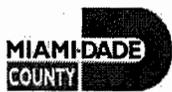


# KITS

9-23-2008 Version # 1



**COMMUNITY ZONING APPEALS BOARD 5  
LAWTON CHILES MIDDLE SCHOOL  
8190 NW 197 Street, Miami  
Thursday, October 30, 2008 at 7:00 p.m.**

**CURRENT**

1. 08-10-CZ5-1 FAZE CORPORATION 08-67 11-52-40 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, OCTOBER 30, 2008

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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1. FAZE CORP. (08-10-CZ5-1/08-67)

11-52-40  
Area 5/District 13

Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts an RU zoned property along the interior side (south) property line and an AU zoned property along the rear (east) property line; to permit a 6' high chain link fence in lieu thereof.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

LOCATION: Lying east of N.W. 75 Place and approximately 127' south of N.W. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.93 Acres

Department of Planning and Zoning Recommendation:

Approval with one condition under Section 33-311(A)(4)(b) (NUV), and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

**1. FAZE CORPORATION**  
**(Applicant)**

**08-10-CZ5-1 (08-67)**  
**Area 5/District 13**  
**Hearing Date: 10/30/08**

Property Owner (if different from applicant) **Same.**

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1987	Section 11 Property Corp.	Zone change from AU to BU-1A.	BCC	Approved w/conds.
1995	Section 11 Property Corp.	Zone change from RU-4L to BU-2.	BCC	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 5**

**APPLICANT:** Faze Corporation

**PH:** Z08-067 (08-10-CZ5-1)

**SECTION:** 11-52-40

**DATE:** October 30, 2008

**COMMISSION DISTRICT:** 13

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUEST:**

Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts an RU zoned property along the interior side (south) property line and an AU zoned property along the rear (east) property line; to permit a 6' high chain link fence in lieu thereof.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

o **SUMMARY OF REQUEST:**

This application would allow the development of the property without the required 5' high masonry wall along the interior side (south) property line and along the rear (east) property line.

o **LOCATION:** Lying east of NW 75 Place and approximately 127' south of NW 186 Street, Miami-Dade County, Florida.

o **SIZE:** 2.93 Acres

o **IMPACT:**

The proposed development on the site without the required 5' high masonry wall could have a negative visual impact on the area.

**B. ZONING HEARINGS HISTORY:**

In 1987, pursuant to Resolution #Z-345-87, the subject property was part of a larger parcel of land for which the Board of County Commissioners, among other things, granted the approval of a zone change from GU, Interim District, to RU-4L, Limited Apartment House District. Subsequently, in February 1995, pursuant to Resolution #Z-159-95, the Board of County Commissioners granted the approval for a district boundary change from RU-4L to BU-1A, Business-Limited. In 1996, pursuant to Resolution #Z-153-96, the Board of County Commissioners denied without prejudice a request to allow a self-service storage facility on the subject property. In 2000, pursuant to Resolution #CZAB5-10-00, Community Zoning Appeals Board 5 denied without prejudice a request to allow a residential development on the subject property, and in 2004, application number Z2004000335 was withdrawn by the applicant requesting approval for a residential development in a commercial zone.

**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-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
  
2. **Uses and Zoning Not Specifically Depicted.** 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.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

BU-1A; Vacant

Low Medium Density Residential 6 to 13 units

**Surrounding Properties:**

**NORTH:** BU-1A, Commercial structure

Low Medium Density Residential 6 to 13 units

**SOUTH:** RU-4L, Public School

Low Medium Density Residential 6 to 13 units

**EAST:** AU, Miami-Dade County Park

Low Medium Density Residential 6 to 13 units

**WEST:** BU-1A; Commercial structure

Business and Office

The subject property is a parcel of land lying east of NW 75 Place and approximately 127' south of NW 186 Street, in an area characterized by commercial uses, schools, parks and office buildings.

**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:	Acceptable*
Urban Design:	N/A

\*Subject to conditions

**F. PERTINENT REQUIREMENTS/STANDARDS:**

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

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

**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.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection*</b>
Public Works	<b>No objection*</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>

Police  
Schools  
Aviation

**No objection**  
**No comment**  
**No objection**

\*Subject to a condition indicated in their memoranda.

**H. ANALYSIS:**

The applicant is seeking the approval to waive a required 5' high masonry wall where a business lot abuts an RU zoned property along the interior side (south) property line and where the business lot abuts an AU zoned property along the rear (east) property line and to allow a proposed 6' high chain link fence in lieu of the required 5' high masonry wall.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. Additionally, the **Public Works Department does not object** to this application, as it does not generate any additional trips. The **Miami-Dade Fire Rescue Department (MDFR) does not object** to this application and states in their memorandum that the average travel response time to the site is approximately **5.05** minutes.

The applicant is seeking to waive a 5' high masonry wall along the interior side (south) property line and along the rear (east) property line. The subject parcel is zoned BU-1A, Limited Business District, and will be developed in accordance with the BU-1A zoning district regulations. The property is designated Low-Medium Density Residential use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) which permits a density varying from a minimum of 6 units per acre to a maximum of 13 units per acre. However, the interpretative text of the CDMP provides that all existing zoning and uses are **consistent** with the Master Plan. As such, the existing BU-1A zoning on the property is **consistent** with the CDMP. Staff supports the requested non-use variance to waive the required 5' high masonry wall and to allow a 6' high chain link fence in lieu of the required wall along the interior side (south) and along the rear (east) property lines, subject to a condition.

When analyzed under Section 33-311(A)(4)(b) the Non-Use Variance (NUV) standards, staff is of the opinion that the request maintains the basic intent and purpose of the zoning 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. Staff notes that the subject property abuts a Miami-Dade County public school along the entire length of the interior side (south) property line and abuts a Miami-Dade County public park along the entire length of the rear (east) property line. Staff opines that the approval of the proposed 6' high chain link fence with a recommended condition would not create a negative visual impact on the neighboring properties to the south and to the east. Therefore, staff recommends that in order to diminish the impact between the commercial uses permitted on the subject property and the dissimilar land uses allowed on the neighboring properties to the south and to the east, as a condition for the approval of the request, the applicant provide a 5' wide landscaped strip with shrubs and trees along the interior side (south) property line and

along the rear (east) property line in accordance with the Landscape Code (Chapter 18-A). As such, staff supports this request subject to one condition.

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that the request is due to an unnecessary hardship and that, should said request not be granted, such denial would not permit the reasonable use of the premises. However, since this property can be developed in accordance with the BU-1A zoning requirements, staff is of the opinion that this application cannot be approved under same and should be denied without prejudice under the ANUV standards in Section 33-311(A)(4)(c).

Based on all of the foregoing, staff recommends approval with a condition of this application under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV).

**I. RECOMMENDATION:**

Approval with a condition under Section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311(A)(4)(c) (ANUV).

**J. CONDITION:**

That the applicant provide a 5' wide landscaped strip with shrubs and trees along the interior side (south) property line and along the rear (east) property line, said landscaping to be in compliance with the Landscape Code (Chapter 18-A).

**DATE INSPECTED:** 05/27/08  
**DATE TYPED:** 09/09/08  
**DATE REVISED:** 09/18/08; 09/19/09; 09/25/08; 10/08/08  
**DATE FINALIZED:** 10/08/08  
MCL:MTF:LVT:AA



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



# Memorandum



**Date:** April 29, 2008

**To:** Subrata Basu, AIA, AICP, Interim 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-05 #Z2008000067  
FAZE Corporation  
East of N.W. 75<sup>th</sup> Place and South of N.W. 186<sup>th</sup> Street  
Request to Waive the Required CBS Wall between BU-1A and AU  
Zoning Districts  
(BU-1A) (2.93 Acres)  
11-52-40

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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 Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

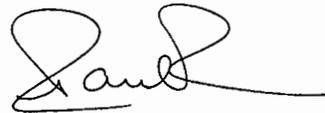
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names:FAZE CORP

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 application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

11-AUG-08

# Memorandum



**Date:** 01-MAY-08  
**To:** Subrata Basu, Interim Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2008000067

**Fire Prevention Unit:**

No objection to Letter of Intent date stamped April 21, 2008.

**Service Impact/Demand:**

Development for the above Z2008000067  
located at LYING EAST OF N.W. 75 PLACE & APPROXIMATELY 127' SOUTH OF N.W. 186 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

in Police Grid 0172 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: 5:05 minutes

**Existing services:**

The Fire station responding to an alarm in the proposed development will be:  
Station 44 - Palm Springs N - 7700 NW 186 Street  
Rescue, ALS Engine, EMS Capt.

**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 at this stage.

# TEAM METRO

## ENFORCEMENT HISTORY

FAZE CORP

LYING EAST OF N.W. 75 PLACE &  
APPROXIMATELY 127' SOUTH OF  
N.W. 186 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

---

Z2008000067

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**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

Case#2008070011, April 24, 2008 Warning Notice #N14646 issued for failure to perform lot maintenance in a non-residential district; overgrown unimproved property.

FAZE CORPORATION  
LYING EAST OF N.W. 75 PLACE & APPROXIMATELY 127' SOUTH OF N.W. 186 STREET, MIAMI  
DADE COUNTY, FLORIDA

Sylvia Williams

**DISCLOSURE OF INTEREST\***

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME FAZA Corporation

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Domingo Pando</u> <u>15025 NW 77 Ave #113</u>	<u>100%</u>

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, 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 required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

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

**RECEIVED**  
2006  
APR 21 2008

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

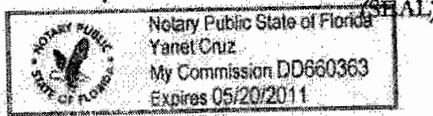
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Danny Perez  
(Applicant)

Sworn to and subscribed before me, this 3<sup>rd</sup> day of April, 2008

Notary Public, State of Florida at Large

My Commission Expires: 05/20/2011

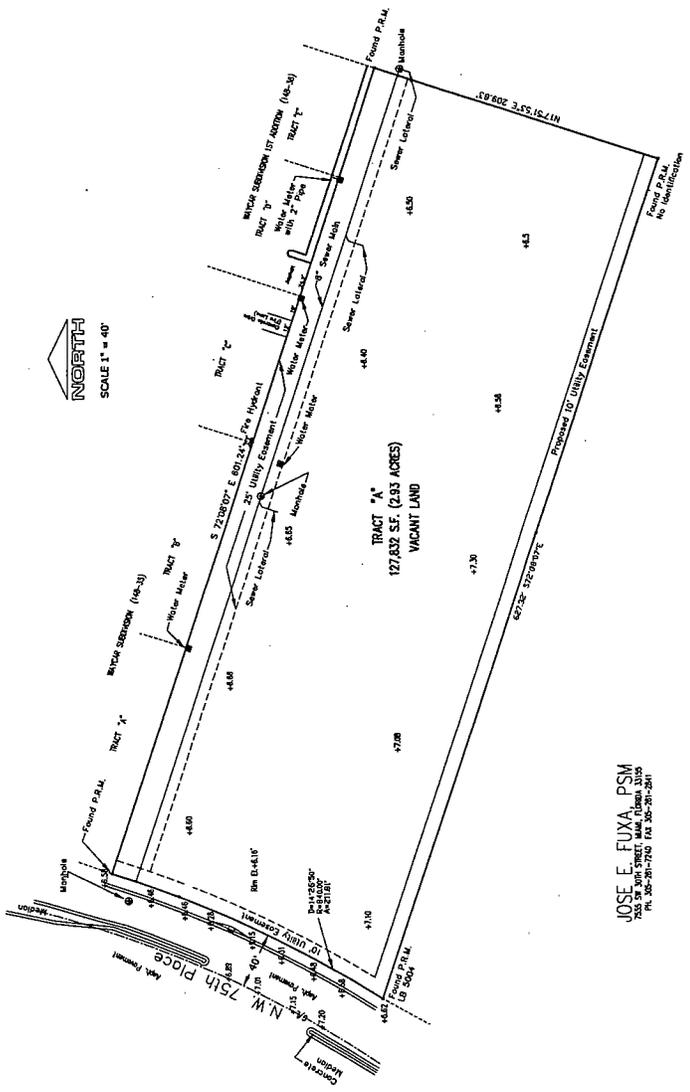
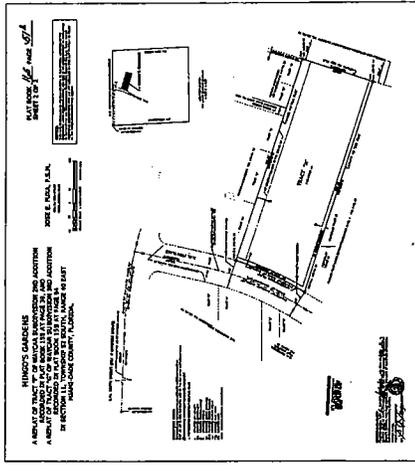


\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

RECEIVED  
2008  
APR 21 2008

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT  
BY \_\_\_\_\_

LOCATION MAP



PLAN OF BOUNDARY SURVEY

LEGAL DESCRIPTION: Tract "A", of MINGO'S GARDENS according to the Plat thereof, as recorded in Plat Book 185 at Page 31 of the Public Records of Miami-Dade County, Florida.

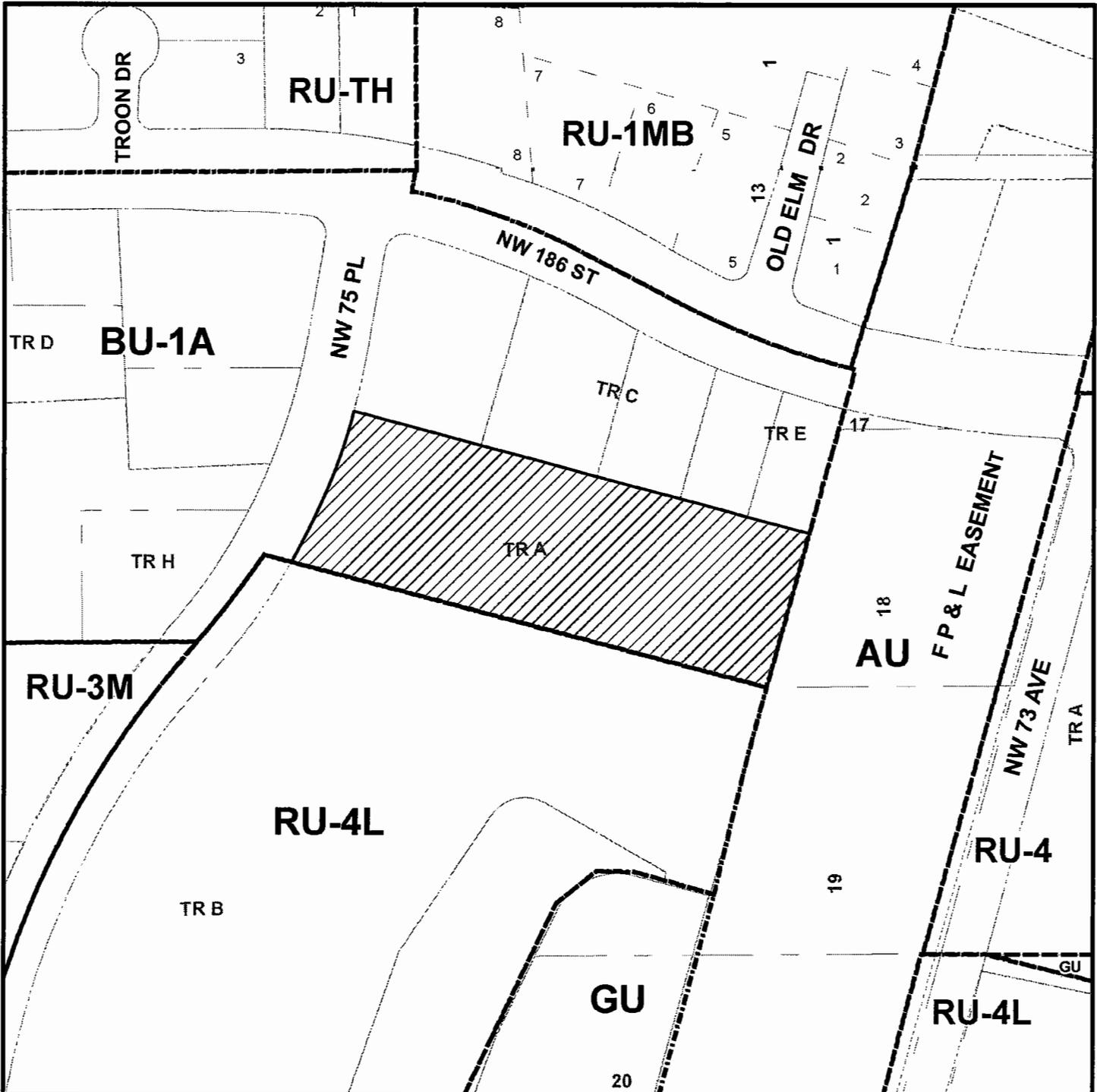
SURVEY FOR: FAZE CORPORATION

HERBERT GENTRY: That the SPECIFIC PURPOSE SURVEY of the above captioned property was completed under my supervision and/or direct control, and that the same complies with the requirements of the Florida Board of Land Surveyors in Chapter 471.022, Florida Statutes.

JOSE E. FUJA, PSM  
100 N.W. 75th Street, Suite 100  
Miami, Florida 33157  
PH: 305-261-7200 FAX: 305-261-2811

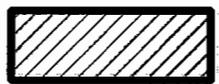


FLOOD ZONE: 100% FLOOD ZONE PANEL: 0075 J  
PAGE: 7.07  
1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
2. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO PROPERTY RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS SURVEY.  
3. SURVEYOR IS SUBJECT TO OPINION OF TITLE.  
4. SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY LEGAL DESCRIPTION FURNISHED BY CLIENT.  
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR.  
6. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE USE OF THE ENTITIES NAMED HEREIN. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.  
7. THE APPROPRIATE AUTHORITY PRIOR TO ANY PERSON WORK ON THIS SURVEY SHOULD BE OBTAINED FROM THE SURVEYOR. ANY WORK SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.  
8. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 12° 00' 00" W 400.00 FT. TO THE INTERSECTION OF THE CENTERLINE OF N.W. 75TH PLACE, SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD.  
9. LAND USE: COMMERCIAL BUILDING



**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**08-067**



**SUBJECT PROPERTY**

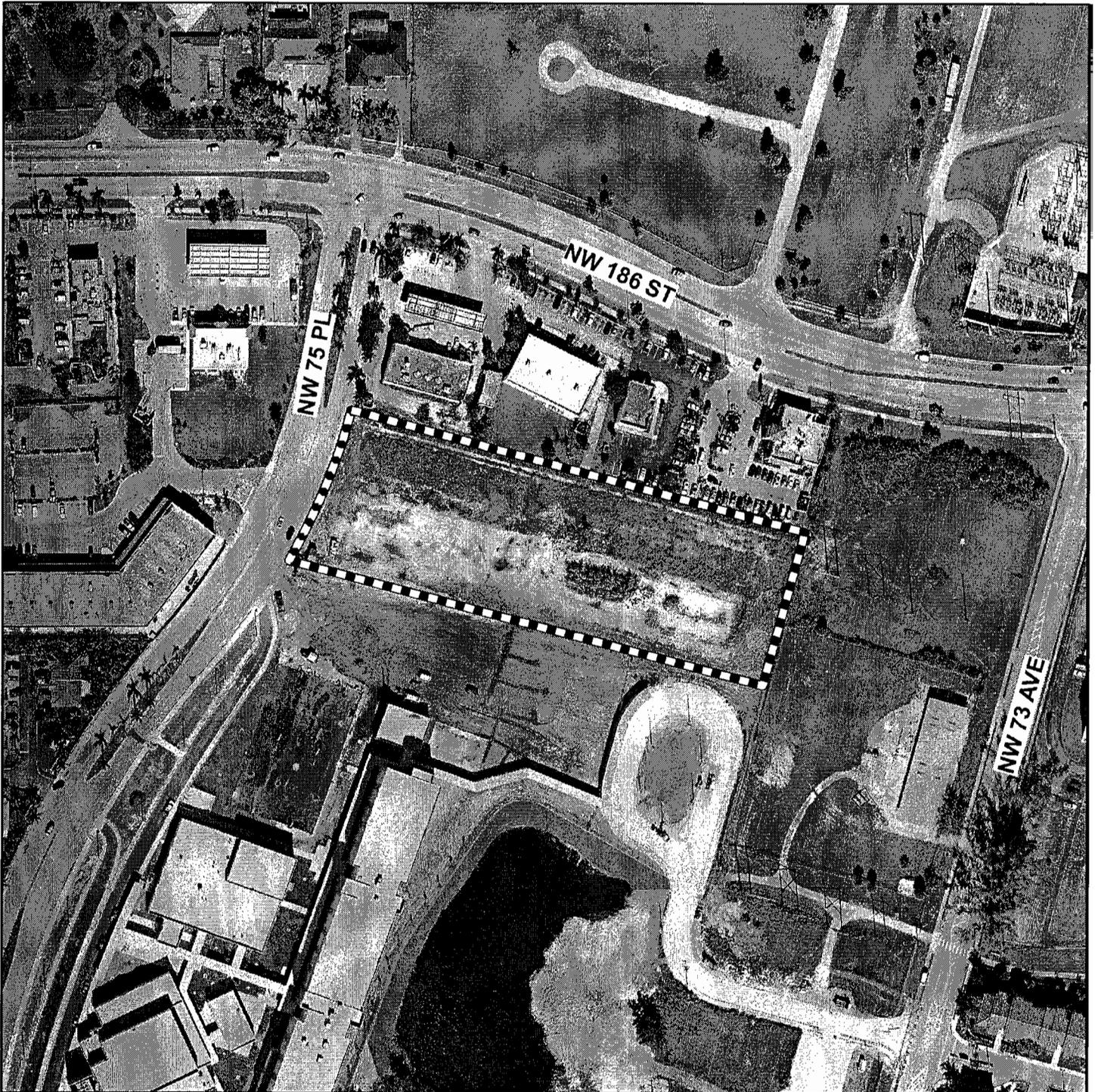


Section: 11 Township: 52 Range: 40  
 Applicant: FAZE CORP  
 Zoning Board: C05  
 District Number: 13  
 Drafter ID: N'NAGBE  
 Scale: NTS



CREATED ON: 04/23/08

REVISION	DATE	BY
Combined zones	06/25/08	KS
		14



**MIAMI-DADE COUNTY**  
**AERIAL**

Process Number  
**08-067**

Section: 11 Township: 52 Range: 40  
 Applicant: FAZE CORP  
 Zoning Board: C05  
 District Number: 13  
 Drafter ID: N'NAGBE  
 Scale: NTS



**SUBJECT PROPERTY**



CREATED ON: 04/23/08

REVISION	DATE	BY
Combined zones	06/05/08	KS