

FINAL AGENDA

5-8-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Wednesday, June 13, 2012 at 7:00 p.m.

CURRENT

1. 12-6-CZ2-1 NAVAL, LLC 10-180 03-52-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, JUNE 13, 2012

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER). All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 2**

PH: Z10-180 (12-6-CZ2-1)

June 13, 2012

Item No. 1

Recommendation Summary	
Commission District	4
Applicant	Naval, LLC
Summary of Requests	The applicant is seeking to approve additional signage for an individual tenant and a larger detached sign than permitted in the Ojus Urban Area District.
Location	2440 NE Miami Gardens Drive, Miami-Dade County, Florida.
Property Size	34,753 sq. ft.
Existing Zoning	OJAD, Ojus Urban Area District
Existing Land Use	Office/retail building
2015-2025 CDMP Land Use Designation	Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(a) Use Variance (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice

REQUESTS:

- (1) USE VARIANCE to permit a multi-tenant directory detached sign with an area of 99 sq. ft. (6 sq. ft. maximum permitted) and a height of 16'-6" (4' maximum permitted).
- (2) USE VARIANCE to permit each tenant with a 24 sq. ft. wall sign (12 sq. ft. maximum permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department, with two (2) sheets entitled "Miami Gardens" as prepared by Halberstein Linkewer & Associates, Inc. and Engineering AGK, LLC, and one (1) sheet entitled "Internally Illuminated Pylon Sign" as prepared by unknown, all sheets dated stamped received 10/19/10, with sheet A-1 last handwritten revision dated 5/1/12, for a total of three (3) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted site plan depicts the existing office building and the proposed signage fronting onto NE Miami Gardens Drive.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	Ojus Urban Area District; office/retail building	Community Urban Center
North	Ojus Urban Area District; single-family residences	Community Urban Center

South	Ojus Urban Area District; multi-family residences	Community Urban Center
East	Ojus Urban Area District; office building	Community Urban Center
West	Ojus Urban Area District; vacant land	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing office/retail building located on the southeast corner of NE Miami Gardens Drive and NE 24 Court. The surrounding area is characterized by residential and office uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to erect individual tenant signage and a detached directory sign that would be larger than allowed in the urban center district. Approval would allow the tenants and the office building more visibility along a six (6) lane roadway that is designated as a Boulevard on the OUAD street type plan. However, the approval could create visual clutter along the roadway that would have a negative visual impact on the surrounding residential and office uses.

CDMP ANALYSIS:

In March 2007, pursuant to Resolution #Z-3-07, the subject parcel was a part of a larger tract of land that was rezoned to the **Ojus Urban Area District (OUAD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **OUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved OUAD are regulated by plans and descriptive standards described in Ordinance #06-086, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The applicant seeks approval to permit each tenant with larger signage than allowed (request #1) and to permit a larger detached sign than allowed for an existing office building (request #2) that is located within the Center Sub-District and is designated MC, Mixed Use Corridor on the OUAD's land use plan. The MC designation permits office and retail uses such as the existing office and retail use under the regulating plan.

As such, the existing use within the area designated as MC in the OUAD is **compatible** with the office uses allowed and therefore **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

Staff notes that *Section 33-284.89 of the Standard Urban Center District Regulations provides that relief from the regulations governing signages, including minimum horizontal and vertical clearances and street trees shall be permitted only pursuant to the standards and requirements of Section 33-311(A)(4)(a) of the Zoning Code. A **use variance** as provided in Section 33-311(A)(4)(a) permits a use of land other than which is prescribed by the zoning regulations. The standard stipulates that the Board shall hear and grant applications for use variances from the terms of the zoning regulations as 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 use variance will be in harmony with the general purpose and intent of the regulations.*

Staff opines that approval of a detached sign that is 16.5 times the maximum square footage and 1.5 times the permitted height of 4' for detached signage within the existing office/retail building (request #1) and a larger individual tenant signage than permitted (request #2) would be overly intensive and would contribute to visual clutter along this section of NE Miami Gardens Drive. Further, staff opines that the approval of the requests would not be consistent with the general purpose and intent of the OUAD. Staff is of the opinion that the applicant has not demonstrated any special conditions related to the subject site where the literal enforcement of applicable zoning district provisions regarding these requests would result in an unnecessary hardship. Staff is of the opinion that the proposed signage is excessive and therefore should be denied. Further, the subject property can be utilized for the existing office/retail building without the requested variances. Based on the foregoing analysis, staff opines that the approval of requests #1 and #2 would not meet the standards set forth in Section 33-311(A)(4)(a), which require that a zoning hardship be shown, would be **incompatible** with the surrounding area, and could set a precedent for similar requests for variances to the sign regulations in this area. **As such, staff recommends denial without prejudice of requests #1 and #2 under Section 33-311(A)(4)(a).**

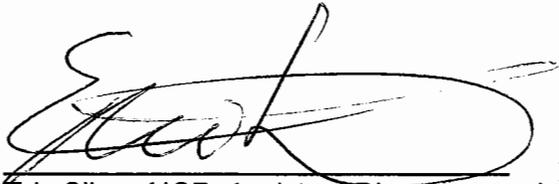
ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.



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

*NW
GMR*

ZONING RECOMMENDATION ADDENDUM

Naval, LLC
Z10-180

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

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

<p>Urban Centers (Pg. 1-46-48)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p> <p><i>Following are policies for development of Urban Centers designated on the Land Use Plan</i></p>
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ZONING RECOMMENDATION ADDENDUM

Naval, LLC
Z10-180

(LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

ZONING RECOMMENDATION ADDENDUM

Naval, LLC
Z10-180

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(a) Use Variance.	<i>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as 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 use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</i>
Section 33-284.89. Zoning relief from certain requirements	<i>Relief from the following requirements of this article shall be permitted only pursuant to the standards and requirements of Section 33-311(A)(4)(a) of this code:</i> <ol style="list-style-type: none">1. <i>Minimum and maximum densities;</i>2. <i>Required liner buildings used to screen parking;</i>3. <i>Colonnade regulations, including minimum horizontal and vertical clearances;</i>4. <i>Provision of A streets;</i>5. <i>Requirements for street trees, greens, plazas, squares and medians;</i>6. <i>Maximum size of blocks;</i>7. <i>Curb requirement in the Core and Center sub-district; and</i>8. Signage.

1. NAVAL, LLC
(Applicant)

12-6-CZ2-1 (10-180)
Area 02/District 04
Hearing Date: 06/13/12

Property Owner (if different from applicant) **David Mendal.**

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>
1987	Art Papastavros	- Zone change from RU-2 to RU-5A.	BCC	Approved In Part
2007	Director of the Department of Planning & Zoning	- Zone change from AU, BU-1, BU-2, BU-3, GP, IU-1, IU-2, RU-1, RU-2, RU-3, RU-3M, RU-4, RU-4M & RU-5A to OUAD (Ojus Urban Area District).	BCC	Approved

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

Memorandum



Date: November 17, 2010

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

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

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

Subject: C-02 #Z2010000180
Naval, LLC
2440 Miami Gardens Drive
Use Variance to Permit Multiple Wall Signs and a Detached Sign with a
Greater Size than Permitted
(OUAD) (0.23 Acres)
03-52-42

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

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

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

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

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

PH# Z2010000180
CZAB - C02

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: NAVAL, LLC

This Department has no objections to this application.

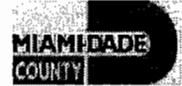
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

08-DEC-10

Memorandum



Date: 21-JUL-11
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
 Miami-Dade Fire Rescue Department
Subject: Z2010000180

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000180
 located at 2440 ne MIAMI GARDENS DRIVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 5196 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>N/A</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: N/A alarms-annually.
 The estimated average travel time is: 6:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 33 - Aventura - 2601 Point East Drive
 Rescue

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 12-JUL-11
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

NAVAL, LLC

2440 ne MIAMI GARDENS DRIVE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000180

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Warning 11-9-2010 for graffit, closed 11-29-2010.BNC: No open cases.

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

REPORTER NAME:

NCS Albury

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK

Inspection Date:

Evaluator: N/A

07/13/11

Process #: **Applicant's Name**

Z2010000180 NAVAL, LLC

Locations: 2440 ne MIAMI GARDENS DRIVE, MIAMI-DADE COUNTY, FLORIDA.

Size: 34.753 SQ. FT.

Folio #: 3022030200160

Request:

THE APPLICANT IS REQUESTING A USE VARIANCE TO PERMIT MULTIPLE WALL SIGNS AND A DETACHED SIGN WITH A GREATER SIZE THAN PERMITTED.

EXISTING ZONING

Subject Property OUAD,

EXISTING USE SHOPPING CENTER

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY OFFICE/RETAIL BUILDING

USE(S) OF PROPERTY:

OFFICES FOR TRAVEL AGENCY, CHIROPRACTOR'S OFFICE, TUTORING OFFICE AND DROP-OFF DRY CLEANER.

FENCES/WALLS:

CBS WALL ALONG EAST AND SOUTH PROPERTY LINES.

LANDSCAPING:

COCO PLUM ALONG EAST AND SOUTH PROPERTY LINES. SILVER BUTTWOOD HEDGE AND PALMS AROUND PARKING LOT. LARGE OAK TREE EAST OF BUILDING. FIVE STREET OAK TREES AND A LARGE MANGO TREE WEST OF THE BUILDING.

BUFFERING:

WALL WITH HEDGE ALONG EAST AND SOUTH PROPERTY LINES. SILVER BUTTWOOD HEDGE AROUND PARKING LOT.

VIOLATIONS OBSERVED:

HATRACKED STREET TREES AND BANNERS AND OTHER OUTSIDE DISPLAYS.

OTHER:

NONE

Process # **Applicant's Name**

Z2010000180 NAVAL, LLC

ZONING INSPECTION REPORT

SURROUNDING PROPERTY

NORTH:

ONE STORY RES USED FOR DOG GROOMING AND A ONE STORY SINGLE FAMILY RESIDENCE.

SOUTH:

ONE STORY MULTIFAMILY RESIDENCE (4 UNITS).

EAST:

TWO STORY OFFICE BUILDING

WEST:

VACANT LOT

SURROUNDING AREA

SUBJECT PROPERTY IS SURROUNDED BY COMMERCIAL AND MULTIFAMILY RESIDENTIAL PROPERTIES.

NEIGHBORHOOD CHARACTERISTICS:

LIGHT COMMERCIALY USED PROPERTIES AND MULTIFAMILY RESIDENTIAL.

COMMENTS:

NONE

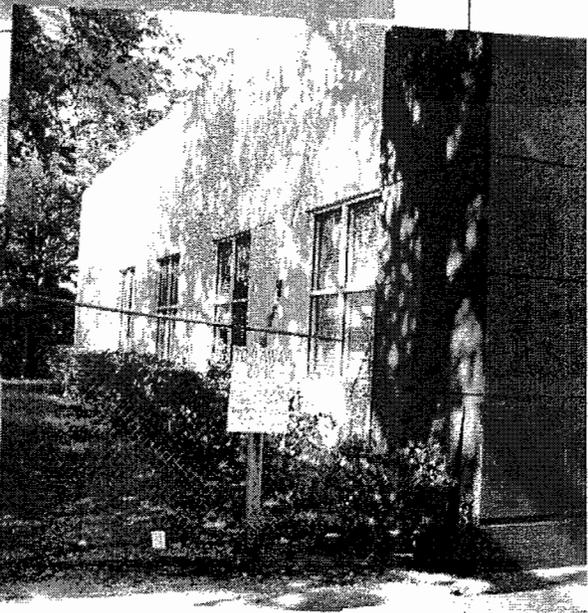
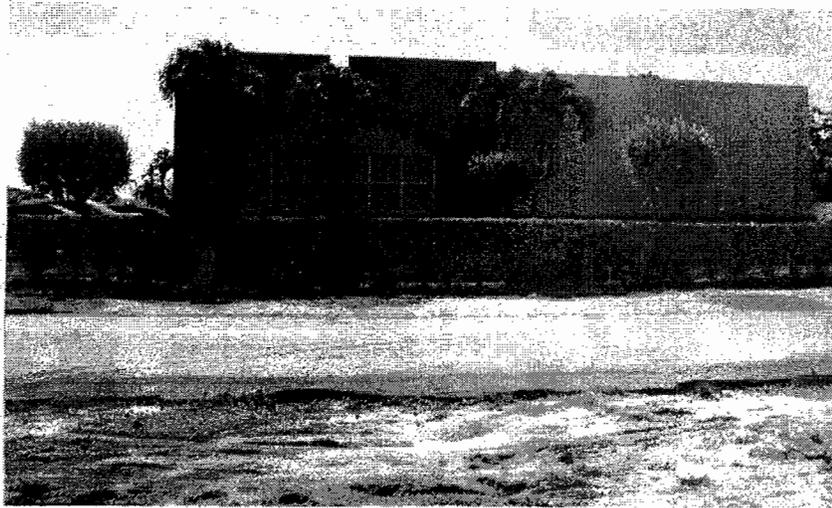
PHOTOGRAPHS
FRONT ELEVATION

RECEIVED
210-180
OCT 19 2010

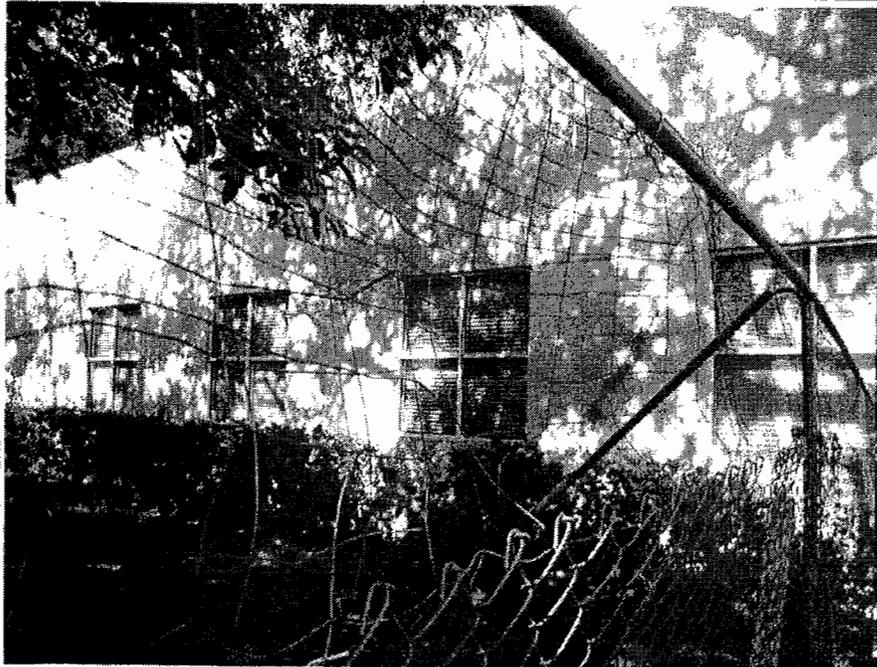
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *JSA*

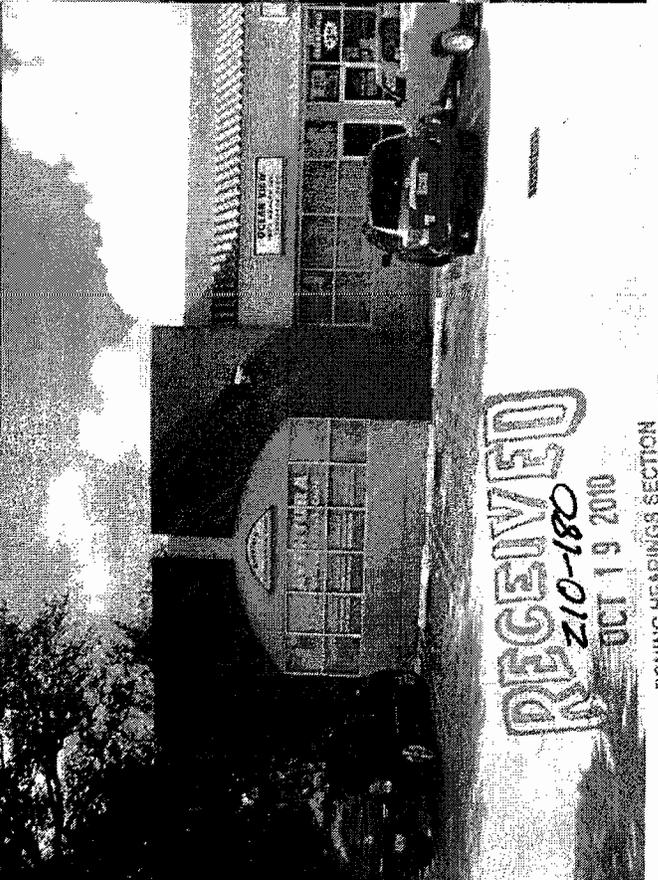
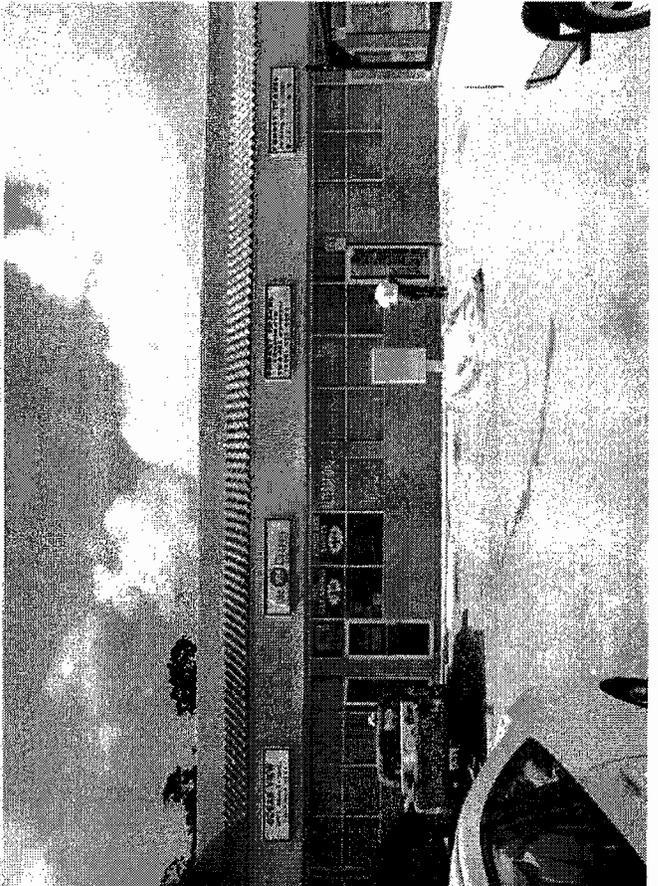
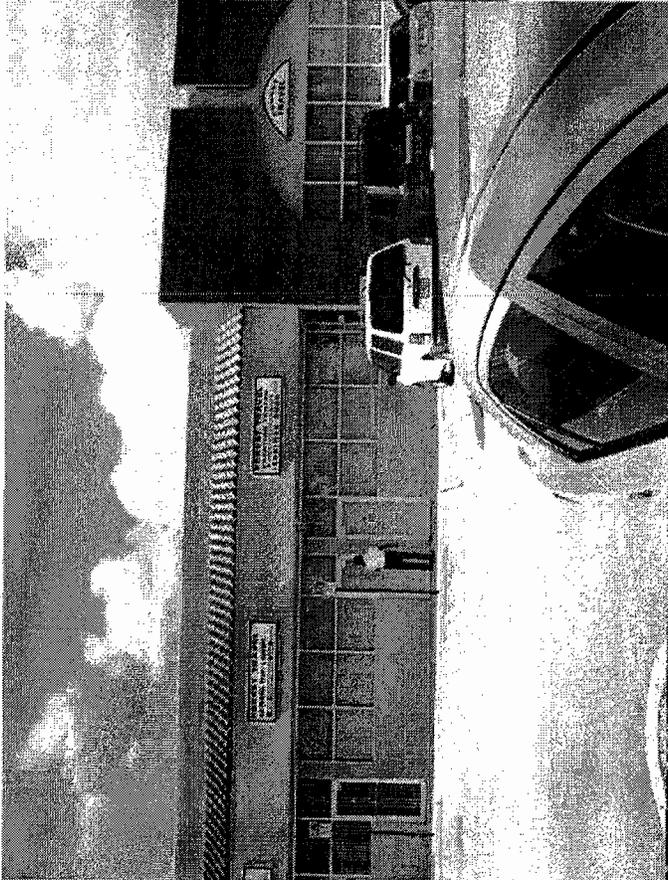
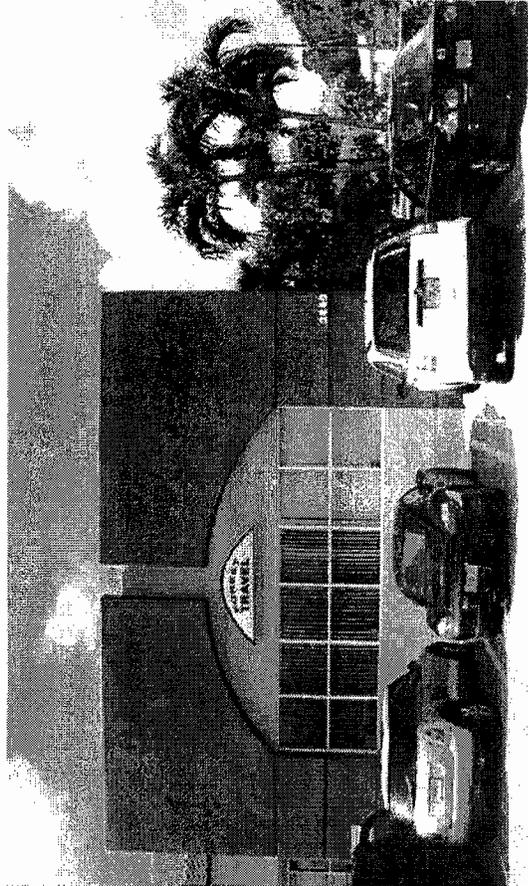


SIDE ELEVATION



REAR ELEVATION



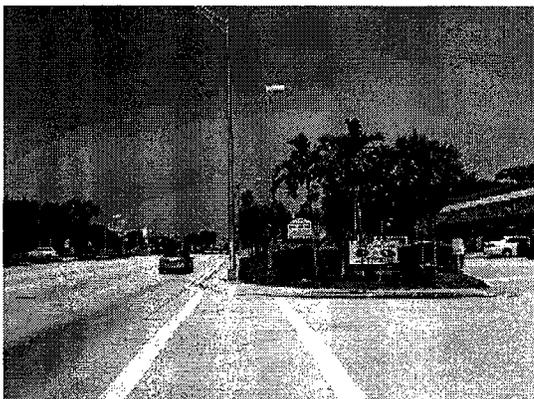


RECEIVED
 081-180
 OCT 19 2010
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *[Signature]*

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2010000180** Applicant Name **NAVAL, LLC**



Date: 13-JUL-11

Comments: EAST VIEW OF FRONT PROPERTY LINE OF SUBJECT PROPERTY.



Date: 15-JUL-11

Comments: EAST VIEW OF SUBJECT PROPERTY.



Date: 15-JUL-11

Comments: NORTH VIEW OF PROPERTY TO THE NORTH OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2010000180** Applicant Name **NAVAL, LLC**



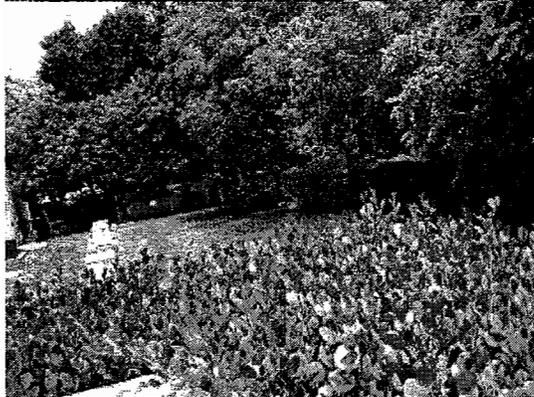
Date: 15-JUL-11

Comments: NORTHEAST VIEW OF PROPERTY TO THE NORTH OF SUBJECT PROPERTY.



Date: 15-JUL-11

Comments: SOUTHEAST VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.



Date: 15-JUL-11

Comments: SOUTHEAST VIEW OF REAR PROPERTY LINE OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2010000180** Applicant Name **NAVAL, LLC**



Date: 15-JUL-11

Comments: SOUTHEAST VIEW OF SUBJECT PROPERTY.



Date: 15-JUL-11

Comments: SOUTHWEST VIEW OF SUBJECT PROPERTY.



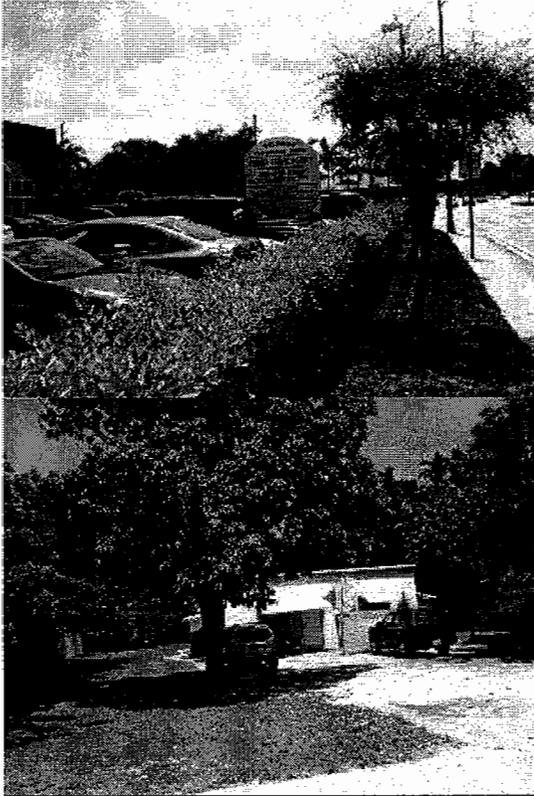
Date: 15-JUL-11

Comments: WEST VIEW OF PROPERTY TO THE WEST OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANK**

Evaluator **N/A**

Process Number: **Z2010000180** Applicant Name **NAVAL, LLC**



Date: 15-JUL-11

Comments: WESTERN VIEW OF DETACHED SIGN ON SUBJECT PROPERTY.

Date: 15-JUL-11

Comments: WESTERN VIEW OF PROPERTY TO THE SOUTH OF SUBJECT PROPERTY.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Naval, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>David Mendal</u>	<u>100%</u>
<u>Naval LLC</u>	
<u>2440 NE Miami Gardens Dr #100</u>	
<u>North Miami, FL 33180</u>	

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

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JSA

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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 ZONING HEARINGS SECTION
 MINNAPOLIS PLANNING AND ZONING DEPT.
 BY JFA

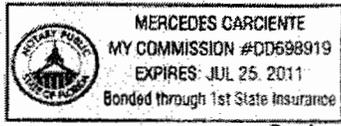
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Handwritten Signature]
(Applicant)

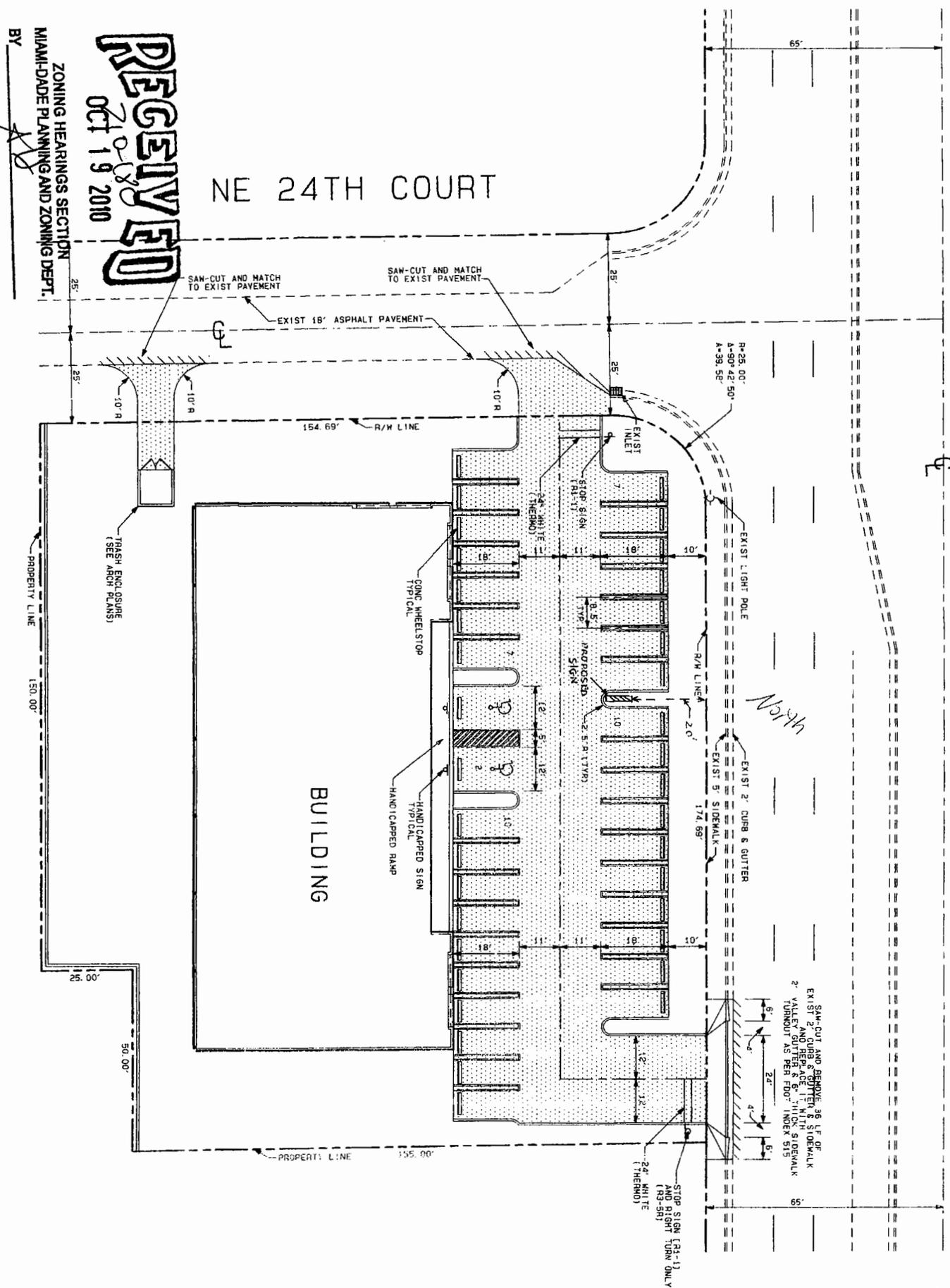
Sworn to and subscribed before me this 15 day of June, 20 10. Affiant is personally know to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)



My commission expires: Jul 25, 2011

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



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 BY *[Signature]*

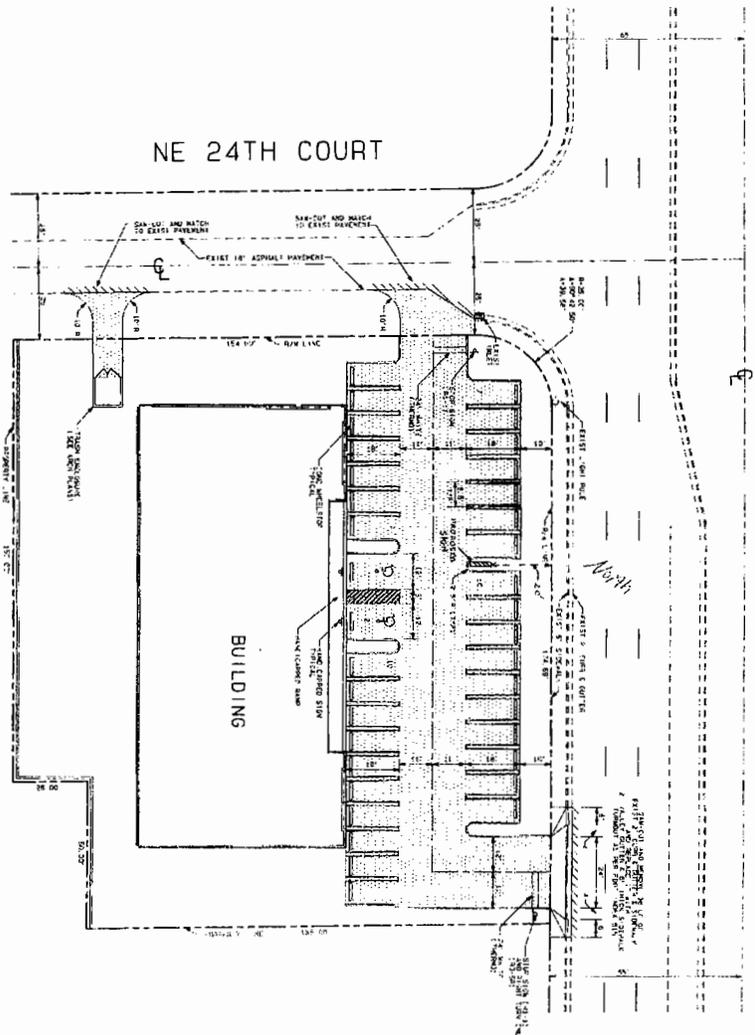
NE 24TH COURT

BUILDING

ENLARGED SITE PLAN

MIAMI GARDENS DRIVE (SR 860)

NE 24TH COURT



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

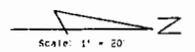
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SITE AND PAVING PLAN



ENGINEERING AGK, LLC
 DON ARPIN M.S.P.E.
 Structural Only #28585

4920 N. Dixie Hwy,
 Ft. Lauderdale, FL 33334
 Tel. 954-572-8345
 CoA #26073

MIAMI GARDENS PLAZA
 OFFICE BUILDING
 MIAMI GARDENS DRIVE AND NE 24TH COURT
 MIAMI, FLORIDA

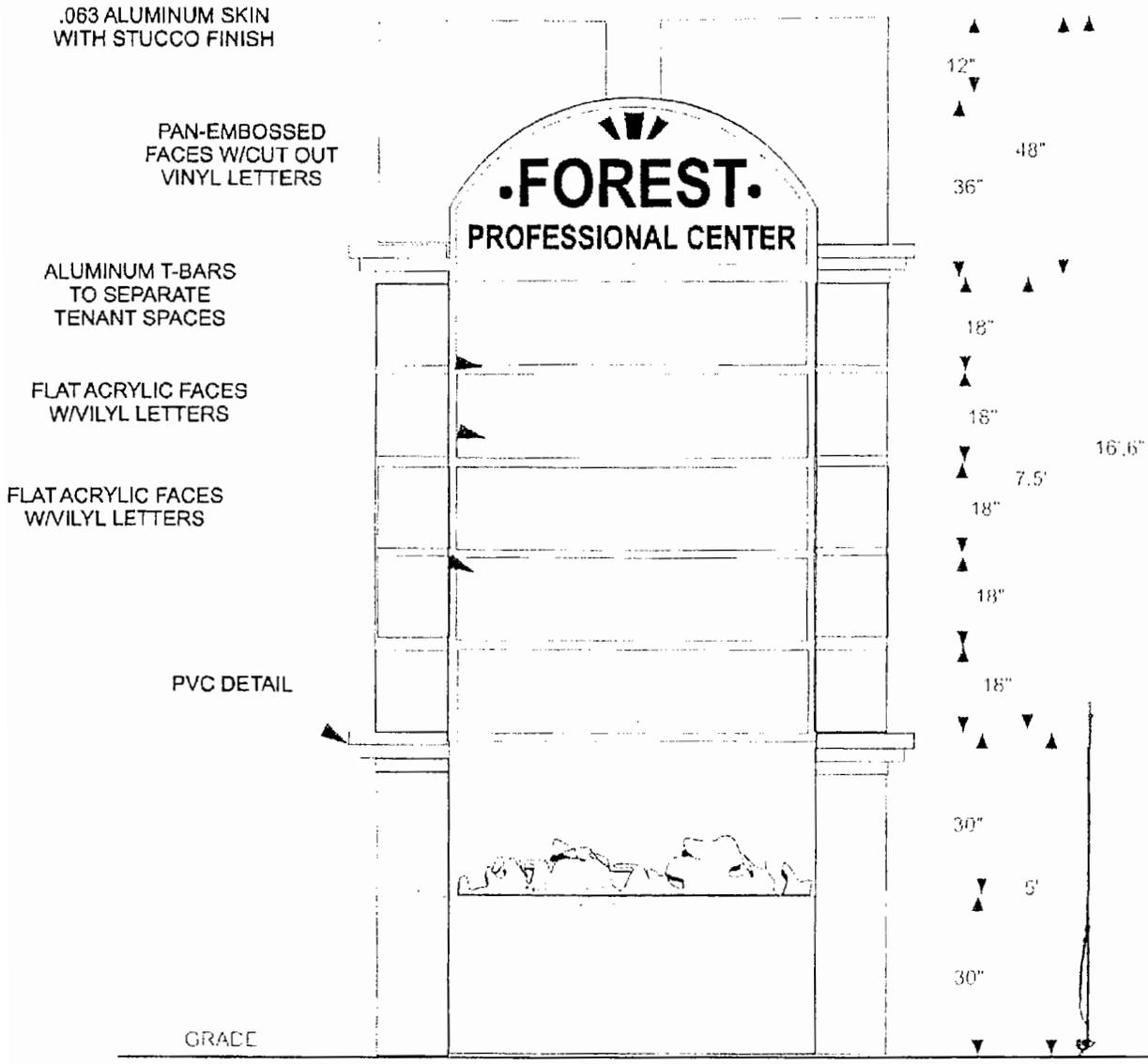
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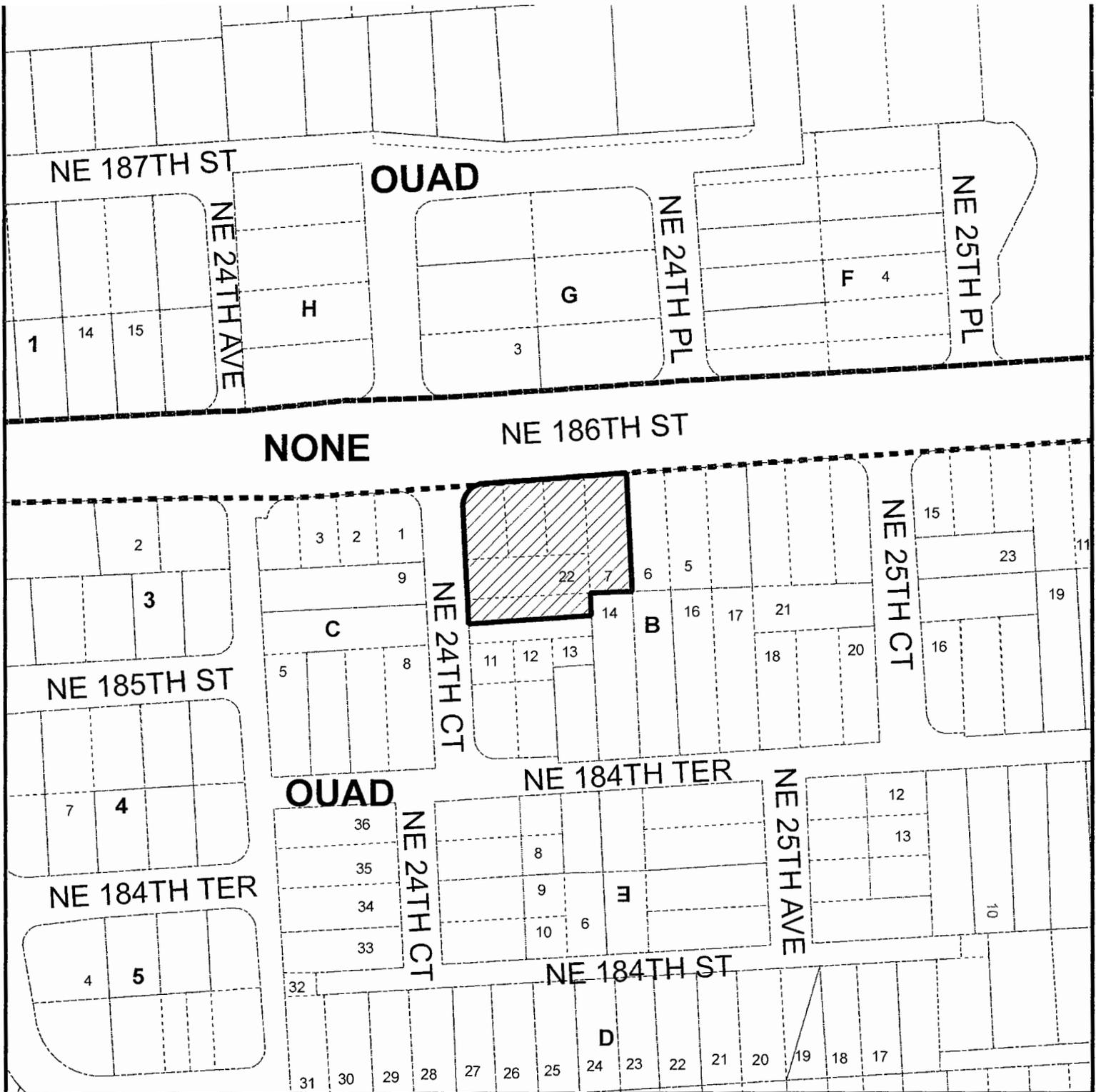
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PROCESS #: Z10-180
DATE: OCT 19 2010
BY: SDE

JZH

INTERNALLY ILLUMINATED PYLON SIGN





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000180



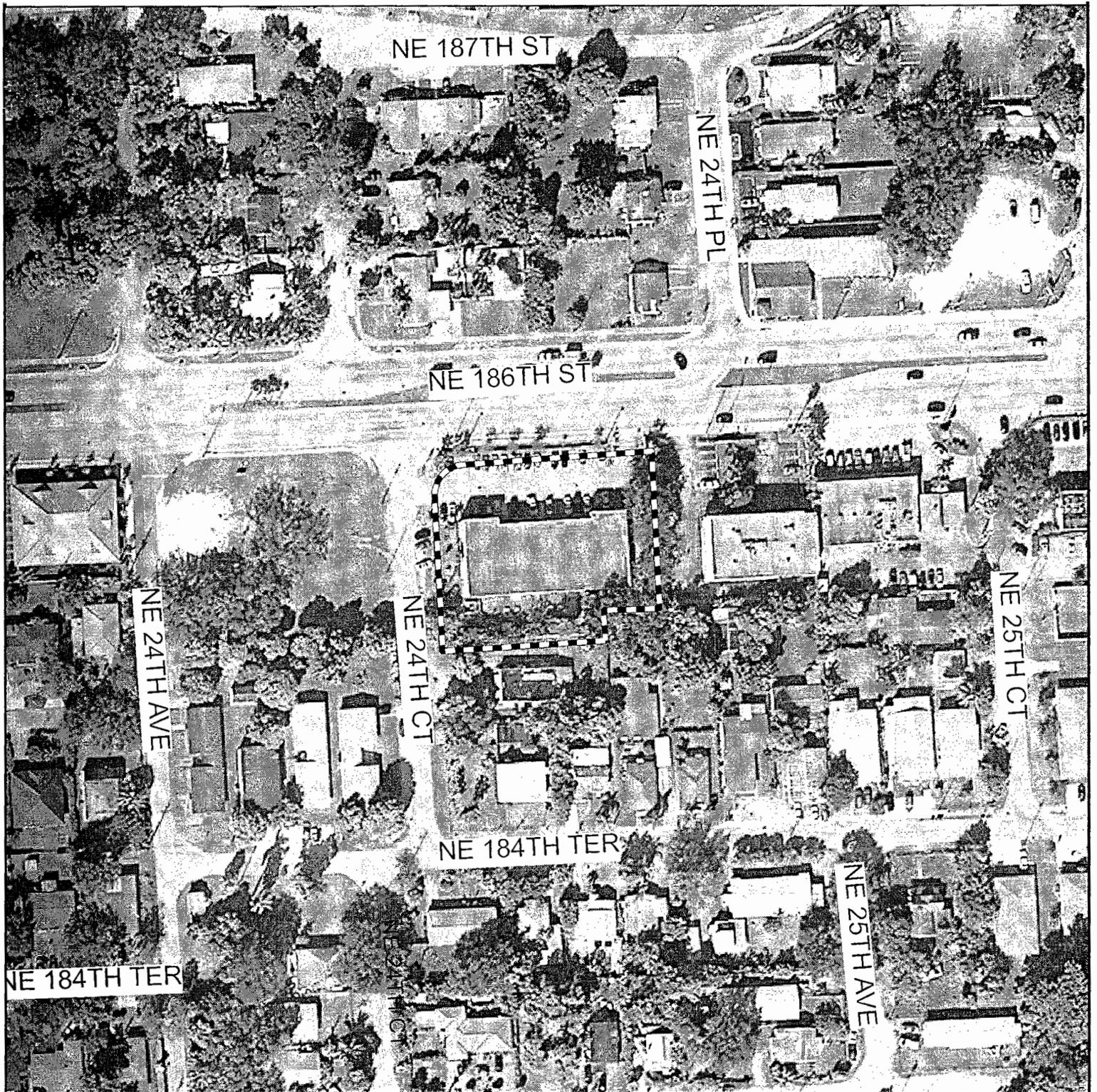
Section: 04 Township: 52 Range: 42
 Applicant: NAVAL, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: KEELING
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
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MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000180



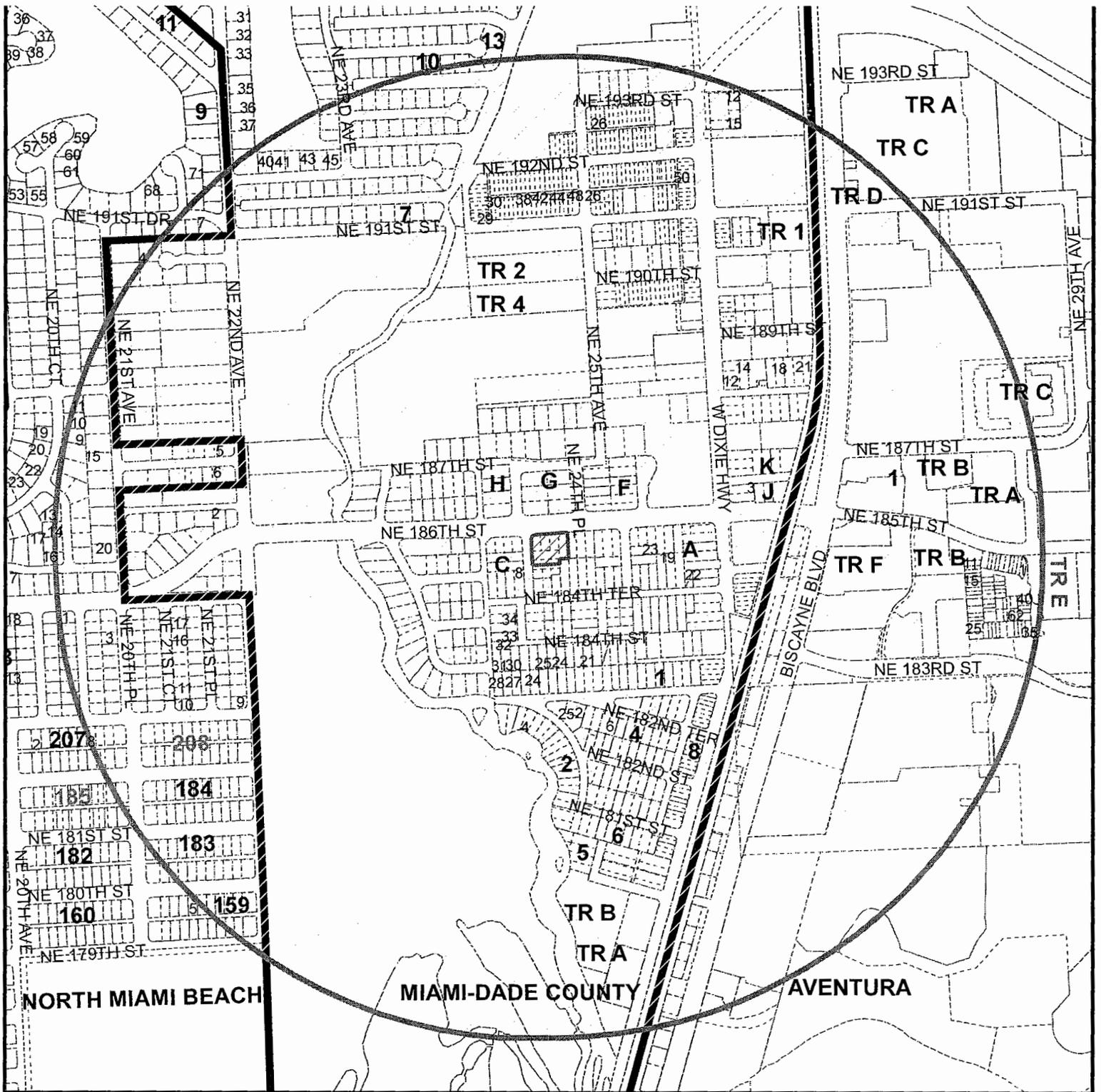
Section: 04 Township: 52 Range: 42
 Applicant: NAVAL, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: KEELING
 Scale: NTS

Legend
 Subject Property



SKETCH CREATED ON: Tuesday, October 26, 2010

REVISION	DATE	BY
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**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 04 Township: 52 Range: 42
 Applicant: NAVAL, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: KEELING
 Scale: NTS

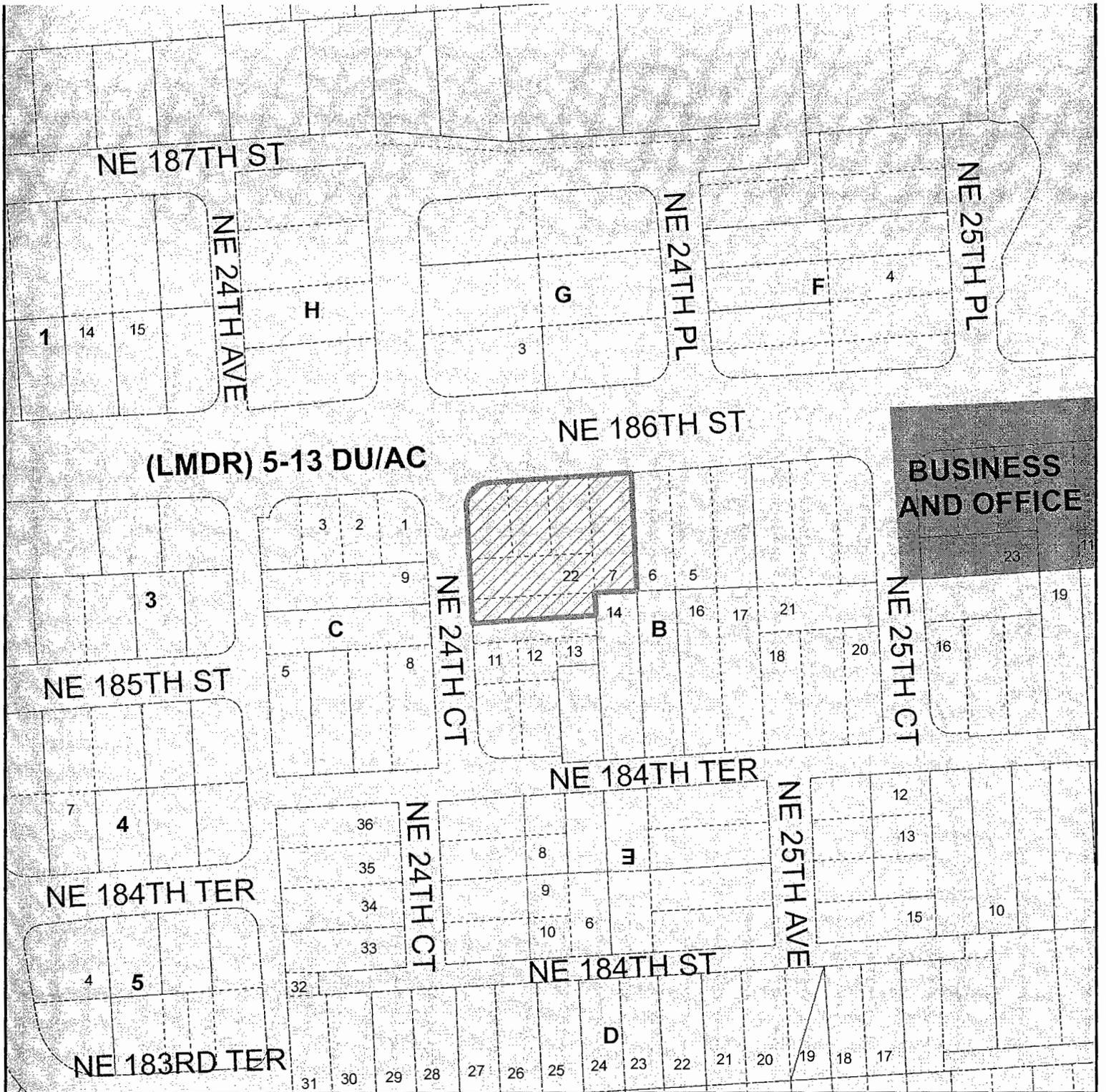
Process Number
Z2010000180
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2010000180



Section: 04 Township: 52 Range: 42
 Applicant: NAVAL, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: KEELING
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, October 26, 2010

REVISION	DATE	BY