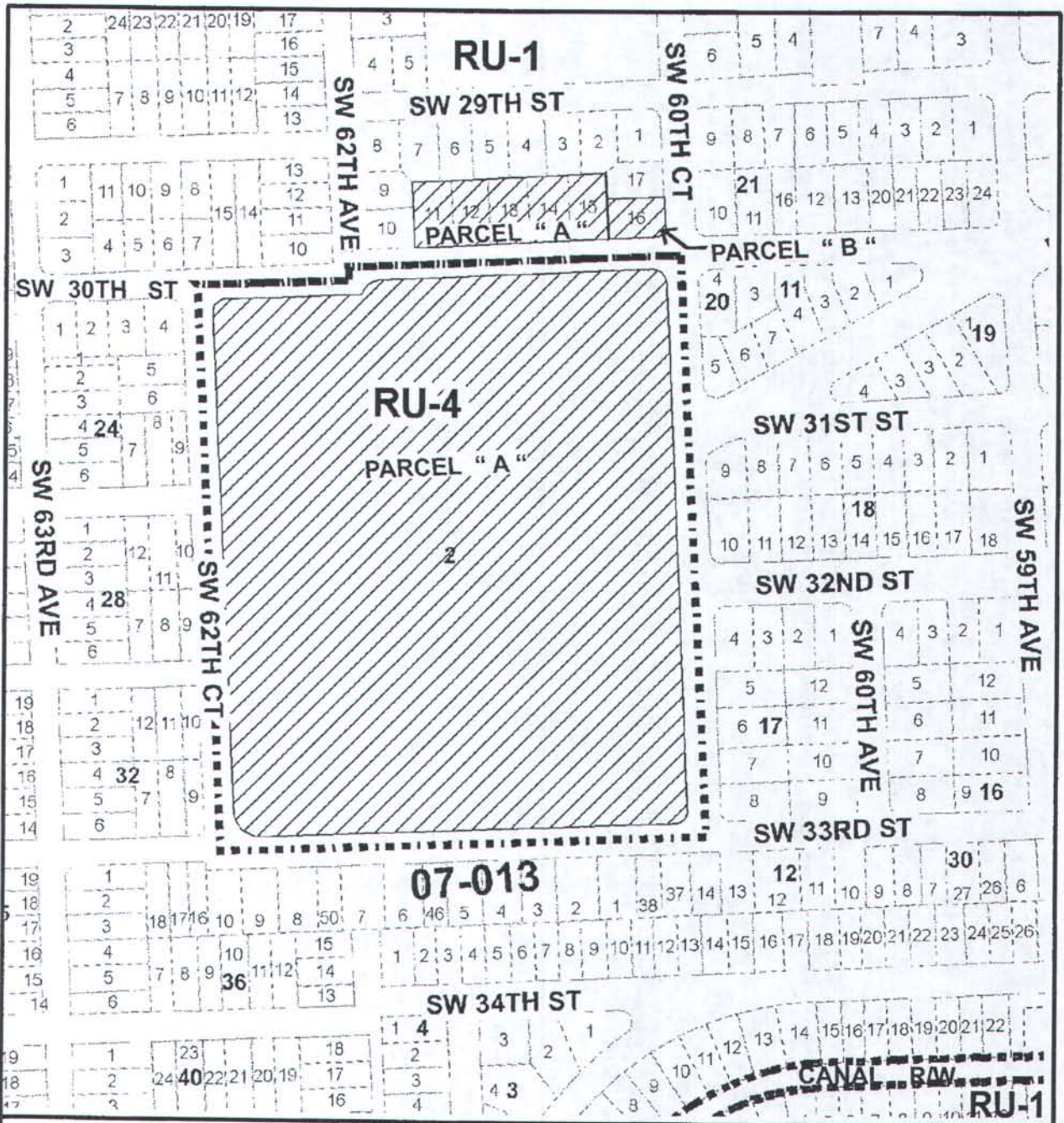


Sign Type: 5

RECEIVED
207-03
FEB 6 2007

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

157

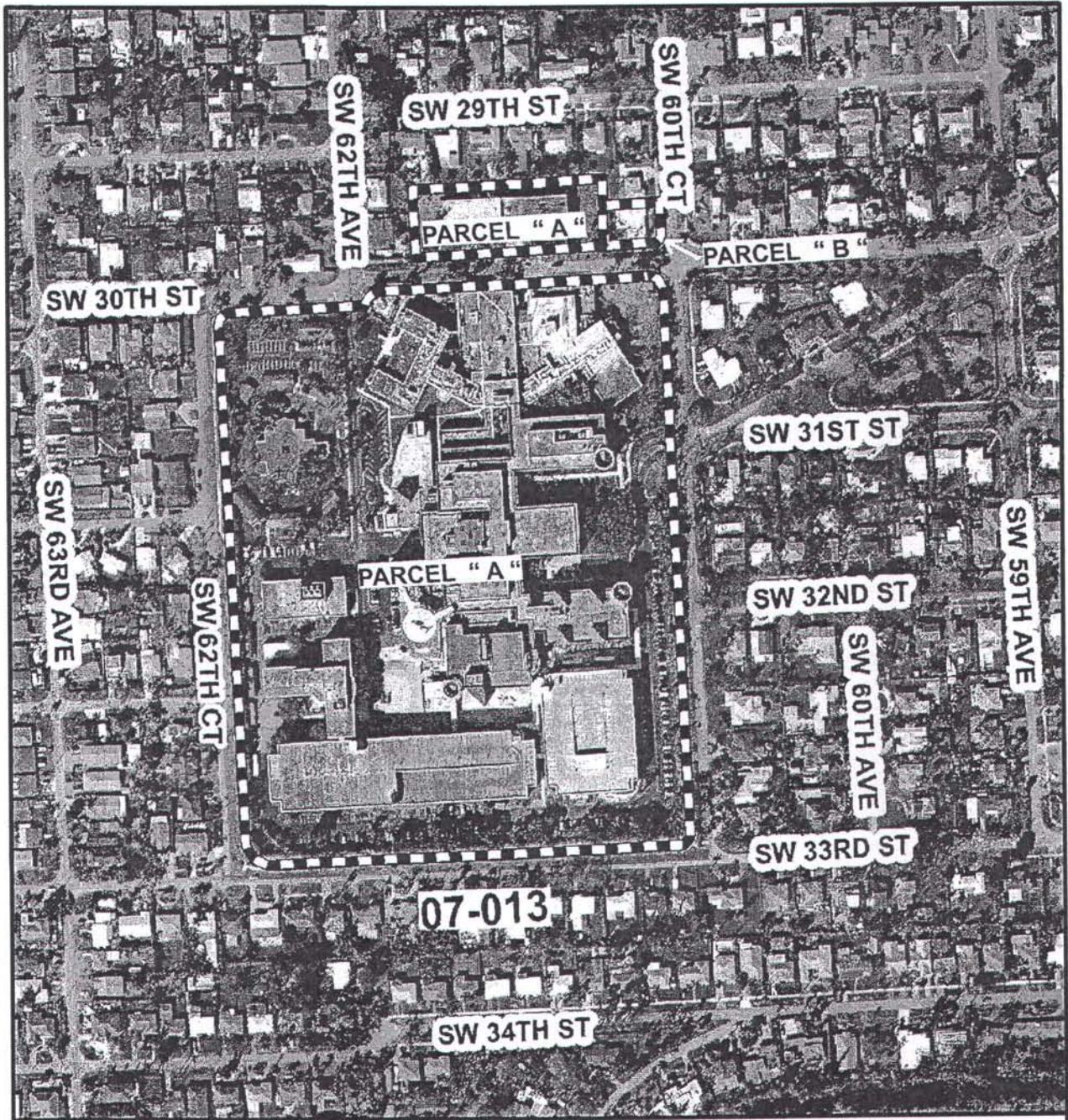


**MIAMI-DADE COUNTY
HEARING MAP**

Section: 13 Township: 54 Range: 40
 Process Number: 07-013
 Applicant: VARIETY CHILDREN'S HOSPITAL D/B/A MIAMI CHILDREN
 Zoning Board: C10
 District Number: 6
 Cadastral: JEFFER
 Scale: NTS



 SUBJECT PROPERTY



MIAMI-DADE COUNTY
AERIAL

Section: 13 Township: 54 Range: 40

Process Number: 07-013

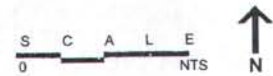
Applicant: VARIETY CHILDREN'S HOSPITAL D/B/A MIAMI CHILDREN

Zoning Board: C10

District Number: 6

Cadastral: JEFFER

Scale: NTS



SUBJECT PROPERTY

CZAB-10 — April 17, 2007

Item #E — 07-013

Variety Children's Hospital D/B/A
Miami Children's Hospital

This instrument was prepared by:
William W. Riley, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131-5340

Received by
Zoning Agenda Coordinator

APR 17 2007

(10:30 AM)
TD:

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owner ("Owner") holds the fee simple title to the land in Miami-Dade County, Florida, ("County") described in Exhibit "A" (the "Hospital Property") and Exhibit "B" (the "Grant Office"), attached hereto, and collectively referred to hereinafter as 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. 07-013 ("Application") will be abided by, the Owner freely, voluntarily and without duress makes the following declaration of restrictions ("Declaration") covering and running with the Property:

- (1) **Development Plan.** The Property shall be developed substantially in accordance with the plans previously submitted to the Miami-Dade County Department of Planning and Zoning entitled "Miami Children's Hospital 1988 Master Plan Site," as prepared by Spillis, Candella and Partners, Inc., consisting of 26 sheets with Sheets A 1-A 5, A 21 dated revised 4/8/88, Sheets A6-A 20, A22- A 25 dated 2/1/88 and Sheet A 26 dated 4/13/88, and plans entitled 1988 Master Plan-Site Proposed 1992 Revision, dated 2-16-93 on Page MP1 and Page 2 as prepared by Spillis, Candella and Partners, Inc. and plans entitled 'Proposed 2006 Master Plan Revision,' as prepared by HKS Architect, consisting of 10 Sheets, Sheet A1.0 dated stamped received 04-02-07, Sheet A4.0 dated stamped received 1/30/07, Sheets A2.1 thru A2.4, & A2.6, A2.7 dated stamped received 11/22/06, Sheet A2.5 dated stamped received 03-21-07, Sheet A3.0 dated stamped received 2/6/07 and plans entitled 'Child Care Center Site Plan,' as prepared by RO Architects & Planners, Inc., consisting of 4 sheets dated stamped received 2/2/07 and signage plans entitled 'Miami Children's Hospital,' as prepared by Don Bell, consisting of 20 sheets,

(Public Hearing)

Section-Township-Range: 13-54-40
Folio numbers: 3040130090140, 3040130090120, & 3040130090110
MIAMI 1262723.7 7330014710
4/10/07 11:28 AM



Declaration of Restrictions

Page 2

dated stamped received 2/6/07", totaling 34 sheets (collectively the "Plans"), said Plans being on file with the Department of Planning and Zoning, and by reference made a part of this Declaration.

- (2) **Use Restriction.** Use of the Grant Office shall be limited to professional office space for administrative hospital personnel. In no event shall the Grant Office be used for doctor offices or for diagnosing, treating, or lodging medical patients. The facade of the Grant Office shall be residential in appearance consistent with the surrounding neighborhood.

This restriction is to run with the Grant Office (2934 SW 60 Court, Miami, Florida 33155) 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 the County.

- (3) **Development Restriction.** No buildings shall be located in the Landscape Buffer Zone except for the temporary day care facilities and pump house as shown on the Plans.
- (4) **Community Sponsorship.** As a continuation of its cooperation with the Schenley Park Homeowners Association, Owner shall provide meeting space for the use and enjoyment of the Schenley Park Homeowners Association ("HOA") on written request from the HOA President to Owner's Chief Executive Officer. Use of the meeting space by the HOA shall be limited solely to HOA sponsored events and shall be provided at an acceptable location to the HOA President on property owned by Variety Children's Hospital located within that geographical area bordered by Red Road and S.W. 63rd Avenue on the east to west and Coral Way and S.W. 34th Street on the north to south. Owner shall use its best efforts to accommodate HOA request(s) made pursuant to this provision and may deny said request(s) only for good cause, which can include, but is not limited to, medical necessity.
- (5) **Day Care Facilities.** Both the temporary day care facility and the permanent day care facility, as shown on the Plans, (collectively the "Day Care Facilities") shall be limited to providing childcare services for hospital personnel. The Day Care Facilities shall be further limited to providing childcare services for a maximum of 60 children at any given time and shall be operated only between the hours of 6:30 a.m. to 9:00 p.m., Mondays through Saturdays. Childcare services shall be limited to daycare services for employee children ranging in age from birth to 4 years old and after school care for children above the age of 4.
- (6) **Schenley Park Homeowners Association.** A written resolution of the Board of Directors of the HOA shall be required when filing any application seeking to modify, amend or

(Public Hearing)

release this Declaration, either in whole or in part. This consent shall be in addition to those requirements and limitations appearing in Section 10 of this Declaration.

- (7) **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of the 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 Owner is complying with the requirements of the zoning regulations and the conditions in this Declaration.
- (8) **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owner, 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 Property and for the benefit of the County and the public welfare. Owner acknowledges that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- (9) **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 the County.
- (10) **Modification, Amendment, Release.** This Declaration 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.

Should this Declaration be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

- (11) **Enforcement.** Enforcement shall be by action against any parties or person violating, 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 reasonable for

(Public Hearing)

the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

- (12) **Authorization for the 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 Owner complies with this Declaration.
- (13) **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.
- (14) **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.
- (15) **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.
- (16) **Recording.** This Declaration shall be filed of record in the public records of the County, at Owners expense following the final 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, 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, and upon written request, the Director of the Department of Planning and Zoning or the executive officer of the successor of said department, or in the absence of such director or 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.
- (17) **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.

(Public Hearing)

- (18) Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.
- (19) HOA. The term HOA shall include the Schenley Park Homeowner's Association, Inc., and its successors.

Signed, witnessed, executed and acknowledged this 12 day of April, 2007.

VARIETY CHILDREN'S HOSPITAL, INC.,
a Florida non-profit corporation, d/b/a
Miami Children's Hospital

BY:


Thomas Rozek, Chief Executive Officer

STATE OF FLORIDA }
 } SS:
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 12 day of April, 2007, by Thomas Rozek, who is personally known to me or produced a valid driver's license as identification



Belinda J Scudder
Commission # DD498785
Expires February 15, 2010
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public
Sign Name: Belinda J Scudder
Print Name: Belinda J Scudder
MY COMMISSION EXPIRES: Feb 15, 2010

(Public Hearing)

JOINDER BY MORTGAGEE

The undersigned U.S. BANK NATIONAL ASSOCIATION, being mortgagee under that certain Mortgage and Security Agreement dated December 20, 2006, recorded December 21, 2006 in Official Records Book 25212, Page 0388 of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the attached Declaration of Restrictions (the "Declaration"), does hereby acknowledge that the terms of the Declaration are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 13th day of March, 2007.

Witnesses:

U.S. BANK NATIONAL ASSOCIATION

Melanie Hurd
Signature

Melanie Hurd
Print Name

Elizabeth Ortiz
Signature

ELIZABETH ORTIZ
Print Name

BY: Hally Lee Jeeke
Title: Vice President
Address: 200 S Biscayne Blvd - Ste 1870
Miami, FL 33131

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Hally Lee Jeeke, as Vice President of U.S. BANK NATIONAL ASSOCIATION, on behalf of the bank. He/she is personally known to me or has produced a Florida driver's license, as identification.

Witness my signature and official seal this 13 day of March, 2007, in the County and State aforesaid.

Elizabeth Ortiz
Notary Public-State of FLORIDA
ELIZABETH ORTIZ
Print Name

My Commission Expires:

MIAMI 1277579.1 7330014710
3/13/07 10:04 AM



LEGAL DESCRIPTION:

ALL OF BLOCK 2, "VARIETY CHILDREN'S HOSPITAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

Commence at the intersection of the Westerly extension of the South line and the Southerly extension of the West line of said Block 2; thence NORTH 00°02'10" EAST along said Southerly extension and the West line of Block 2, a distance of 749.78 feet to the beginning of a curve concave to the Southeast having a radius of 25.00 feet and POINT OF BEGINNING No. 1; thence continue Northeasterly and Easterly along the arc of said curve through a central angle of 90°42'22" and an arc distance of 39.58 feet to the end of said curve; thence SOUTH 89°15'28" EAST, a distance of 109.57 feet to the beginning of a curve concave to the Southwest having a radius of 50.00 feet; thence Easterly and Southeasterly along the arc of said curve through a central angle of 36°52'11" and an arc distance of 32.18 feet to the beginning of a reverse curve concave to the West having a radius of 50.00 feet; thence Easterly, Northerly and Westerly along the arc of said curve through a central angle of 253°44'22" and an arc distance of 221.49 feet to the beginning of a reverse curve concave to the Northwest having a radius of 50.00 feet; thence Westerly along the arc of said curve through a central angle of 36°52'11" and an arc distance of 32.18 feet; thence North 89°15' 28" West, a distance of 110.93 feet to the beginning of a curve concave to the Northeast having a radius of 25.00 feet; thence Northwesterly and Northerly along the arc of said curve, through a central angle of 89°17' 37" and an arc distance of 38.96 feet to a point on the West line of said Block 2; thence SOUTH 00°02'10" WEST, a distance of 110.01 feet to POINT OF BEGINNING No. 1.

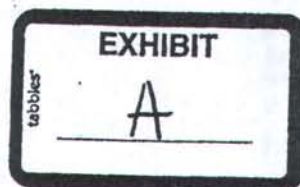
TOGETHER WITH:

Commence at the intersection of the Westerly extension of the South line and Southerly extension of the West line of said Block 2; thence NORTH 00°02'10" EAST along said Southerly extension and the West line of Block 2, a distance of 974.85 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet and POINT OF BEGINNING No. 2; thence continue Northeasterly along the arc of said curve through a central angle of 59°56'18" and an arc distance of 52.31 feet; thence NORTH 59°58'26" EAST, a distance of 96.04 feet to the beginning of a curve concave to the Southeast having a radius of 50.00 feet; thence Northeasterly and Easterly along the arc of said curve through a central angle of 30°48'07" and an arc distance of 26.88 feet to a point on the North line of said Block 2; thence NORTH 89°13'27" WEST, a distance of 108.45 to the beginning of a curve having a radius of 25.00 feet; thence Southwesterly along the arc of said curve through a central angle of 90°44'23" and an arc distance of 39.60 feet; thence SOUTH 00°02'10" WEST, a distance of 74.51 feet to POINT OF BEGINNING No. 2.

All of the foregoing, subject to any dedications, limitations, restrictions, reservations or easements of record.

TOGETHER WITH:

LOTS 11, 12, 13, 14 AND 15 OF BLOCK 1, "VARIETY CHILDREN'S HOSPITAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CSE

LOT 16 OF BLOCK 1, "VARIETY CHILDREN'S HOSPITAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 53, AT PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CSE