KITS

9-21-2011 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 7

PHYLLIS RUTH MILLER ELEMENTARY SCHOOL

840 NE 87 Street, Miami

Thursday, October 27, 2011 at 6:30 p.m.

CURRENT

1.	11-10-CZ7-1	FORTUNA MENDEZ, ET. AL.	09-107	32-52-42	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 7

MEETING OF THURSDAY, OCTOBER 27, 2011

PHYLLIS RUTH MILLER ELEMENTARY SCHOOL - AUDITORIUM

840 NE 87 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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. FORTUNA MENDEZ, ET. AL. (11-10-CZ7-1/09-107) **32-52-42**
Area 7/District 04

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-354-80, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled Owner: "Mr. & Mrs. Carl Proudfoot," as prepared by R. Lash and dated April 11, 1980.

TO: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled 'Proposed Childcare & Learning Center," as prepared by JOD Consultants, dated stamped received 5/26/11, with sheets A-2 and A-3 last handwritten revision dated 6/15/11 and consisting of 4 sheets.

The purpose of Request #1 is to allow the applicant to submit a revised site plan showing an expansion of the property and to show a day care use in lieu of the previously approved residential use.

(2) Applicant is requesting to permit existing school buildings setback varying from 7'6" to 9'10"(50' required) from the interior side (west) property line, setback varying from 12'3" to 45'2" (50' required) from the interior side (east) property line setback 7.52' (50' required) from the rear (north) property line and spaced less than 75' from a residence under different ownership to the west, east and north of the subject property.

(3) Applicant is requesting to permit drives within 25' of an official right-of-way (not permitted).

(4) Applicant is requesting to permit a landscape buffer varying from 0' to 5' (5' wide required) along portions of the interior side (east) and (west) property lines.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

LOCATION: 1253-1255 N.E. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' x 245'

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

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Permitting, Environment and Regulatory Affairs (PERA) within 14 days after the PERA has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The PERA's posting will be made on a bulletin board located in the office of the PERA.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

1. FORTUNA MENDEZ, ET. AL.
(Applicant)

11-10-CZ7-1 (09-107)
Area 7/District 04
Hearing Date: 10/27/11

Property Owner (if different from applicant) **Edgar & Fortuna Mendez & Jose & Norma Babani.**

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1954	Paul S. Phillips, ET AL	- Zone change from RU-2 to RU-3.	BCC	Approved w/conds.
1976	Directors	- Zone change from RU-3 to RU-3M.	BCC	Approved
1980	Carl & Clara Proudfoot	- Special Exception to re-subdivide. - Non-Use Variance of lot frontage and setback requirement.	ZAB	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. 7

APPLICANTS: Fortuna Mendez, ET. AL. **PH:** Z09-107 (11-10-CZ7-1)

SECTION: 32-52-42 **DATE:** October 27, 2011

COMMISSION DISTRICT: 4 **ITEM NO.:** 1

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A. INTRODUCTION

o SUMMARY OF REQUESTS:

The approval of this application will allow the applicants to:

- Modify a condition of a resolution in order to submit a revised site plan.
- Permit an existing school building with less than the required setbacks.
- Permit drives within 25' of an official right-of-way.
- Permit less than the required landscape buffer.

o REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-354-80, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled Owner: "Mr. & Mrs. Carl Proudfoot," as prepared by R. Lash and dated April 11, 1980.

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The purpose of Request #1 is to allow the applicants to submit a revised site plan showing an expansion of the property and to show a day care use in lieu of the previously approved residence use.

(2) Applicants are requesting to permit existing school buildings setback varying from 7'6" to 9'10"(50' required) from the interior side (west) property line, setback varying from 12'3" to 45'2" (50' required) from the interior side (east) property line, setback 7.52' (50' required) from the rear (north) property line and spaced less than 75' from a residence under different ownership to the west, east and north of the subject property.

(3) Applicants are requesting to permit drives within 25' of an official right-of-way (not permitted).

(4) Applicants are requesting to permit a landscape buffer varying from 0' to 5' (5' wide required) along portions of the interior side (east) and (west) property lines.

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

- **LOCATION:**

  1253-1255 N.E. 112 Street, Miami-Dade County, Florida.

- **SIZE:** 100' x 245'

B. ZONING HEARINGS HISTORY:

The subject site has been involved in three zoning hearings from 1954 thru 1980. On September 9, 1980, pursuant to Resolution No. 4-ZAB-354-80, a special exception and non-use variance was approved for the subject property to permit the continued use of an existing single family residence on a non-conforming lot.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-3M; daycare	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-3M; apartment building	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-3M; triplex, single family residence	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-3M; single family residence	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-3M; apartment buildings	Low-Medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

The subject property is located at 1253-1255 N.E. 112th Street and consists of two parcels of land. The southern parcel of land is an existing daycare center which is allowed as a matter of right pursuant to the underlying zoning designation of the property. The northern parcel of land was approved pursuant to zoning resolution no. 4-ZAB-354-80, to permit the continued use of an existing single family residence on a non-conforming lot. The subject application seeks to expand the existing daycare center use onto the northern parcel of land, without changes to the existing structures.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property as a **Low-Medium Density Residential** use (*see attached Zoning Recommendation Addendum*). This designation permits a density range of a minimum of 6 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. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, **daycare centers**, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood. Furthermore, staff notes that the interpretative text of the CDMP states that all existing lawful uses and zoning are deemed to be consistent with the CDMP Plan as provided in the section of the CDMP entitled, "Concepts and Limitations of the Land Use Plan Map". As such, staff opines that based on the aforementioned, the existing daycare center is **consistent** with the interpretative text and LUP map of the CDMP (*see attached Zoning Recommendation Addendum*). Staff further opines that approval of the proposed application to expand the daycare use onto additional property, would be a supportive use to the neighborhood and therefore **consistent** with **Policy LU-4D** of the Land Use Element of the CDMP (*see attached Zoning Recommendation Addendum*).

When request #1 is analyzed under Section 33-311(A)(7), General Modification Standards, (*see attached Zoning Recommendation Addendum)* staff opines that approval of this request would not generate excessive noise or traffic or create a dangerous hazard in the area. Staff notes that the existing school has been located on the south parcel since 1991 and that all the buildings, on both parcels of land, have been in existence for more than 50 years. As such, staff opines that the approval of the modification to allow the revised site plans would be **compatible** with the surrounding area. In addition, staff notes that as depicted on the plans, there is adequate parking for staff and stacking parking spaces for dropping off and picking up the children from the daycare center. **Staff therefore recommends approval with conditions of request #1 under the Modification Standards.**

When requests #2 through #4 are analyzed under the Non-Use Variance (NUV) Standards, (*see attached Zoning Recommendation Addendum)* Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding multi-family residential developments. Staff opines that requests #2 through #4 are germane to the applicant's request to modify the existing site plan for the existing residence and allow the expansion of the school (request #1). Staff opines that any negative visual impact of the existing encroachments and reduced landscape buffer into the interior side (east, north and west) property lines, which are the subject of requests #2 and #4, are mitigated by the existing six (6) foot high wood fence along the interior side (east and west) property lines of the subject property, as shown in the survey and

photographs submitted. Moreover, as the structures have existed in that form for over 50 years, this application does not create any new negative visual impacts to the neighboring properties.

However, staff is of the opinion that the proximity of the existing drive to the right-of-way, request #3, may result in a negative visual impact on vehicular and pedestrian traffic on the abutting frontage road to the south. Therefore, staff recommends that as a condition of approval the applicant provide additional landscape buffering at the entrance of the subject property. As such, staff opines that the approval of these requests would not have a negative visual or aural impact on the abutting property located to the north and is therefore **compatible** with same.

Accordingly, staff is of the opinion that the approval of the proposed expansion of the daycare onto additional property, and to allow the proposed expansion with the requested variances to the zoning regulations will not have a negative impact on the surrounding area, is **compatible** with same and would be **consistent** with **Policy LU-4D,** of the Land Use Element of the CDMP. Staff therefore, recommends approval with conditions of request #1 under the Generalized Modification Standards, Section 33-311(A)(7) and approval of requests #2 through #4, under Section 33-311(A)(4)(b) (NUV). **Based on all of the aforementioned, staff recommends approval with conditions of this application.**

F. <u>RECOMMENDATION:</u> Approval with conditions.

G. <u>CONDITIONS</u>:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That the use be established and maintained in accordance with the approved plan.

3. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Fire Department, the Miami-Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).

4. That the use be restricted to a maximum number of 76 children as shown in the child care checklist.

5. That the applicant obtain a Certificate of Use and Occupancy from, and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That the applicants comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM) as contained in their memorandum pertaining to this application.

7. That the applicants comply with all applicable conditions and requirements of the Public Works Department as contained in their memorandum pertaining to this application.

8. That the hours of operation shall be between 7:00 AM and 6:00 PM.

9. That the use may be conducted on the premises on weekdays only, Monday through Friday inclusive.

10. That the applicants maintain the 6' high wood fence along the interior sides (east and west) and rear (north) property lines.

11. That the applicants provide additional landscaping at the front (south) entrance.

DATE INSPECTED: 07/13/11
DATE TYPED: 08/30/11
DATE REVISED: 10/14/2011
DATE FINALIZED: 08/30/11
CD:GR:ES:NN:CH:JC

For

Charles Danger, P.E., Interim Director
Department of Permitting, Environment
and Regulatory Affairs

ZONING RECOMMENDATION ADDENDUM

Fortuna Mendez, Et. Al.
Z09-107

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

Low-Medium Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-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.*
Policy LU-4D (Pg. I-11)	*Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.*
Uses and Zoning Not Specifically Depicted (Pg. I-41)	*Some existing uses and zoning are not specifically depicted on the LUP map. All existing 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 districts and uses. All approval of new industrial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, the objectives and policies of this Plan.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*
33-311(A)(7)(a)	***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; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Board of County Commissioners, 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.*

Memorandum

MIAMI-DADE COUNTY

Date: June 27, 2011

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

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

Subject: C-07 #Z2009000107-6th Revision
Edgar Mendez and Jose and Norma Baban
1253-1255 N.E. 112 Street
Modification to Site Plan of Previous Resolution to Increase Size of Property and Permit a Child Care Facility
(RU-3M) (.76 Acres)
32-52-42

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.

Potable Water Service

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

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

Wastewater Disposal

Section 24-43.1(4)(b)(II) of the Code provides that the maximum sewage loading shall not exceed 1,500 gallons per day per acre (GPD/AC) for nonresidential property served by a septic tank and drainfield in conjunction with a public water supply . The subject property contains a gross area of approximately 27,000 square feet; based upon Code rates, the proposed development would generate a wastewater flow of approximately 370 gallons per day. This flow translates into a sewage loading rate of 598 GPD/ AC, which would not exceed the above-noted Code requirement.

Additionally, the owner of the property has submitted properly executed covenant running with the land in favor of Miami-Dade County as required by Sections 24-43.1(4)(a) of the Code. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

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

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

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.

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

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

Tree Preservation
Tree Removal Permit #00002655(2010-TREE-PER-00322) was issued for these properties on May 16th, 2011 for the removal of one specimen size (trunk diameter 18 inches or greater) seagrape tree and the after the fact removal of one nonexempt non specimen size tree. All approved tree removal/relocation, replanting and final inspection must be completed prior to the scheduled expiration date of this permit on May 16, 2012 in order to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection. Be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other trees on the subject properties. Please contact this Program at 305-372-6600 for information regarding tree removal/relocation permits.

Enforcement History
DERM has found no open or closed enforcement records for the subject property.

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.

REVISION 1

PH# Z2009000107
CZAB - C07

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: FORTUNA MENDEZ, ET. AL.

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division (TED) has no objection to this application provided the recommendations indicated below are incorporated into the related documentation and implemented in the field.

The Traffic Engineering Division has reviewed the Site Plan, dated revised 02/10/2011 (attached); and the Child Care Checklist, dated 12/03/2009, for the proposed facility located at 1253 NE 112TH ST, and has the following recommendations:

Site Plan Review:

A pedestrian path way connecting the public sidewalk to the facility¿s main entrance must be provided. TED recommends proposing the pedestrian point of entry at the circular driveway island that can connect to the onsite sidewalk. The entrance drive may be reduced to 14 feet to provide a larger island, if necessary.

TED strongly suggests that the exit driveway to be relocated 10 feet east of the western property line to provide better egress to visitors in parking stalls numbered 1 and 2.

The applicant must update all of the required application documents to reflect the number of children and staff shown on the site plan referenced in this document and attached.

Please contact Ricardo Gavilan, if you have any questions concerning this recommendation.

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

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

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.
12-JUL-11

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Child Care Check List for
Day Nursery, Day Care, Kindergarten, Private School

School Name: My Dream Child Care Inc. DBA Alberto's Dream Child Care and Learning Ctr.

School Address: 1253-55 NE 112 st. Miami, Fl. 33161 Tax Folio # 30 - 30-2232-015-0560 30-2232-015-0562

1. Is this an expansion to an existing school? ☐ Yes ☒ No If yes, indicate the number of students: _____ and age and grade ranges originally approved: _____

2. Total size of site: _____ x _____ = 24,500 ÷ 43,560 sq. ft. = 0.56 acres

3. Number of children or students requested: 76 Ages : NEW BORN / 6

4. Number of teachers: 6 number of administrative & clerical personnel 2

5. Number of classrooms: ~~8~~ 11 Total square footage of classroom area: ~~2,700~~ 6 OK 2700¢

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 985

7. Amount of exterior recreation /play area in square footage: 3544

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: _____

9. Number of parking spaces provided for staff, visitors, and transportation vehicles: 8 parking spaces provided 8 parking spaces required by Section 33-124 (L)

10. Indicate the number of auto stacking spaces: 5 provided 5 required

11. Proposed height for the structure(s): 16 See Section 33-151.18(g)

12. Size of identification sign: _____ x _____ = _____ 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: 7 A.M – 6 PM Mon-Fri.

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 the school will include residential uses, do such uses meet the standards provided in Section 33-151.17? ☐ Yes ☐ No (If yes, describe the residential uses and indicate same on the plans.)

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 76 (number of children) = 2,660 sq. ft. of classroom area required.

b. Elementary Grades 1 - 6

30 sq. ft x____ (number of children) =_____ sq. ft. of classroom area required.

c. Junior High and Senior High School (Grades 7-12)

25 sq. ft. x _____ (number of children) =_____ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED : 2 660 OK
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: ~~2700~~ 2700

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x ~~76~~ 38 (1/2 of children) = 1,710

b. Grades 1 - 6 500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x_____ (remaining children) = _____

c. Grades 7 - 12 800 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x_____ (next 300 children) = _____

150 sq. ft. x_____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1710
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 3544

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: 16 Trees provided: 24

b. Ten shrubs are required for each tree required. Shrubs required: ~~240~~ Shrubs provided: 259

c. Grass area for organized sports/ play area in square feet: _____

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

School Address: _____ Zip Code: _____.

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

Signed, sealed, executed and acknowledged on this 3rd day of December at Miami-Dade County, Florida.

Fortuna Bahari

Signature

WITNESSES:

_____

_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 3rd day of December, 2009, before me personally appeared Fortuna Bahari, 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 for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

ALBERT HERNANDEZ
Notary Public - State of Florida
My Commission Expires Sep 22, 2010
Commission # DD 555051
Bonded By National Notary Assn.

Memorandum

Date: 27-APR-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2009000107

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped April 7, 2011.

Service Impact/Demand

Development for the above Z2009000107
located at 1253-1255 N.E. 112 ST
in Police Grid 0545 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	1,852 nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 1.24 alarms-annually.
The estimated average travel time is: 6:12 minutes

Existing services

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

Station 20 - North Miami E.- 13000 NE 16 Avenue
Rescue, ALS Engine, Battalion.

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 site plan date stamped April 7, 2011.

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

Memorandum

MIAMI-DADE COUNTY

Date: June 24, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2009000107: My Dream Childcare & Learning Center
Revised Document Submittal

Application Name: FORTUNA MENDEZ, ET. AL

Project Location: The site is located at 1253-1255 N.E. 112 ST, Miami-Dade County.

Proposed Development: The applicant is requesting an expansion of an existing day care including the addition of a flag lot (1255 NE 112th St). Also requested are variances of the set back distances to property lines and between buildings, public assemblage setbacks, modification of plans, drives with 25' of the right-of-ways and 1.5' landscape buffer.

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

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

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

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

DATE: 12-JUL-11
REVISION 3

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

FORTUNA MENDEZ, ET. AL.

APPLICANT

1253-1255 N.E. 112 ST

ADDRESS

Z2009000107

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: Zoning inspection 2-4-2010, no violatio. Case closed Warning 2-4-2010 for banner signs,closed 2-22-2010. Zoning inspection 2-4-2010, no violation. Case closed 2-5-2010.BNC:Case opened and nov mailed 8-20-2008,cvn posted 12-26-2008,cvn appealed,hearing,recommended for lien.

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK **Inspection Dat**

Evaluator: ANTONIO ATALA 07/13/11

Process #:	**Applicant's Name**
Z2009000107	FORTUNA MENDEZ, ET. AL.

Locations: 1253-1255 N.E. 112 ST

Size: 100' x 245' **Folio #:** 3022320150562

Request:

1 Modification of Condition #2 of Resolution #4-ZAB-354-80, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM:
"2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled "Owner: Mr. & Mrs. Carl Proudfoot" as prepared by R. Lash and dated April 11, 1980."

TO:
"2. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled "Proposed Childcare & Learning Center" as prepared by JOD Consultants, dated stamped received 05/26/11, consisting of 4 sheets."

The purpose of request #1 is to allow the applicant to submit a revise site plan showing an expansion of the property and to show a day care use in lieu of the previously approved residence use.
2 Applicants are requesting to permit existing school buildings setback varying from 7'6" to 9'10" (50' required) from the interior side (west) property line, setback varying from 12'3" to 45'2" (50' required) from the interior side (east) property line, setback 7'52" (50' required) from the rear (south) property line and spaced less than 75' from a residence under different ownership to the (west, east and south) of the subject property. 33-17
3 Applicants are requesting to permit drives within 25' of an official right-of-way (none permitted).
4 Applicants are requesting to permit a landscape buffer varying from 0' to 5' wide (5' required) along portions of the interior sde (east) and (west) property lines.

EXISTING ZONING

Subject Property RU-3M,

EXISTING USE DAYCARE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

THREE ONE STORY BUILDINGS AND A SMALL SHED.

USE(S) OF PROPERTY:

CHILD DAY CARE CENTER.

FENCES/WALLS:

WOOD FENCING ALONG EAST AND REAR (NORTH) PROPERTY LINE. WOOD FENCING ALONG WEST PROPERTY LINE FROM FRONT BUILDING LINE TO REAR PROPERTY LINE. CHAIN LINK FENCING SURROUNDS PLAY AREA AND FRONT YARD.

LANDSCAPING:

LARGE SEA GRAPE AND OAK TREES IN FRONT YARD (PLAY AREA). IN REAR YARD THERE IS AN OAK TREE AS WELL AS THREE PALMS AND TWO NON-NATIVE TREES.

BUFFERING:

ZONING INSPECTION REPORT

SHRUBS PLANTED DENSELY ALONG WEST PROPERTY LINE.

VIOLATIONS OBSERVED:

CARTOON SIGNS ON FRONT WALL OF BUILDING. STORAGE SHED INSIDE INTERIOR SIDE SETBACK (WEST) AND IN FRONT YARD.

OTHER:

NONE

Process #	Applicant's Name
Z2009000107	FORTUNA MENDEZ, ET. AL.

SURROUNDING PROPERTY

NORTH:

ONE STORY FOUR UNIT APARTMENT HOUSE

SOUTH:

TWO ONE STORY DUPLEX RESIDENCES

EAST:

ONE STORY ABANDONED SINGLE FAMILY RESIDENCE

WEST:

ONE STORY WOOD FRAME SINGLE FAMILY RESIDENCE

SURROUNDING AREA

SUBJECT PROPERTY IS SURROUNDED BY DUPLEX RESIDENCES AND A RESIDENTIAL PROPERTY USED AS AN ACLF.

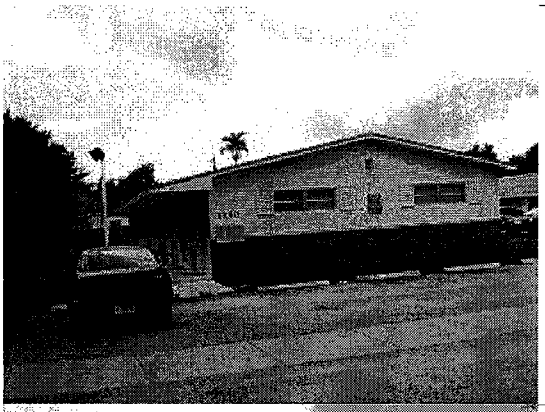
NEIGHBORHOOD CHARACTERISTICS:

DUPLEX AND SINGLE FAMILY RESIDENTIAL.

COMMENTS:

NONE

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2009000107*** **Applicant Name** ***FORTUNA MENDEZ, ET. AL.***



Date: 14-JUL-11

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

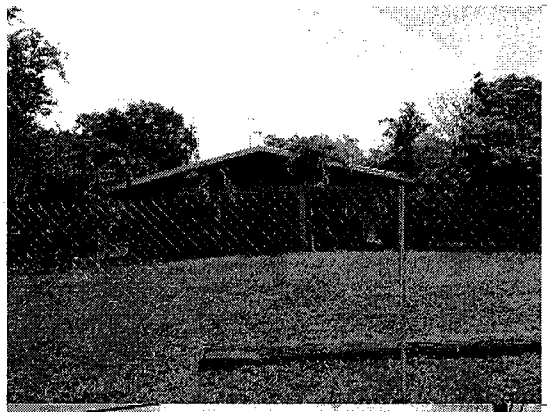
Date: 15-JUL-11

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

Date: 15-JUL-11

Comments: NORTH VIEW OF NORTHWEST CORNER OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2009000107*** **Applicant Name** ***FORTUNA MENDEZ, ET. AL.***



Date: 15-JUL-11

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

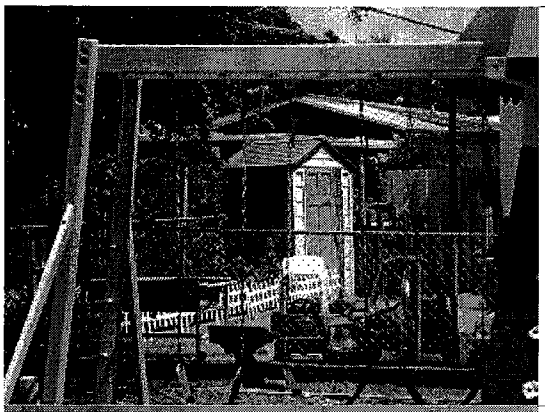
Date: 15-JUL-11

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

Date: 15-JUL-11

Comments: NORTH VIEW OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2009000107*** **Applicant Name** ***FORTUNA MENDEZ, ET. AL.***

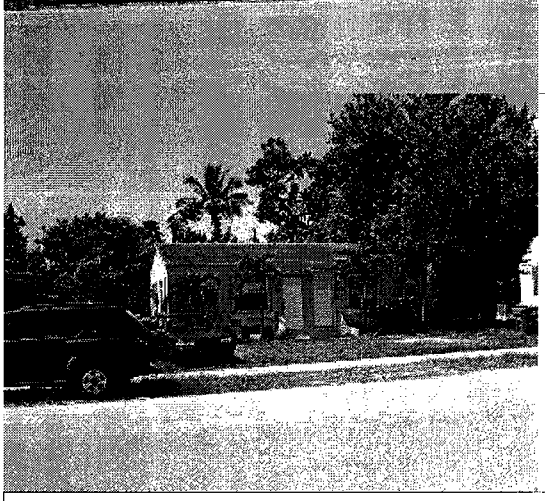


Date: 15-JUL-11

Comments: NORTHWEST VIEW OF SHED IN FRONT YARD IN VIOLATION SETBACK REQUIREMENTS.

Date: 15-JUL-11

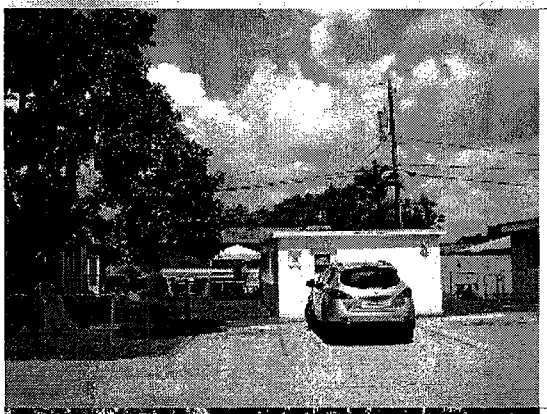
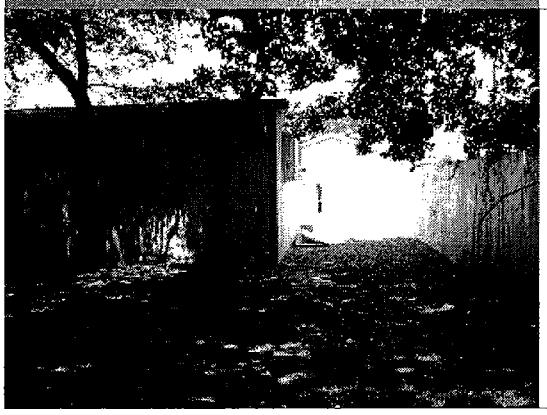
Comments: SOUTH VIEW OF PROPERTY TO THE SOUTH OF SUBJECT PROPERTY.



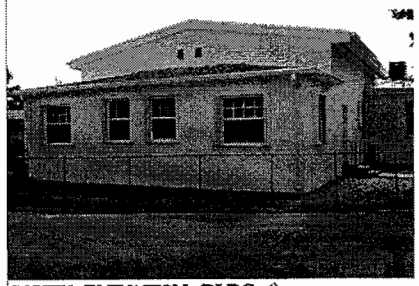
Date: 15-JUL-11

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

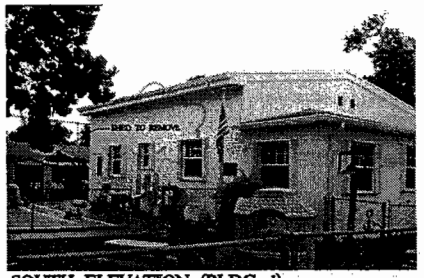
Inspector ***RODRIGUEZ, FRANK***
Evaluator ***ANTONIO ATALA***
Process Number: ***Z2009000107*** **Applicant Name** ***FORTUNA MENDEZ, ET. AL.***

	Date: 15-JUL-11 Comments: SOUTHWEST VIEW OF PRINCIPAL STRUCTURE ON SUBJECT PROPERTY.
	Date: 15-JUL-11 Comments: WEST VIEW OF BUILDING ON SUBJECT PROPERTY.
	Date: 15-JUL-11 Comments: WEST VIEW OF REAR PROPERTY LINE OF SUBJECT PROPERTY.

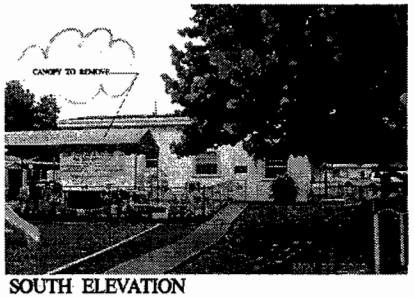
23



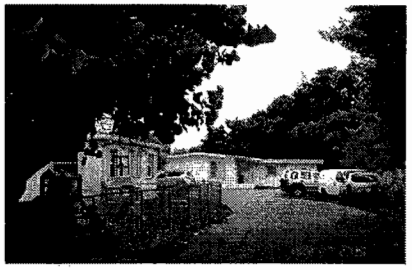
SOUTH ELEVATION (BLDG. 1)



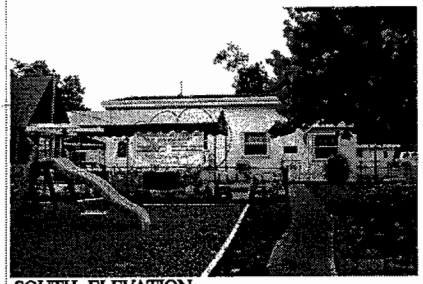
SOUTH ELEVATION (BLDG. 1)



SOUTH ELEVATION



SOUTH ELEVATION



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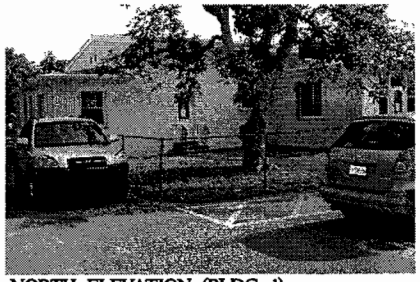
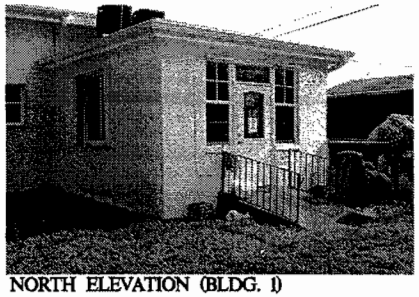
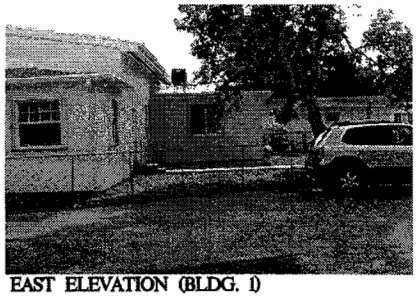


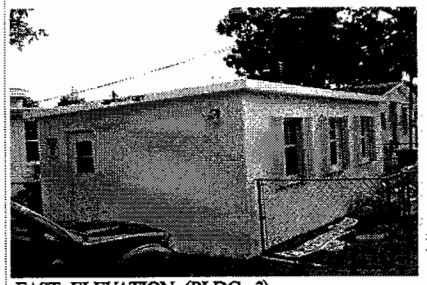
NORTH ELEVATION (BLDG. 1)



NORTH ELEVATION (BLDG. 1)



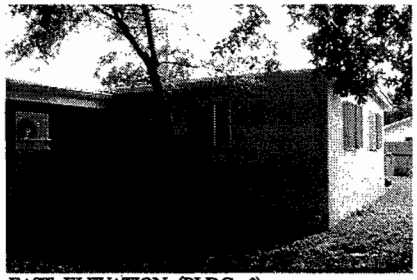
EAST ELEVATION (BLDG. 1)



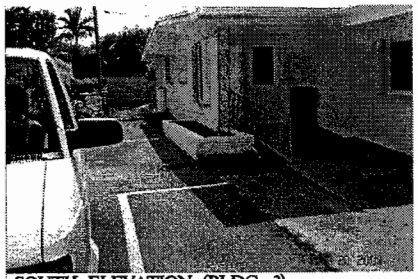
EAST ELEVATION (BLDG. 2)

WEST ELEVATION (BLDG. 2)

NORTH ELEVATION (BLDG. 2)



EAST ELEVATION (BLDG. 3)



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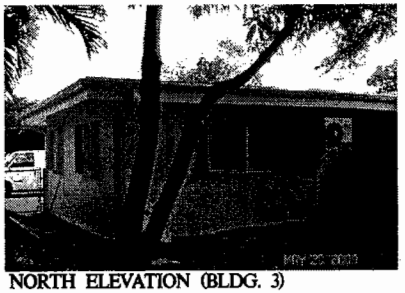
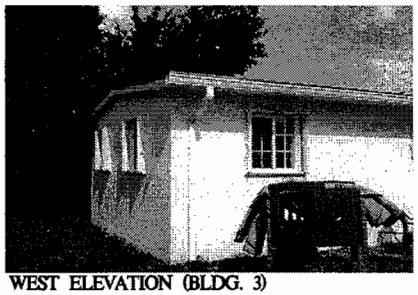


NORTH ELEVATION (BLDG. 3)

WEST ELEVATION (BLDG. 3)



WEST ELEVATION (BLDG. 3)

JOB CONSULTANTS

JOSE G. DOMINGUEZ

PROPOSED CHILDCARE & PRE-SCHOOL
1255 NE 112 ST MIAMI, FL. 33161

Date

Drawn by:

Checked by:

Revisions:

Comm. no.

Sheet

A-1f

of

6

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: _____

NAME AND ADDRESS	Percentage of Stock

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: Alberto's Dream Child Care and Learning Center

NAME AND ADDRESS	Percentage of Interest
Fortuna Babani Mendez 1700 N Treasure Dr.	97%
Edgar Mendez 1700 N. Treasure Dr.	1%
Jose Babani 495 South Shore Dr.	1%
Norma Babani 495 South Shore Dr.	1%

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: _____

NAME AND ADDRESS	Percent of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER:_____

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

Date of contract:_____

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

_____

_____

_____

_____

_____

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

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

Signature: _____
(Applicant)

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

NOTARY PUBLIC-STATE OF FLORIDA
Olga Babani
Commission #DD693162
Expires: OCT. 20, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

_____
(Notary Public)

My commission expires 10/20/2011

*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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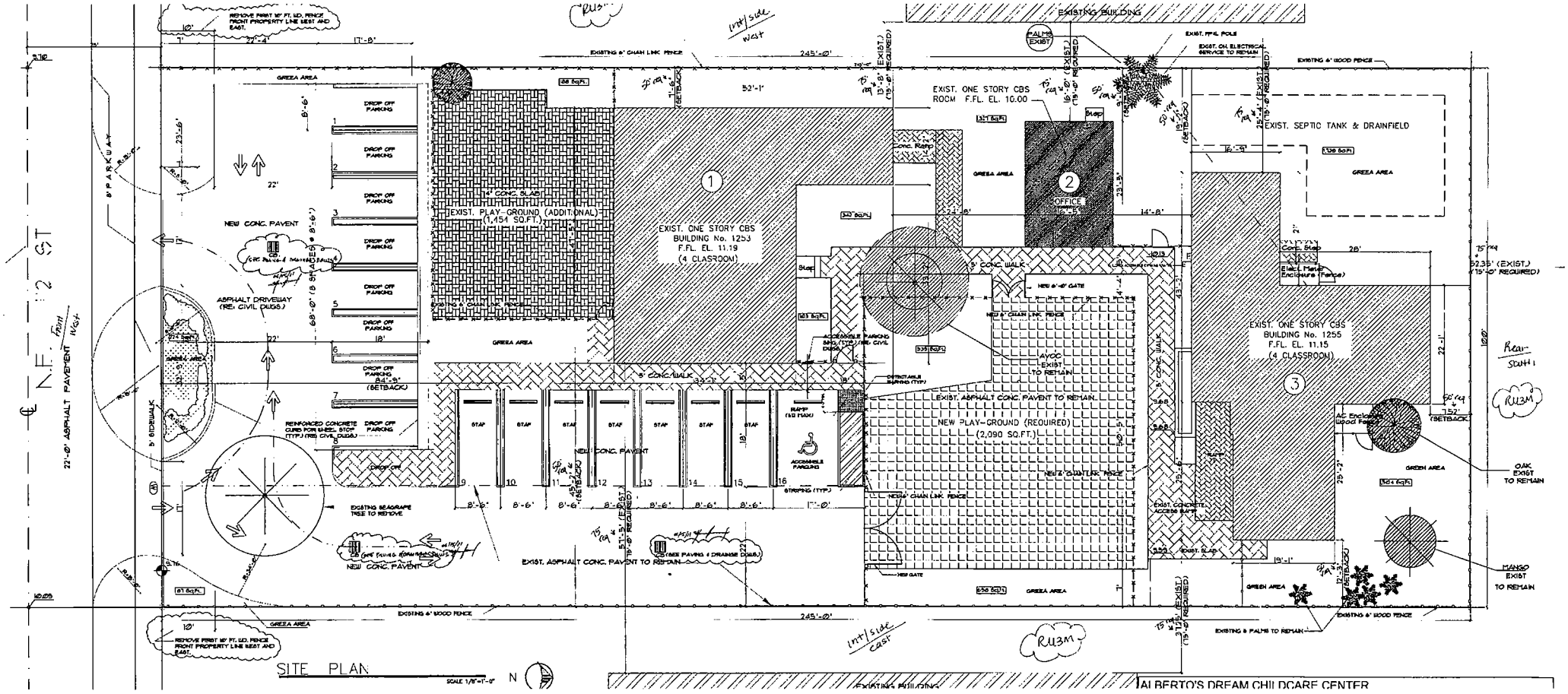
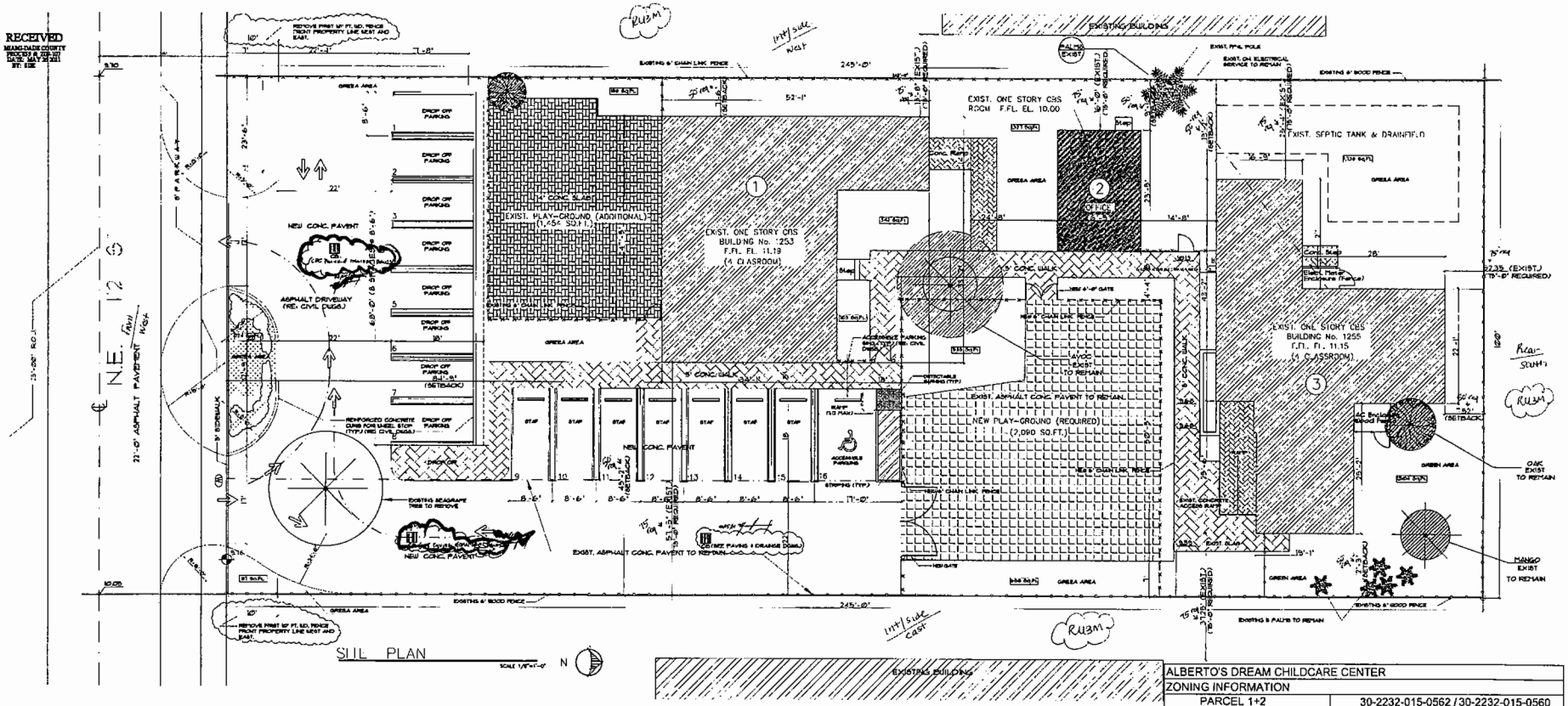


RECEIVED
209-107
MAY 26 2011

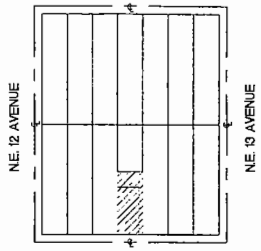
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS & ZONING
DATE: MAY 26 2011
BY: KDC



RECEIVED
209-107
MAY 26 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



LOCATION SKETCH
SCALE.....N.T.S.

FLOOD DATA:

(PLEASE REFER TO SURVEY BY THOMAS J. KELLY, INC. P.S. & M. FOR MORE INFORMATION)

NOTE: BUILDING ELEVATIONS CORRESPOND TO N.G.V.D. (BUILDING EL. 10'-0" 12.80' N.G.V.D.)
SITE ELEVATIONS CORRESPOND N.G.V.D.

FLOOD ZONE	X	
BASE FLOOD ELEVATION	N/A	
CROWN OF THE ROAD	EL. +11.14'	(+10.00' N.G.V.D.)
BUILDING FLOOR PLAN ELEVATION (T.O.S.)	EL. +10'-0"	(+11.30' N.G.V.D.)
BUILDING FLOOR PLAN ELEVATION (FINISHED FLOOR @ NEW AREA)	EL. 0.24'	(+11.15' N.G.V.D.)

LEGAL DESCRIPTION:

(REFER TO SURVEY BY ALBERTO LORENZO-LUACES, INC. PLS. No. 3087 STATE FL. FOR MORE INFORMATION)

THE NORTH 40 FEET OF SOUTH 245 FEET AND THE EAST 15 FEET OF THE SOUTH 185 FEET OF LOT 11, BLOCK 4 OF "BAYVIEW ACRES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 185 FEET OF LOT 11 LESS THE EAST 15 FEET OF BLOCK 4 OF "BAYVIEW ACRES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:
(1) EXISTING ACCESS DRIVE AND PARKING SHARED W/ EXISTING FACILITY AS PER CROSS EASEMENT COVENANT AS RECORDED UNDER CFN 2008R0674381

NOTES:
(3) EXISTING BUILDING COMPLY WITH 11-4.1.6 F.B.C. REQUIREMENTS
(4) FIRE ALARM SYSTEM AS PER 2007-056254 REVIEW \C2008088396

ALBERTO'S DREAM CHILDCARE CENTER			
ZONING INFORMATION			
PARCEL 1+2	30-2232-015-0562 / 30-2232-015-0560		
ZONING CLASIFICATION	RU-3M		
LOT AREA	24,500.00 SF	0.56	ACRES

CHILDREN		PROPOSED
DAY NURSERY AND PRE-SCHOOL		76

OPEN SPACE		REQUIRED	PROVIDED
RECREATION @ 45 FT. PER (½ CHILDREN)	45 SFx76/2	✓ 1,710.00 SF	✓ 3,544.00 SF
PAVED AREAS			7,232.00 SF
GREEN AREAS			7,860.00 SF
SUPPORT AREAS			
REST-ROOMS & BREAK ROOM REC.			985.00 SF

CLASS ROOM SPACE (@ SF. x CHILDREN)		REQUIRED	PROVIDED
DAY NURSERY AND PRE-SCHOOL	76 X 35 SF	2,660.00 SF	2,700.00 SF ✓

SITE USE DATA		REQUIRED	PROVIDED
LOT COVERAGE	(30%)	7,350.00 SF	4,067.00 SF (16.6%)
BUILDING FOOTPRINT	(30%)	7,350.00 SF	4,067.00 SF (16.6%)
LANDSCAPED OPEN SPACE	(35%)	8,125.00 SF	7,860.00 SF (32%)
BUILDING AREA	(30%)	7,350.00 SF	4,067.00 SF (16.6%)

SETBACKS	BLD. # 1 REQUIRED	BLD. # 1 PROVIDED	BLD. # 2 REQUIRED	BLD. # 2 PROVIDED	BLD. # 3 REQUIRED	BLD. # 3 PROVIDED
FRONT (SOUTH)	25'-0"	84'-9"				
REAR (NORTH)					25'-0"	7.52'
LEFT SIDE (WEST)	50'-0"	7'-6"	50'-0"	9'-10"	50'-0"	19'-2"
RIGHT SIDE (EAST)	50'-0"	45'-2"	50'-0"	66'-8"	50'-0"	12'-3"
REAR SPACING BETWEEN BLDG. 1 & 2			20'-0"	24'-8"		
FRONT SPACING BETWEEN BLDG. 2 & 3					20'-0"	14'-8"

PARKING REQUIREMENTS	REQUIRED	PROVIDED
1 SPACE PER TEACHER AND STAFF	8	8
REGULAR SPACES 8'-6"X18'-0"	7	7
HANDICAP 12'-0" X 18'-0"	1	1
DROP OFF PARKING	8 S	8

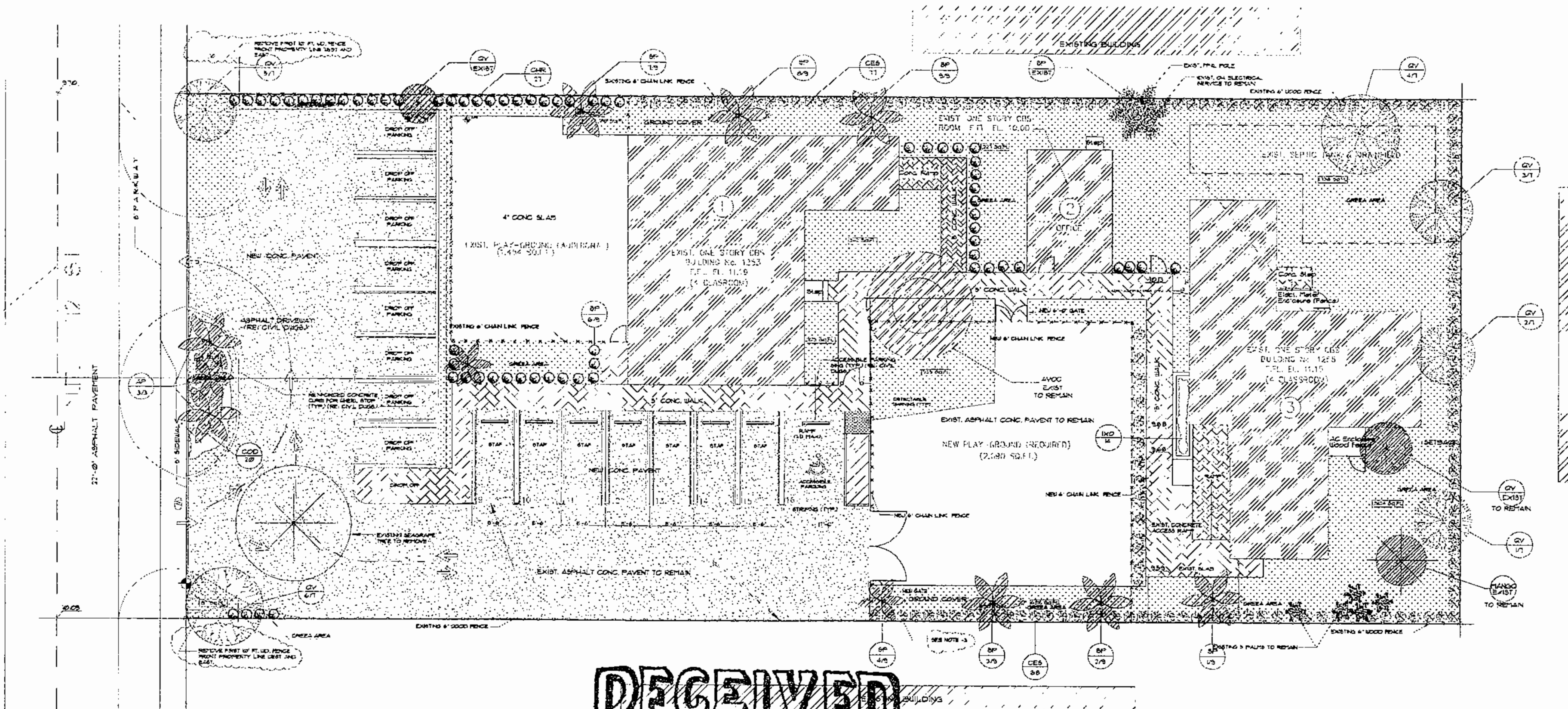
LANDSCAPE REQUIREMENTS	EXISTING	NEW	REQUIRED	PROVIDED
28 TREES/ACRE (33-151-18(9))	10	19	16	29
STREET TREES (455 LF)	0	0	3	4
TOTAL TREES			19	29
10 SHRUBS PER TREE			290	332

PLOTTED 04/06/10

PROPOSED CHILDCARE & LEARNING CENTER
1255 NE. 112 ST. MIAMI, FL. 33161

JOSE G. DOMINGUEZ CONSULTANTS

Date: 02-21-08 02-25-11
Drawn by: Mario J. Hoyos
Checked by:
Revisions:
Comm. no. 01000W
Sheet A-2 of 6



LANDSCAPE PLAN

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

NOTE:

1- PALM TREE 12' MINIMUM HEIGHT AT TIME OF PLANTING.
2- HEDGE WILL BE MAINTAINED AT 24" IN HEIGHT (TYP.) EITHER SIDE OF DRIVEWAY
3- USE BUFFER TREES ALONG THE EAST, WEST AND SOUTH PROPERTY LINES, MUST MAINTAIN A MINIMUM HEIGHT OF 10' AT TIME OF PLANTING WITH A 2" CALIPER.

LEGEND

(symbol)	NEW TREE
(symbol)	EXISTING TREE (TO REMAIN)
(symbol)	REMOVE TREE
(symbol)	NEW PALMS
(symbol)	EXISTING PALMS TO REMAIN
(symbol)	GREEN AREA
(symbol)	GREEN AREA

PLANT LIST:

SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES	REMARKS	HEIGHT	CANOPY DIAMETER	SIZE OF THE CALIPER	QTY.
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LANDSCAPE LEGEND

Zoning District: RU-3M	Net Lot Area: 0.56	acres	24,500 square feet		
OPEN SPACE				Required	Provided
A. Square feet of open space required by Chapter 33, as indicated on the site plan:					
Net lot area= 24,500	square feet X	25	%= 6,125 square feet	6,125	7,709
B. Square feet of parking lot open space required by Chapter 18A, as indicate on site plan:					
The number of parking spaces:	16	X 10 square feet per parking space=		160	160
C. Total Square feet of landscaped open space required by Chapter 33=A+B=				6,285	7,560
LAWN AREA CALCULATION					
A. Total Square feet of landscaped open space required by Chapter 33=				6,285	8,060
B. Maximum lawn are (St. Agustine Sod) permitted=	40	% X 6,285	square feet=	2,514	2,500
TREES					
A. The number of trees required per net lot acre=	28	X 0.56	net lot acre=	16	
Less the existing number of trees that meet the minimum requirements			(minus)	7	
= trees x net lot acres				9	22
B. 30% palm trees allowed (two palms = one tree)		Palms provided:		3	12
C. Percentage of native trees required = number of trees provided X 30%=				7	13
D. Street trees (max. average spacing 35' o.c.		linear feet along stree/35=		3	2
Palms as street trees (max. average spacing 25' o.c.		linear feet along stree/25=		4	2
E. Street trees located directly beneath power lines (maximun average spacing of 25' o.c.):				N/A	N/A
linear feet along stree/25=					
F. Total number of trees requierd/provided:				16	29
SHRUBS					
A. The total number of trees required x 10=the number of sthrubs required=	29 x 10			290	332
B. The number of shrubs required x 30% = the number of native shrubs required=				87	172
IRRIGATION PLAN:					
Required by Chapter 33.	Auto Irrigation	or hose bib	x	provided.	

PLOTTED: [illegible]

JOD CONSULTANTS
JOSE G. DOMINGUEZ

PROPOSED CHILDCARE & LEARNING CENTER
1255 NE 112 ST MIAMI, FL 33161

Date 06-01-09
Drawn by: Kurlo J Hdez.
Checked by:
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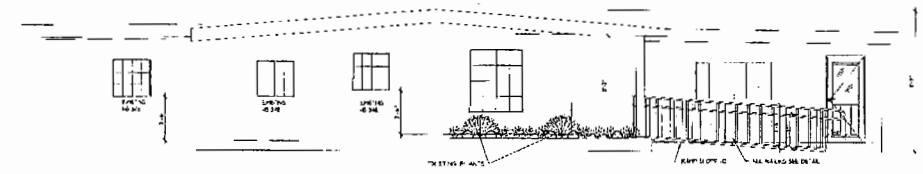
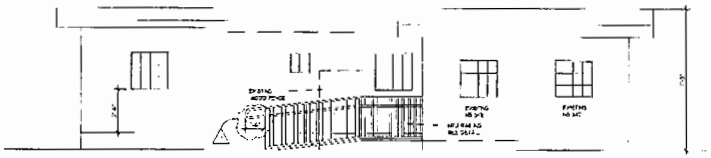


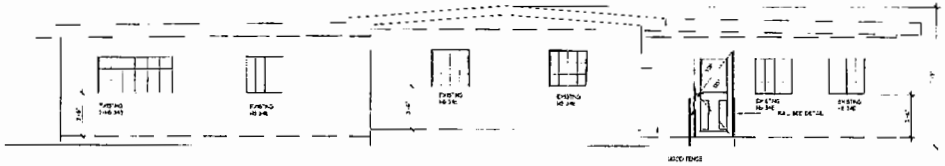
EXISTING ELEVATION - SOUTH (BLDG. 3)

SCALE 1/4"=1'-0"



EXISTING ELEVATION - WEST (BLDG. 3)

SCALE 1/4"=1'-0"



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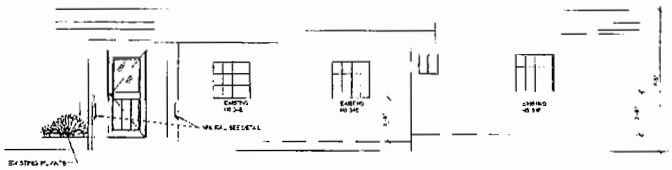

EXISTING ELEVATION - EAST (BLDG. 3)

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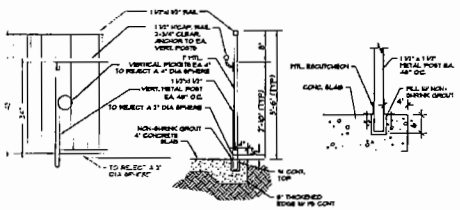
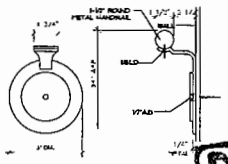
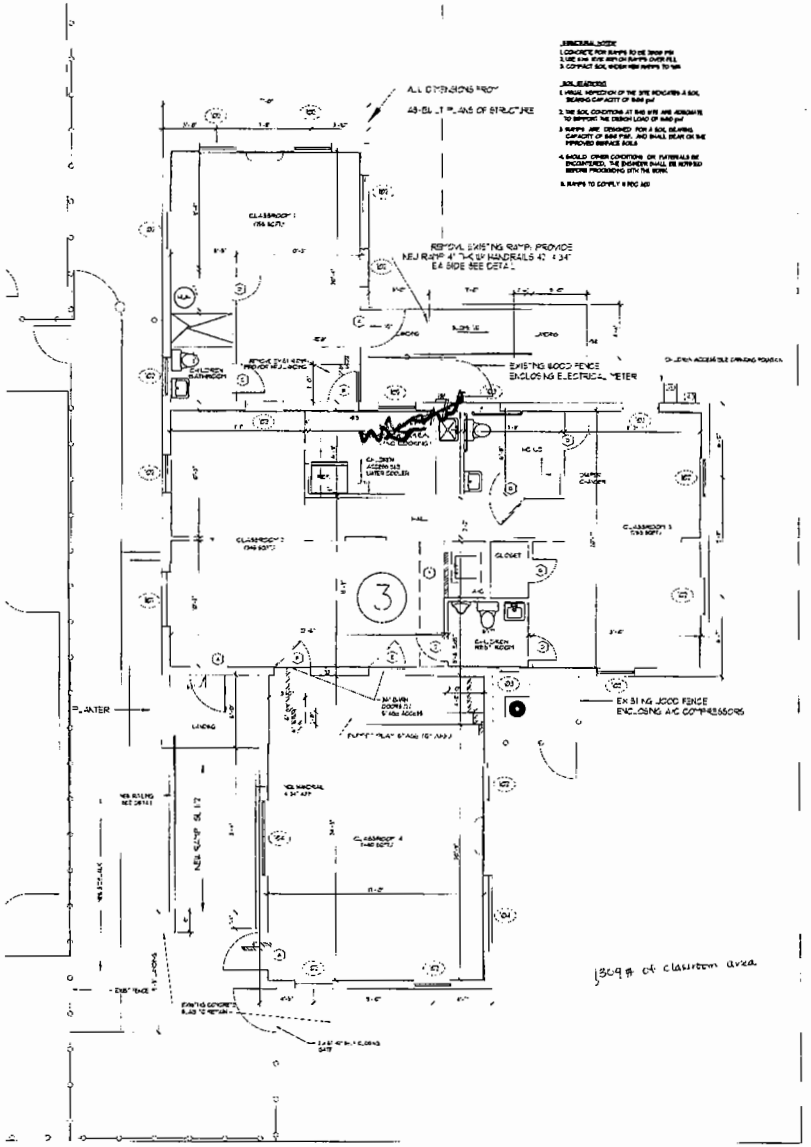


RAILING DETAIL

N.T.S.





EXISTING FLOOR PLAN

SCALE 1/4"=1'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT.
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PLOTTED: 04-26-2011

JOSE G. DOMINGUEZ

PROPOSED CHILDCARE & PRE-SCHOOL
1255 NE 112 ST MIAMI, FL. 33161

Date 06-24-00

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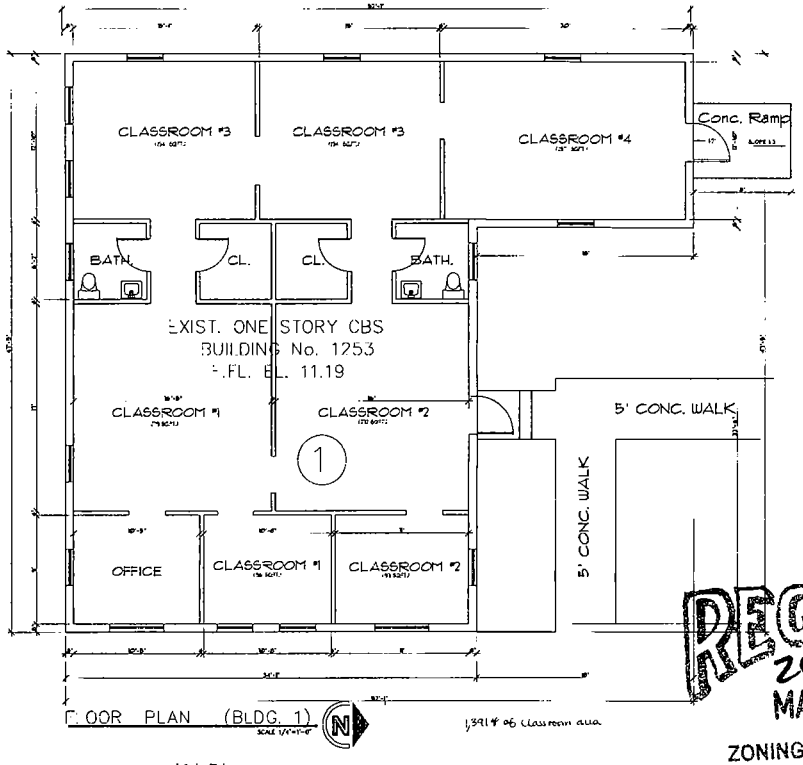
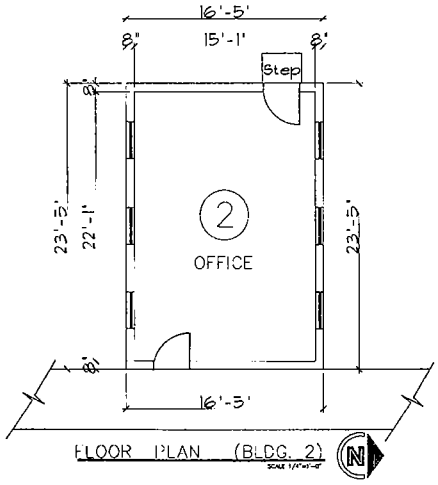


FLOOR PLAN (BLDG. 1)
SCALE 1/4"=1'-0"

1,391# of classroom area



FLOOR PLAN (BLDG. 2)
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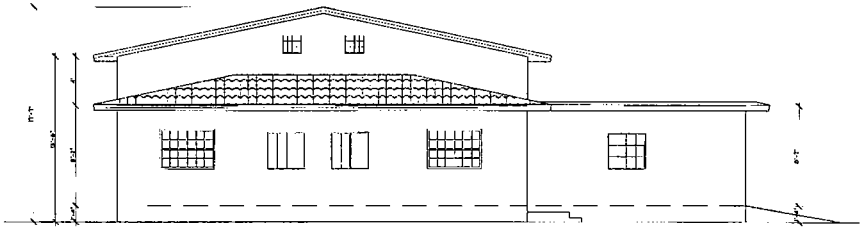

ELEVATION EAST (BLDG. 1)
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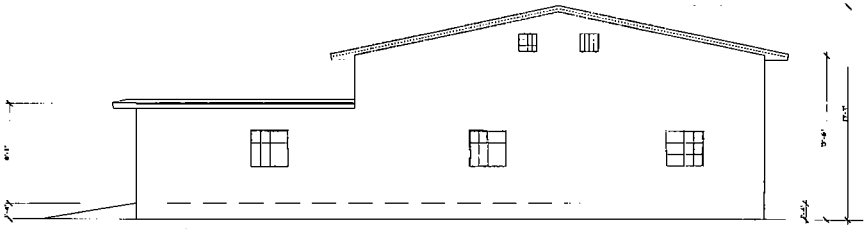

ELEVATION WEST (BLDG. 1)
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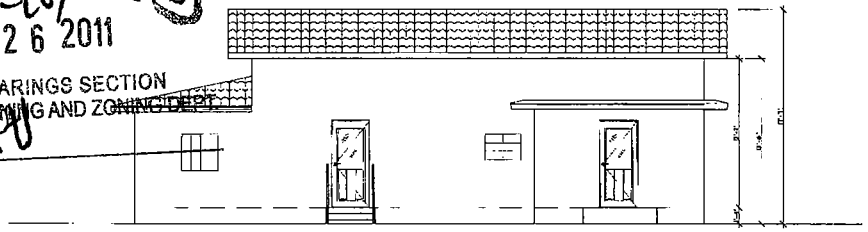

NORTH ELEVATION (BLDG. 1)
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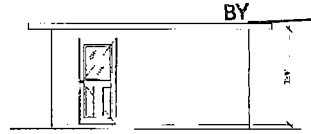

EAST ELEVATION (BLDG. 2)
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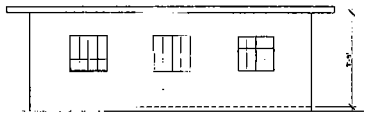

NORTH ELEVATION (BLDG. 2)
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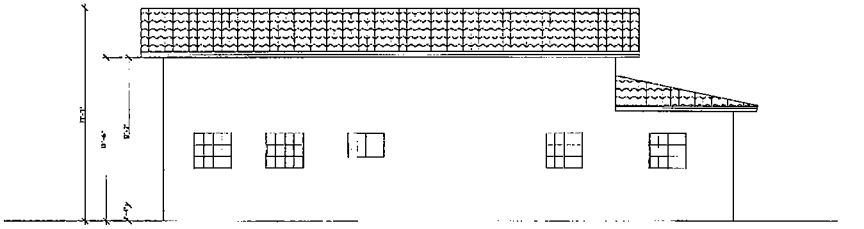

SOUTH ELEVATION (BLDG. 1)
SCALE 1/4"=1'-0"

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JOSE G. DOMINGUEZ
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PROPOSED CHILDCARE & LEARNING CENTER
1253 NE 112 ST MIAMI, FL. 33161

Date
06-24-09

Drawn by:
Mario J. Hdez.

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Revisions:

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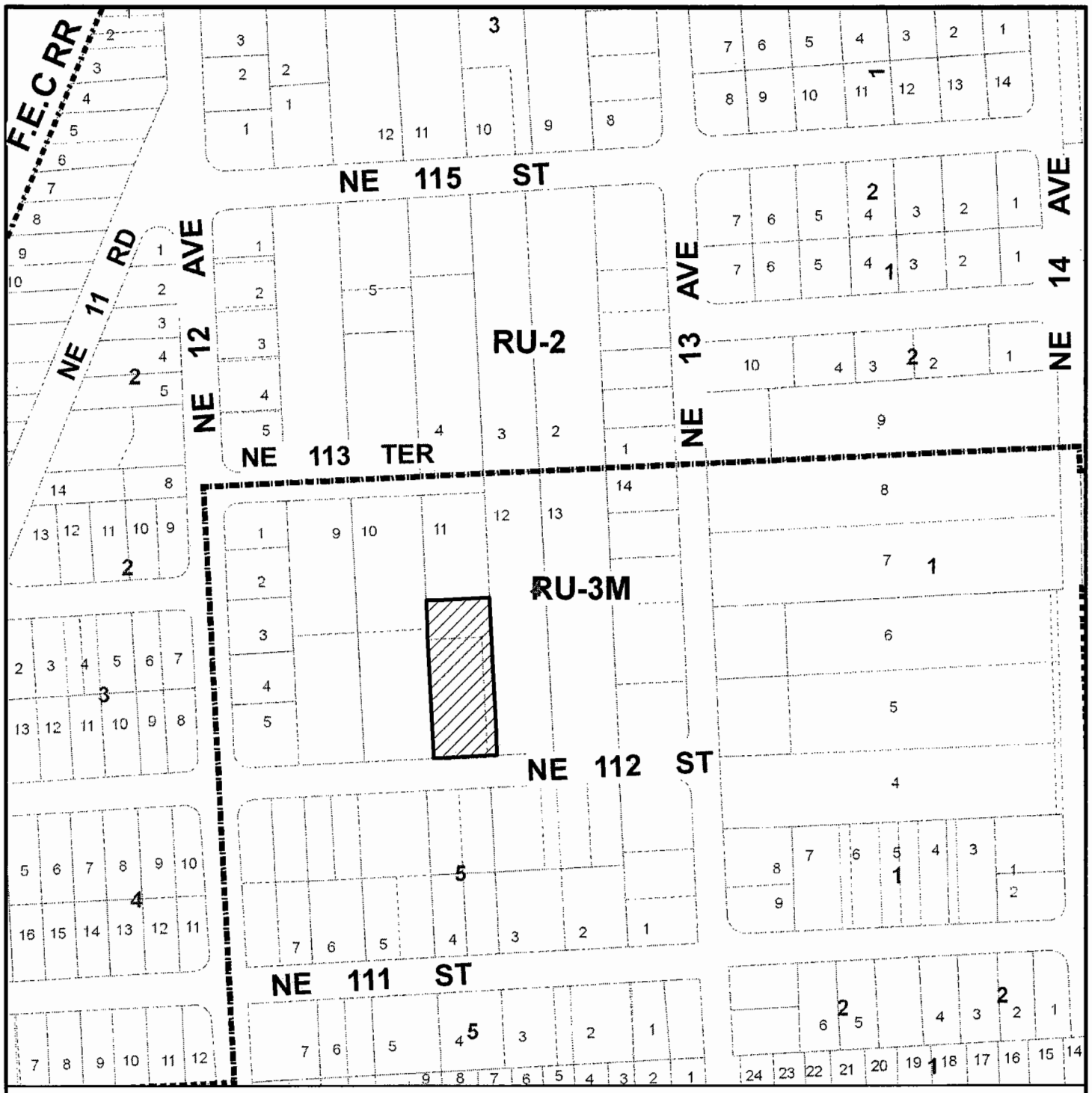

MIAMI-DADE COUNTY

HEARING MAP

Process Number

09-107

Section: 32 Township: 52 Range: 42
Applicant: EDGAR & F. MENDEZ, JOSE & N. BANBAN
Zoning Board: C07
Commission District: 4
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/17/09

REVISION	DATE	BY
		31

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

09-107

Section: 32 Township: 52 Range: 42
Applicant: EDGAR & F. MENDEZ, JOSE & N. BANBAN
Zoning Board: C07
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SUBJECT PROPERTY

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MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/17/09

REVISION	DATE	BY