

# FINAL AGENDA

9-18-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 8  
HENRY REEVES ELEMENTARY SCHOOL  
2005 NW 111 Street, Miami  
Wednesday, October 23, 2013 at 7:00 p.m.

## CURRENT

- |    |             |  |        |          |   |
|----|-------------|--|--------|----------|---|
| 1. | 13-10-CZ8-1 | <u>NEW 79 STREET WORD CHURCH,<br/>INTERNATIONAL, INC</u> | 12-102 | 10-53-41 | N |
| 2. | 13-10-CZ8-2 | <u>119TH LIQUOR STORE, INC.</u>                          | 12-145 | 35-52-41 | N |



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, OCTOBER 23, 2013

2005 NW 111 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. NEW 79 STREET WORD CHURCH INTERNATIONAL, INC 13-10-CZ8-1 (12-102)**

**10-53-41  
Area 8/Dist. 2**

**REQUEST #1 ON TRACTS 1 & 2**

- (1) MODIFICATION of Condition #4 of Resolution Z-119-83, passed and adopted by the Board of County Commissioners, reading as follows:

From: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "79th Street Baptist Church" as prepared by Eddie N. West, Jr., dated April 1, 1983, consisting of 3 pages.

To: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New 79th Street Word Church International, Inc." as prepared by Michael U. Alimba, P.E. Consulting Engineers, sheets A-2 thru A-5 dated stamped received 12/4/2012, sheets A-1 & L-1 dated stamped received 6/10/13 for a total of six (6) pages.

The purpose of the request is to allow the applicant to submit plans showing the elimination of the previously approved school on Tract 1, and the establishment of a new recreational facility on the site. The applicant is also eliminating the playground area for the school on Tract 2, with the creation of a parking lot to accommodate the existing church on the site.

**REQUESTS #2 THRU #6 ON TRACT 1**

- (2) UNUSUAL USE to permit a proposed recreational facility in conjunction with the existing church to the south.
- (3) NON-USE VARIANCE to permit the existing building setback 17.75' (50' required, 18.5' previously approved) from the interior side (east) property line.
- (4) NON-USE VARIANCE to permit 5 street trees (11 trees required).
- (5) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the interior side (east) property line.
- (6) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).

**REQUESTS #7 THRU #11 ON TRACT 2**

- (7) NON-USE VARIANCE to permit parking within 25' to an official right-of-way (not permitted).
- (8) NON-USE VARIANCE to permit 0 street trees (17 trees required).
- (9) NON-USE VARIANCE to waive the required a 5' high decorative masonry wall when a business lot abuts a RU zone property, interior to the site.

(10) NON-USE VARIANCE to permit 39 parking spaces (44 parking spaces required).

(11) NON-USE VARIANCE to permit the existing building setback 18.78' (25' required) from the side street (south) property line.

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

LOCATION: 2275 NW 79 Street & 7999 NW 23 Avenue, Miami-Dade County, Florida.

Department of Regulatory and Economic Resources  
Recommendation:

Approval with conditions of requests #1 - #3, #6, #7, #9 and #10, and denial without prejudice of request #4, #5 and #8.

Protests: \_\_\_\_\_ 1 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

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

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

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

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

**2. 119<sup>TH</sup> LIQUOR STORE, INC. 13-10-CZ8-2 (12-145)**

**35-52-41  
Area 8/District 2**

(1) SPECIAL EXCEPTION to permit a liquor package store spaced less than the required 2500' from a church.

(2) NON-USE VARIANCE to permit the sales of alcoholic beverages from the liquor package store on Sunday (not permitted except during the month of December).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitle "Store Remodeling for: Super Stop Food Store" as prepared by AAG, Inc., dated stamped received 5/17/13, consisting of 3 sheets and a liquor survey prepared by Campanile & Associates, Inc., consisting of 2 sheets dated stamped received 7/8/13 for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 800 NW 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 100' X 85'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions

Protests: 0

Waivers: 0

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

DENIED WITH PREJUDICE:

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

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

**NOTICE**

\*\*\*\*\*  
THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.  
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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 Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](http://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 for challenge or appeal.



**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 8**

PH: Z12-102 (13-10-CZ8-1)

October 23, 2013

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	New 79 Street Word Church International, Inc.
<b>Summary of Requests</b>	The applicant is seeking to modify a previously approved site plan to eliminate a previously approved school and playground area and establish a new recreational center and parking lot in its place. The applicant also seeks an unusual use to permit a recreational facility in conjunction with an existing church in addition to ancillary non-use variances.
<b>Location</b>	2275 NW 79 Street & 7999 NW 23 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	33,728 sq. ft.
<b>Existing Zoning</b>	RU-2/BU-2
<b>Existing Land Use</b>	Religious Facility
<b>2015-2025 CDMP Land Use Designation</b>	Business and Office / Low-Medium Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) <b>Generalized Modification Standards</b> , Section 33-311(A)(3), Standards For <b>Special Exceptions, Unusual Uses</b> and New Uses and Section 33-311(A)(4)(b), Section 33-311(A)(4)(b), <b>Non-Use Variance Standards</b> (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions of requests #1 - #3, #6, #7, #9 and #10, and denial without prejudice of requests #4, #5 and #8.</b>

**REQUESTS:**

- (1) MODIFICATION of Condition #4 of Resolution Z-119-83, passed and adopted by the Board of County Commissioners, reading as follows:

From: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "79th Street Baptist Church" as prepared by Eddie N. West, Jr., dated April 1, 1983, consisting of 3 pages.

To: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New 79th Street Word Church International, Inc." as prepared by Michael U. Alimba, P.E. Consulting Engineers, sheets A-2 thru A-5 dated stamped received December 4, 2012, sheets A-1 & L-1 dated stamped received 6/10/13 for a total of six (6) pages.

The purpose of the request is to allow the applicant to submit plans showing the elimination of the previously approved school on Tract 1, with the establishment of a new recreational facility on the site. The applicant is also eliminating the playground area for the school on Tract 2, with the creation of a parking lot to accommodate the existing church on the site.

**REQUESTS #2 THRU #6 ON TRACT 1**

- (2) UNUSUAL USE to permit a proposed recreational facility in conjunction with the existing church to the south.

- (3) NON-USE VARIANCE to permit the existing building setback 17.75' (50' required, 18.5' previously approved) from the interior side (East) property line.
- (4) NON-USE VARIANCE to permit (5) street trees (11 trees required).
- (5) NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the interior side (east) property line.
- (6) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).

**REQUESTS #7 THRU #10 ON TRACT 2**

- (7) NON-USE VARIANCE to permit parking within 25' to an official right-of-way (not permitted).
- (8) NON-USE VARIANCE to permit (0) street trees (17 trees required).
- (9) NON-USE VARIANCE to waive the required a 5' high decorative masonry wall when a business lot abuts a RU zone property, interior to the site.
- (10) NON-USE VARIANCE to permit 39 parking spaces (44 parking spaces required).

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

**PROJECT HISTORY & DESCRIPTION:**

The subject property consists of two parcels of land, Tract 1 and Tract 2, which are divided by NW 79 Terrace. Tract 1 is an 18,367.90 sq. ft. parcel of land developed with a 2,313 sq. ft. building, and is located north of NW 79 Terrace. Tract 2 is a 33,728 sq. ft. parcel of land developed with the existing 9,609.68 sq. ft. religious facility, and is located south of NW 79 Terrace.

In 1983, pursuant to Resolution No. Z-119-83, the subject property was approved to permit the expansion of an existing non-conforming church to include a preschool, day nursery, after school care, kindergarten and private school for first grade only; in addition to ancillary non-use variances of setback, parking, lot area and sign requirements.

The current application seeks to eliminate the previously approved school and playground area and develop the site with a new recreational facility within the existing 2,313 sq. ft. building located on Tract 1 and two (2) parking lots with a total of 39 parking spaces to accommodate the existing religious facility on Tract 2.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2/BU-2; religious facility	Low-Medium Density Residential (6 to 13 dua) Business and Office
<b>North</b>	RU-2; single-family residences, duplex and vacant land	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	BU-2; vacant land	Business and Office

<b>East</b>	RU-2; duplex and vacant land BU-2; parking lot	Low-Medium Density Residential (6 to 13 dua) Business and Office
<b>West</b>	RU-2; single-family residences BU-2; religious facility	Low-Medium Density Residential (6 to 13 dua) Business and Office

**NEIGHBORHOOD CHARACTER:**

The subject property consists of two parcels located at 2275 NW 79 Street and 7999 NW 23 Avenue and is currently developed with a religious facility. The subject property is surrounded by single-family residences, a duplex residence, vacant land and another religious facility.

**SUMMARY OF IMPACT:**

The approval of this application will provide the members of the existing religious facility with a recreational center for social activities. The requested variances could have an adverse visual impact on the surrounding neighborhood; however, staff opines that said impacts would be minimal.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates Tract 1 of the subject property for **Low Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. 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.*

The CDMP Land Use Element Interpretative text under *Residential Communities* also permits **neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.** The criteria to evaluate compatibility among proximate land uses is outlined in the CDMP Land Use Element, **Policy LU-4A**, among which *are noise, lighting, access, traffic, parking, height, bulk, scale of architectural elements, buffering, and landscaping as applicable.* Further, the CDMP Land Use Element, **Policy LU-4D** states that *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 complementary elements and buffer any potentially incompatible elements.*

The applicant proposes to utilize the existing building on Tract 1 as a recreational center, which will be used for the members of the existing religious facility. Staff opines that the existing building is similar in height, bulk and scale to the surrounding residential uses and therefore compatible with the surrounding neighborhood, in accordance with Policy LU-4A criteria. Staff also opines that the proposed recreational use and parking areas may be adequately buffered provided that the applicant provides the required street trees (requests #4 and #8) and walls (request #5 and #9) and would not have a negative visual impact on the surrounding properties or on passersby along NW 79 Terrace and NW 23 Avenue and therefore would also satisfy the criteria for compatibility set forth in the CDMP Land Use Element, Policy LU-4A.

The CDMP LUP map designates Tract 2 of the subject property for **Business and Office** use. The CDMP Land Use Element interpretative text for the Business and Office land use category provides for the accommodation of *the full range of sales and service activities*. Further, said Land Use Element interpretative text for Institutions, Utilities and Communications, states that ***Neighborhood or community-serving institutional uses, may be approved where compatible in all urban land use categories.*** The existing 9,609.68 sq. ft. church is located on the portion of the property that is designated for Business and Office use and is zoned BU-2, Special Business District. This zoning district permits community-serving institutional uses such as a religious facility and ancillary recreational center.

Therefore, staff opines that approval of the proposed requests to permit a proposed recreational facility in conjunction with the existing religious facility, provided that the applicant provides adequate buffering, are **compatible** with the area and **consistent** with the CDMP Land Use Element interpretative text for the **Residential Communities**, CDMP Land Use Element **Policy LU-4D**, Business and Office LUP map designation and the CDMP Land Use Plan map designation for the subject property.

#### **ZONING ANALYSIS:**

When request #1, to modify condition #4 of a prior resolution to allow the applicant to modify the previously approved site plan, and request #2, unusual use to permit a proposed recreational facility in conjunction with the existing church, are analyzed under Section 33-311(A)(7), **General Modification Standards** and Section 33-311(A)(3), **Standards For Special Exceptions, Unusual Uses and New Uses**, respectively, staff opines that approval of the same would be **compatible** with the surrounding neighborhood.

Staff notes that the existing building on Tract 1 will be used for the proposed recreational center and therefore will not create any new visual impact to the surrounding area. Staff opines that the proposed parking lots will provide the subject property with a more controlled and orderly parking situation that would benefit the esthetic character of the site and of the surrounding area. Staff further opines that the proposed use will not result in excessive traffic for the community given that religious services and activities are typically provided on the weekends and weekday evenings. Based on the aforementioned, staff opines that the proposed recreational center use for the existing church and proposed parking lots will not generate excessive noise or traffic, provoke excessive overcrowding of people, tend to provoke a nuisance, and would be compatible with the surrounding residential.

Moreover, the memoranda submitted by the Departments concerned with reviewing this application do not object to the proposed application. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new additional daily peak hour trips, will not exceed the acceptable level of service of the surrounding roadways and meets the traffic concurrency criteria for an Initial Development Order. The Division of Environmental Resources Management (DERM) of the RER indicates that the approval with conditions of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. However, the DERM memorandum also indicates that an After-the-Fact tree removal/relocation permit shall be required. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed facilities will have a negative impact on fire rescue services in the area.

However, for the reasons that will be explained below, staff opines that the applicant should install the requested and dissimilar land use buffer that are the subject of Request # 4, #5 and #8. **Staff therefore, recommends Modified approval with conditions of requests #1 under the Generalized Modification Standards, Section 33-311(A)(7) and approval of Item #2 with conditions under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, respectively,**

Staff opines that request #3, to permit the existing building setback 17.75' (50' required, 18.5' previously approved) from the interior side (east) property line; request #6, to permit parking within 25' of an official right-of-way (not permitted); request #7, to permit parking within 25' of an official right-of-way (not permitted); and request #10 to permit 39 parking spaces (44 parking spaces required), are germane to the applicant's request to modify the previously approved site plan and establish a recreational center (requests #1 and #2). When said requests are analyzed under the Non-Use Variance (NUV) Standards, 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area.

Request #3 pertains to an existing setback condition on Tract 1. Staff opines that the 0.75' encroachment is minimal, most likely due to a construction error and that approval of this request would not create any new visual impacts to the area. Staff opines that the applicant's requests #6 and #7 to permit parking and drives within 25' of an official right-of-way and request #10, to allow less parking than required, result from the physical restrictions of the existing sites and will not have a negative visual impact on passersby along NW 79 Street and NW 23 Avenue, provided that the applicant provides the required street trees (request #4 and #8) to mitigate any potential negative visual impact. Staff opines that request #9 to waive the required 5' high decorative masonry wall when a business lot abuts a RU zone property is interior to the site and therefore would not impact the neighboring property. Additionally, staff notes that the Platting and Traffic Review Section of the RER does not object to the approval of the aforementioned variances. Staff opines that approval with conditions of these requests will not create a negative visual impact, will not be intrusive to the surrounding area and would be **compatible** with the same. **As such, staff recommends approval with conditions of requests #3, #6, #7, #9 and #10 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When request #4, to permit (5) street trees (11 trees required); request #5, to waive the required 5' wide dissimilar land use buffer including a 6' high wall fence or hedge and buffer trees along the interior side (east) property line; and request #8, to permit (0) street trees (17 trees required); are similarly analyzed under the Non-Use Variance (NUV) Standard Section 33-311(A)(4)(b), staff opines that approval of these requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would have a negative visual impact and would be out of character and **incompatible** with the surrounding area particularly as it affects the stability and appearance of the community.

Staff is of the opinion that the applicant has sufficient room to provide the required street trees (requests #4 and #8) and that the provision of the required street trees would adequately off-set any negative visual impact generated by the parking within 25' of an official right-of-way (requests #6 and #7) by providing both additional greenery along the respective roadways and shade for pedestrians. Staff opines that the dissimilar land use buffer (request #5) and decorative masonry wall (request #9) are also needed to provide a visual buffer from the abutting residential neighborhood. Furthermore, the BU-2 zoning district regulations requires the applicant to among other things provide *buffering elements that provide a logical transition to adjoining existing or permitted uses*. Staff opines that apart from acting as a visual buffer for the less intensive residential neighborhood surrounding the site, additional landscaping would

provide the logical transition referred to in the zoning district regulations. Therefore, staff opines that the approval of these requests would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. **As such, staff recommends denial without prejudice of requests #4, #5 and #8 under Section 33-311(A)(4)(b), Non-Use Variance standards.**

**ACCESS, CIRCULATION AND PARKING:**

The submitted plans indicate that Tract 1 of the subject property has ingress and egress drives along NW 80 Street and NW 79 Terrace; and Tract 2 of the subject property has ingress and egress drives along NW 79 Terrace and NW 79 Street. The plans also show a total of 39 parking spaces, which is less than the parking requirement of 44 parking spaces.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with conditions of requests #1 - #3, #6, #7, #9 and #10, and denial without prejudice of requests #4, #5 and #8.

**CONDITIONS FOR APPROVAL:** (For requests #1 - #3, #6, #7, #9 and #10 only)

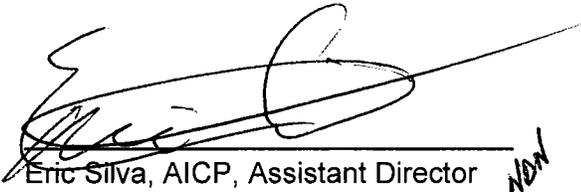
1. That a site plan be submitted to and meet with the approval of the Director of the Miami-Dade County Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New 79th Street Word Church International, Inc." as prepared by Michael U. Alimba, P.E. Consulting Engineers, sheets A-2 thru A-5 dated stamped received December 4, 2012, sheets A-1 & L-1 dated stamped received 6/10/13 for a total of six (6) pages, except as herein modified to show the required street trees and buffering.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
5. That the applicant comply with all applicable conditions and requirements of all the departments as contained in their memoranda pertaining to this application.

New 79 Street Word Church International, Inc.

Z12-102

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ES:MW:NN:JV:JC

A handwritten signature in black ink, appearing to read "Eric Silva", is written over a horizontal line. The signature is stylized and somewhat cursive.

Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County  
Regulatory and Economic Resources Department

*NDW*

# ZONING RECOMMENDATION ADDENDUM

*New 79 Street Word Church International, Inc.  
Z12-102*

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<b>Low Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
<b>Policy LU-4A</b> (Page I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
<b>Policy LU-4D</b> (Pg. I-11)	<i>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 complementary elements and buffer any potentially incompatible elements.</i>
<b>Business and Office</b> (Page I-41)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>

# ZONING RECOMMENDATION ADDENDUM

*New 79 Street Word Church International, Inc.  
Z12-102*

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p><b>33-311(A)(7) Generalized Modification Standards</b></p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

**1. NEW 79 STREET WORD CHURCH,  
INTERNATIONAL, INC.**  
(Applicant)

**13-10-CZ8-1 (12-102)  
Area 08/District 02  
Hearing Date: 10/23/13**

Property Owner (if different from applicant) **New 79 Str. Word Church, INT, INC.**

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>
1983	79 <sup>th</sup> St. Baptist Church	- Unusual Use for a preschool, day nursery, after school care and kindergarten. - Special Exception for a private School. - Special Exception and Variance for expansion of a non-conforming church.	BCC	Denied In Part - Bifurcated

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

Memorandum 

**Date:** July 2, 2013

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources 

**Subject:** C-08 #Z2012000102-2<sup>nd</sup> Revision  
New 79<sup>th</sup> Street Word Church, International, Inc.  
2275 NW 79<sup>th</sup> Street & 7999 NW 23<sup>rd</sup> Avenue  
Modification of a Previous Resolution to Permit the Expansion of  
the Existing Church; and Non-Use Variance of Parking  
Requirements  
(BU-2) (0.77 Acres)  
10-53-41

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The subject application has been reviewed by the Department of Regulatory and Economic Resources- Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

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 the Department for this proposed development order.

Wastewater Disposal

The subject property is currently connected to a septic tank and drainfield disposal system. The Department has no objection to the interim use of a septic tank and drainfield system, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 78,800 square feet (sf) and existing and proposed development would generate a wastewater flow of approximately 668 gallons per day (gpd). This translates into a sewage loading rate of 369 gpd/acre, which would be in compliance with the above-noted Code requirements.

Sewer extension number SE2006-00279 has been completed March 19, 2008 and is abutting the subject property and available for connection. Be advised that connection to the abutting sewer main will be required in the event that a change of use that signifies an increased in wastewater flow is proposed. According to our records, the previous use was a church with a day care and school

(U19990005110). Since there is no net increase in the wastewater flow generated from the previous use to the proposed use, connection to public sewer will not be required at this time.

Section 24-43.1(7) of the Code requires that when an approved sanitary sewer is made available and operative in a public right of way or easement abutting the property, any existing individual sewage disposal system, device or equipment shall, within ninety (90) days, be abandoned and the sewage waste from the residence or building be discharged into the sanitary sewer.

The review of subject application revealed that an 8-inch sanitary sewer force main abuts the subject site along NW 23<sup>rd</sup> Avenue and NW 79<sup>th</sup> Terrace. Be advised that the Environmental Plan Review Section of Miami-Dade County might issue a Notice of Service Availability (NOSA) to the public sanitary sewer system, as provided for in the aforesaid Code Section.

Additionally, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-43.1(4)(a) of the Code, which provides that the only liquid waste which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. Consequently, DERM may approve the subject application and the same may be scheduled for public hearing.

#### Stormwater Management

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 Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

#### Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

#### 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

An aerial review performed by staff revealed that the subject property with folio 30-3110-057-1660 contains tree resources. Additionally, tree resources have been removed from the property with folio 30-3110-057-1870 without first obtaining the required Miami-Dade County Tree Removal/Relocation Permit. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal/Relocation Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation.

Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305) 372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

### Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** August 8, 2013

**To:** Eric Silva, Assistant Director  
Department of Regulatory and Economic Resources

**From:**   
Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2012000102  
Name: New 79 Street Word Church, International, Inc.  
Location: 2275 NW 79<sup>th</sup> Street & 7999 NW 23<sup>rd</sup> Avenue  
Section 10 Township 53 South Range 41 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

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.

# Memorandum



**Date:** September 12, 2012

**To:** Jack Osterholt, Director  
Regulatory and Economic Resources Department

**From:**   
Assistant Director, Administration  
Public Works and Waste Management Department

**Subject:** DIC # 12-102  
New 79th Street Word Church, International, Inc.

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Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-102

**New 79th Street Word Church, International, Inc.**

**Application:** *New 79th Street Word Church, International, Inc.* is requesting a use variance to permit an existing church to also be used as a recreation center and to permit the open space on the property to provide parking spaces. The property is currently zoned Two-family Residential district (RU-2) on Parcel A and Two-family Residential district (RU-2) and Special Business district (BU-2) on Parcel B.

**Size:** The subject property is approximately .77 and .42 acres.

**Location:** The subject property is located at 2275 NW 79<sup>th</sup> Street (the northeast corner of NW 23<sup>rd</sup> Avenue and NW 79<sup>th</sup> Street and the northeast corner of NW 23<sup>rd</sup> Avenue and NW 79<sup>th</sup> Terrace) in Miami-Dade County, Florida.

**Analysis:**

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The establishment of a recreation center use and parking spaces on the property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental

agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3 states** the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

#### 4. Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

#### 5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

# Memorandum



**Date:** August 31, 2012

**To:** Jack Osterholt, Director  
Regulatory and Economic Resource Department

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

**Subject:** Z2012000102: NEW 79 STR. WORD CHURCH, INT, INC.

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**Application Name:** NEW 79 STR. WORD CHURCH, INT, INC.

**Project Location:** The site is located at 2275 NW 79 ST, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for modification of plans and a special exception for expansion of a church.

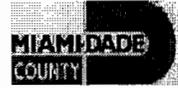
Because this application does not generate any additional residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application. We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, 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, Parks Property Management Supervisor

# Memorandum



**Date:** 11-SEP-12  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000102

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## Fire Prevention Unit:

No objection via Case Z2012000102.

## Service Impact/Demand

Development for the above Z2012000102  
located at 2275 NW 79 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0792 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: 5:24 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:  
Station 7 - W Little River - 9350 NW 22 Avenue  
Rescue, ALS Engine,

## Planned Service Expansions:

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

## Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 17-SEP-13  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

NEW 79 STREET WORD CHURCH,  
INTERNATIONAL, INC

2275 NW 79 ST & 7999 NW 23  
Ave., MIAMI-DADE COUNTY,  
FLORIDA.

---

APPLICANT

---

ADDRESS

Z2012000102

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HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORIES: NC: Folio 3031100571660, 3031100571870 No cases open. BNC: Folio 3031100571660 - BSS case F2005104677-U for 7999 NW 23 Avenue 1 opened on July 11, 2005. Notice of Vioation issued for failure to obtain 40 year recertification. Board hearing was held on September 20, 2006, Board decision was (45/120/180)-45 days for application & engineers report/120 days for permit 180 days completion. Non compliance letter mailed on December 5, 2006. Circuit court hearing held on December 20, 2007. Second non compliance letter mailed on April 29, 2010. Case remains open in non compliance. Folio 3031100571870 . BSS case 20130161146-B opened on August 7, 2013 for address 2275 NW 79 St, bldg 2. Notice of Violation issued for Failure to maintain bldg or structure or devices in safe condition. Failure to illuminate parking lot, alleys or access thereto in violation of Chapter 8 section 8C-3 of the Miami Dade County code. Complaint came from case F2007106625. Case remains open. BSS case F2007106625-C opened on May 10, 2013. Notice of Violation issued for failure to obtain 40 year recertification. Structural and electrial report approved on August 14, 2013. Demand for payment was mailed on August 27, 2013. Case remains open.

New 79th Street Word Church International Inc

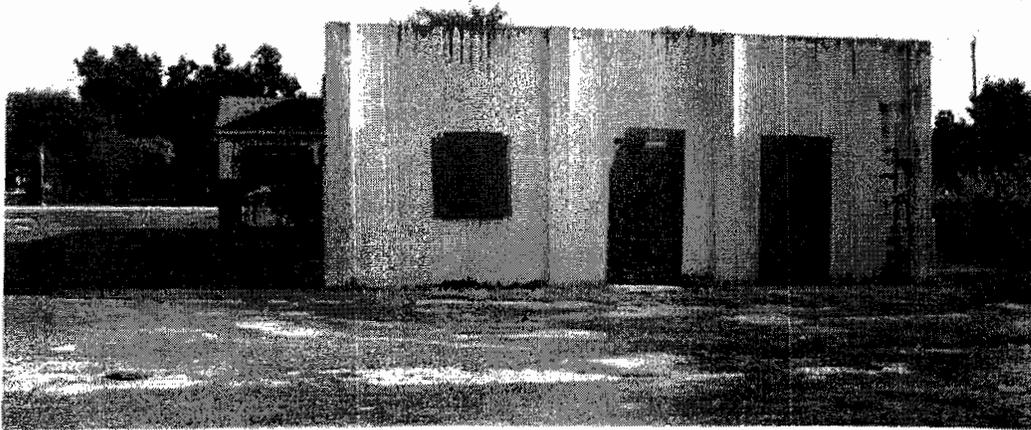
**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

PHOTOGRAPHS  
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



4-12-107  
ZONING DEPARTMENT  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

RECEIVED  
27th  
AUG 20 2012

RECEIVED

DISCLOSURE OF INTEREST\*

MIAMI-DADE COUNTY

PROCESS # 712-102

DATE: DEC 04 2012

BY: DAB

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

CORPORATION NAME: NEW 79TH STR. WORD CHURCH, INC. <sup>Intl.</sup>

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>ROBERT YOUNG - 5370 SW 130<sup>th</sup> TERR MIRAMAR, FL 33027</u>	<u>PRESIDENT</u>
<u>JOHNNIE E YOUNG - 5370 SW 130<sup>th</sup> TERR MIRAMAR, FL 33027</u>	<u>VICE PRESIDENT</u>
<u>JUSIE CANTY - 19545 NW 5 AVE MIAMI GARDENS, FL 33169</u>	<u>DIRECTOR</u>
<u>BETTY CABELL - 17140 NW 24 AVE MIAMI GARDENS, FL 33056</u>	<u>DIRECTOR</u>

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

TRUST/ESTATE NAME \_\_\_\_\_

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

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

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

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

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

entities, further disclosure shall be made to identify natural persons having the ultimate ownership

**RECEIVED**

MIAMI-DADE COUNTY PURCHASER: \_\_\_\_\_

PROCESS #: Z12-102

DATE: DEC 04 2012

BY: \_\_\_\_\_ ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

_____
_____
_____
_____

**RECEIVED**  
 Z12-102  
 AUG 20 2012  
 MIAMI-DADE COUNTY  
 BY: \_\_\_\_\_

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

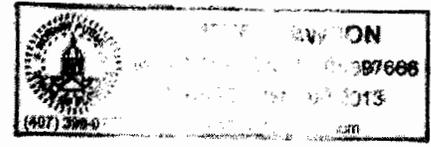
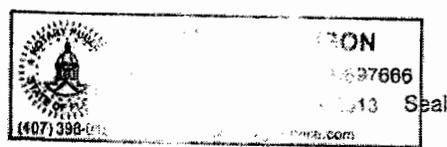
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_ (Applicant)

Sworn to and subscribed before me this 20 day of AUG, 20 12. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Georgia Duce  
(Notary Public)

My commission expires: \_\_\_\_\_



\*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.

# 3 DATA

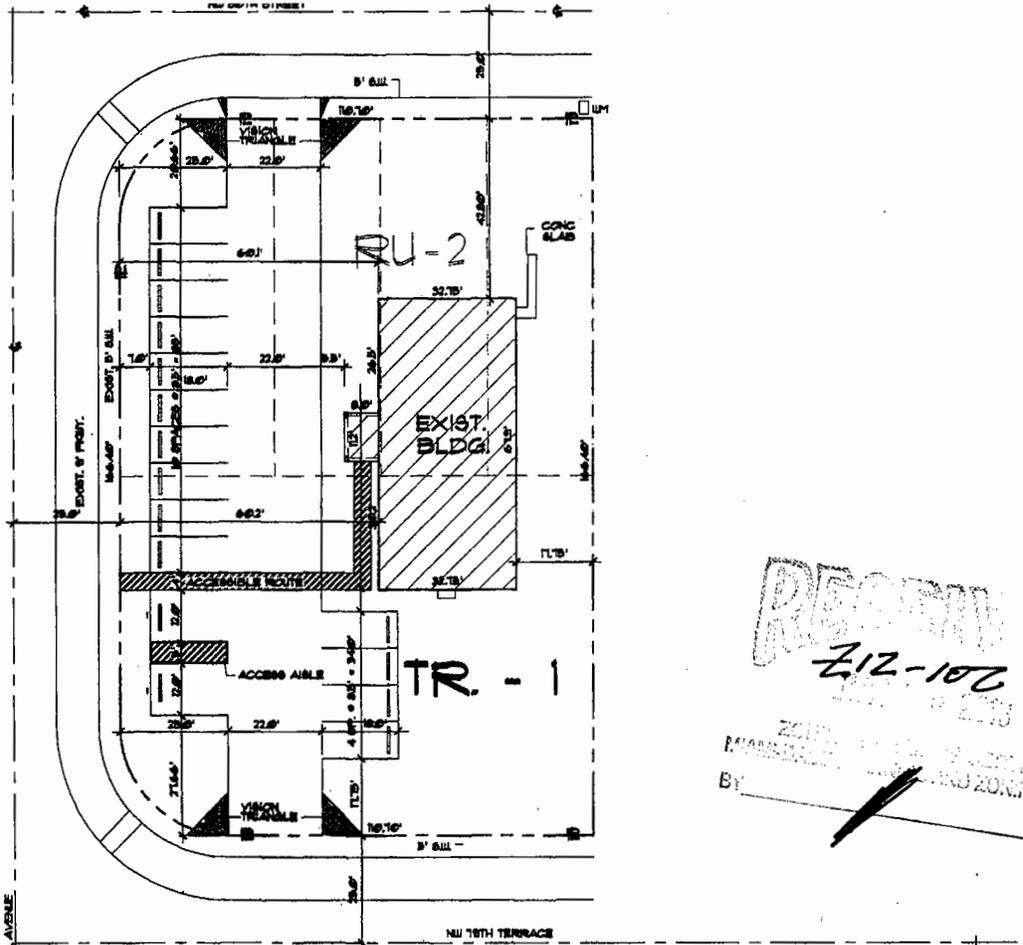
2

CATION	RU-2 / BU-2
	59,704
	54,026.8
REQD. PROV.	3,300
	59.82
<b>ATION</b>	
TD. = 288.0	30.30
150	
88.82	5.3'
150	
SP. = 43.65	43.65
	30
	1348.6
	54,026.8
	15.20'
	44
	43.65
	44
	43.65
	44
	43.65
	44

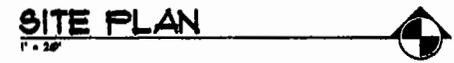
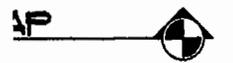
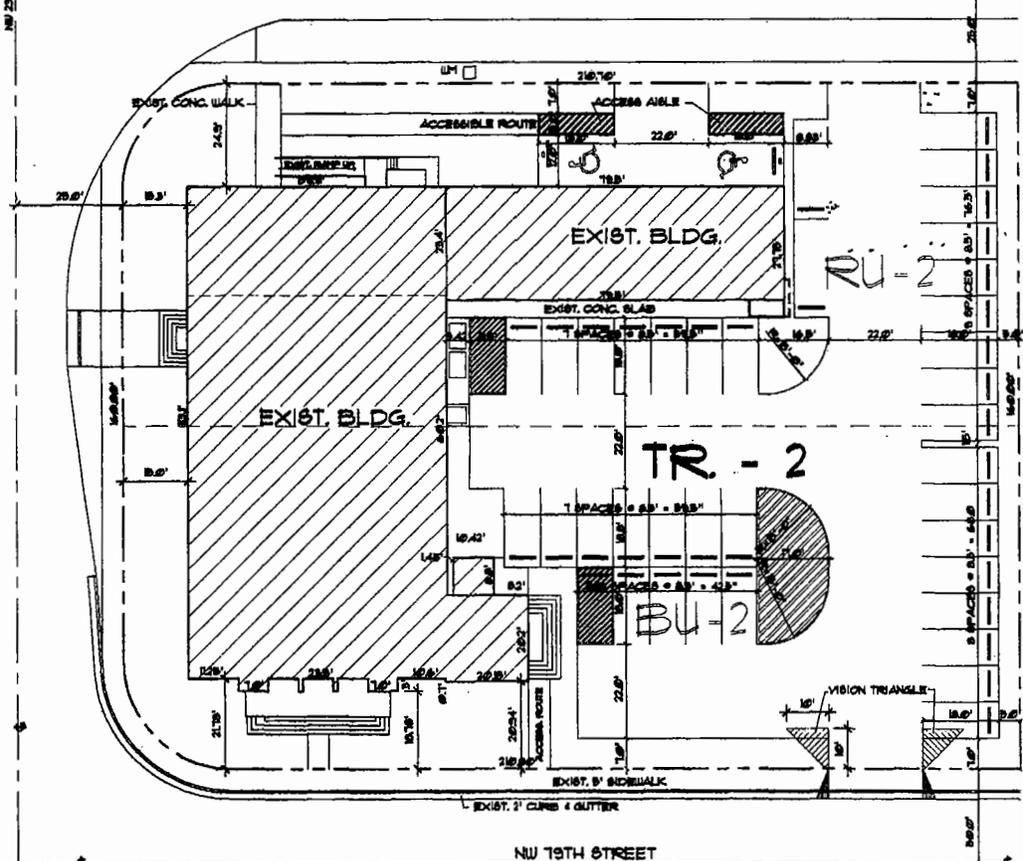


## FALL DETAIL

STREET												
10	15	17	16	15	14	13	12					
34	35	36	37	38	39	40	41					
TERRACE												
31	32	33	34	35	36	37	38					
36	35	34	33	32	31	30	29					
STREET												



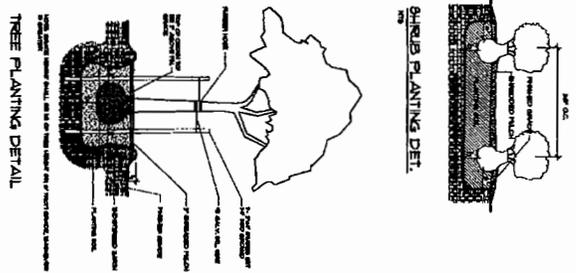
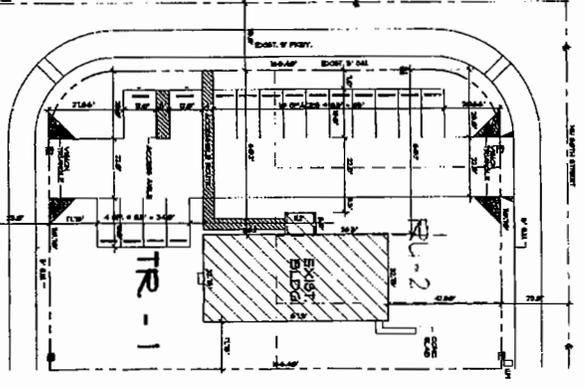
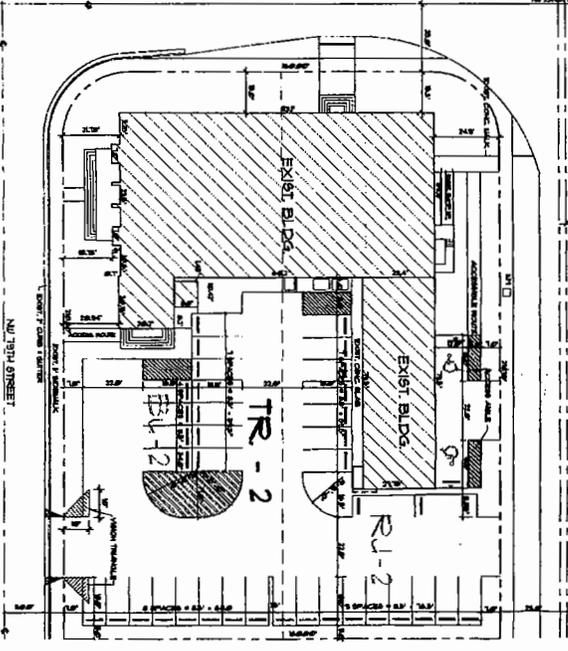
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 ZONING DEPARTMENT  
 201001 NW 28th Avenue, Suite 100  
 Miami, FL 33142  
 BY: \_\_\_\_\_



**RECEIVED**  
 7-12-10  
 ZONING DEPARTMENT  
 201001 NW 28th Avenue, Suite 100  
 Miami, FL 33142  
 BY: \_\_\_\_\_

# ENLARGED SITE PLAN

LANDSCAPING PLAN



**LANDSCAPING LEGEND - RL-2**

TABLE 1: CONTAINS INFORMATION AS NOTED ON PLAN

SYMBOL	PLANT NAME	NATIVE	HEIGHT	SPACING	PLANTING	QUANTITY
1	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
2	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
3	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
4	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
5	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10

**LANDSCAPING NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPING ORDINANCES AND THE CITY OF MIAMI PLANTING SPECIFICATIONS. THE CITY OF MIAMI PLANTING SPECIFICATIONS ARE AVAILABLE AT THE CITY OF MIAMI PLANTING SPECIFICATIONS OFFICE, 3700 N.W. 12TH AVENUE, MIAMI, FL 33142.

2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS AND THE CITY OF MIAMI PLANTING SPECIFICATIONS. THE CITY OF MIAMI PLANTING SPECIFICATIONS ARE AVAILABLE AT THE CITY OF MIAMI PLANTING SPECIFICATIONS OFFICE, 3700 N.W. 12TH AVENUE, MIAMI, FL 33142.

**LANDSCAPING LEGEND - BL-2**

TABLE 1: CONTAINS INFORMATION AS NOTED ON PLAN

SYMBOL	PLANT NAME	NATIVE	HEIGHT	SPACING	PLANTING	QUANTITY
1	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
2	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
3	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
4	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10
5	FLORIDA PALM	YES	10-12'	30'-0"	10'-0"	10

**LANDSCAPING NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPING ORDINANCES AND THE CITY OF MIAMI PLANTING SPECIFICATIONS. THE CITY OF MIAMI PLANTING SPECIFICATIONS ARE AVAILABLE AT THE CITY OF MIAMI PLANTING SPECIFICATIONS OFFICE, 3700 N.W. 12TH AVENUE, MIAMI, FL 33142.

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PREPARED BY  
 MIAH  
 LANDSCAPING  
 712-102



PROPOSED PARCELS LOT FOR  
 NEW 15th ST. WORD CHURCH INTERNATNAL, INC.  
 2715 NW 15th STREET,  
 MIAMI, FLORIDA 33142

L-1

Michael U. Almbra, P.E.  
 LANDSCAPE ARCHITECT  
 1410101.dwg  
 6/4/13

REVISIONS

NO.	DATE	DESCRIPTION
1	6/4/13	ISSUED FOR PERMIT

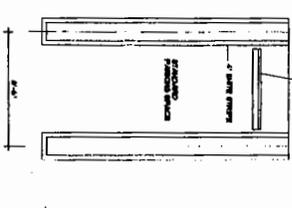
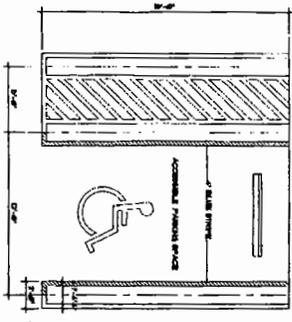
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**ZONING DATA**  
 TRACT - 1

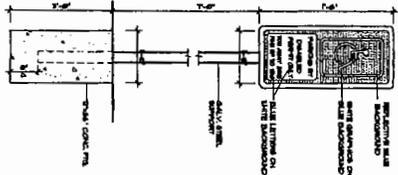
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ROCK	200
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WATER	200
ADDITIONAL INFORMATION	200

**ZONING DATA**  
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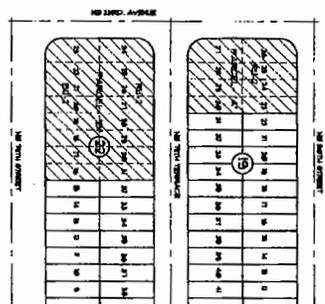
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ADDITIONAL INFORMATION	200



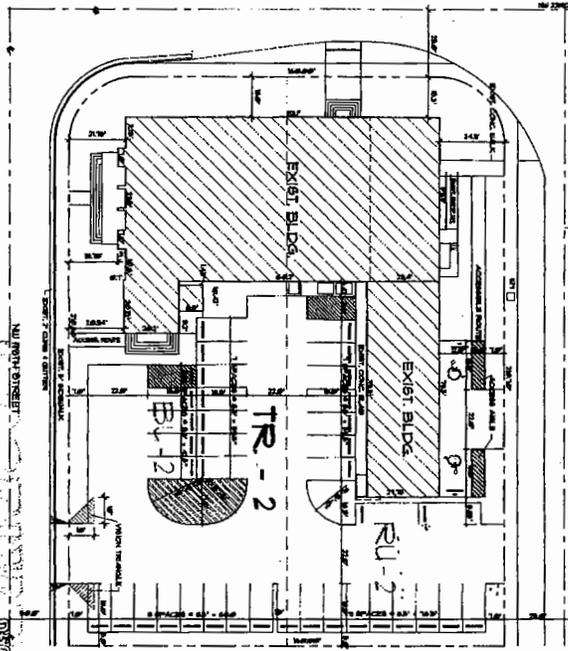
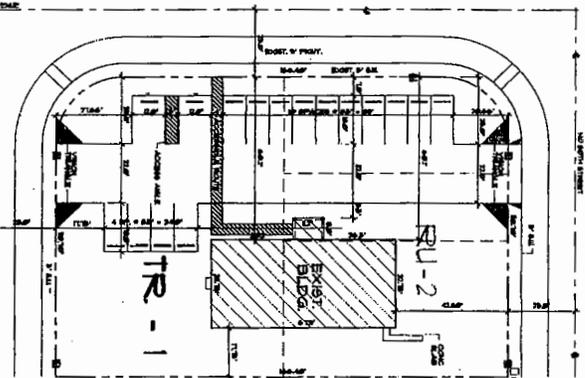
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**HC SIGN DET**



**LOCATION MAP**

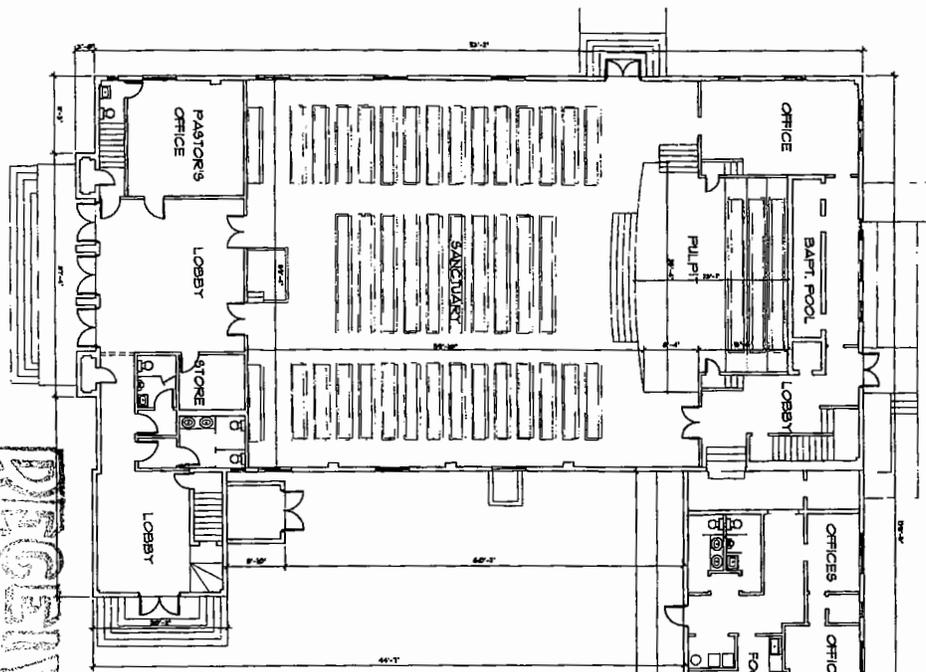


**SITE PLAN**

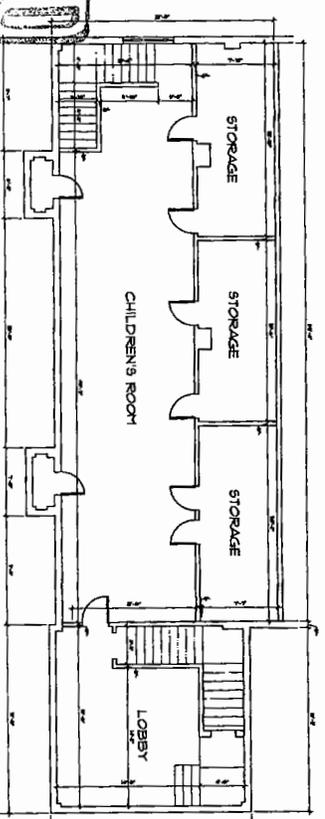
**ZIR-102**

<p>PROPOSED PARKING LOT &amp; RECREATION CENTER FOR  <b>NEW 19th ST. WORD CHURCH INTERNATIONAL, INC.</b>          2724 NW 19th Street &amp; 19th NW 23rd Avenue          PLEAS, FLORIDA 33181</p>	<p>DATE: 12/15/2015</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: 19th ST. WORD CHURCH</p> <p>DESIGNER: HANCOCK COUNTY PLANNING DEPARTMENT</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: 12/15/2015</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
	NO.	DATE	DESCRIPTION						
<p><b>A-1</b></p>	<p>OWNER: NEW 19th ST. WORD CHURCH INTERNATIONAL, INC.</p> <p>DESIGNER: HANCOCK COUNTY PLANNING DEPARTMENT</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: 12/15/2015</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION							

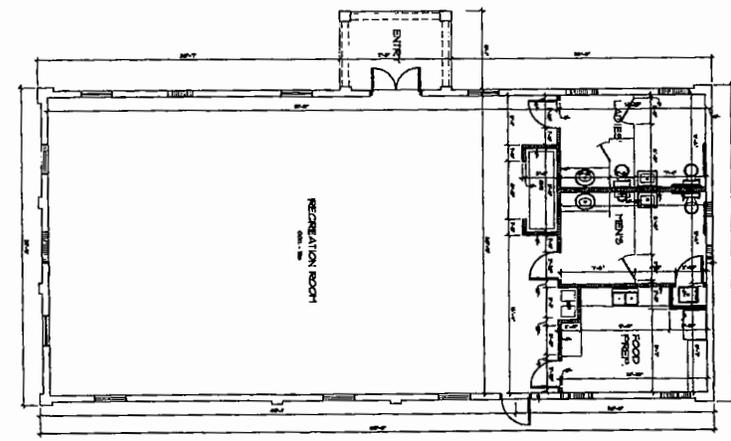
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EXIST. BLDG. 2nd FLOOR PLAN



REC. BLDG. FLOOR PLAN

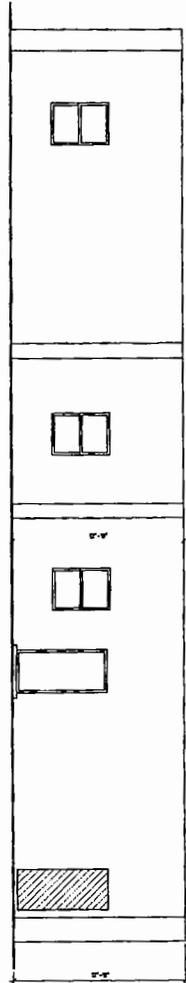


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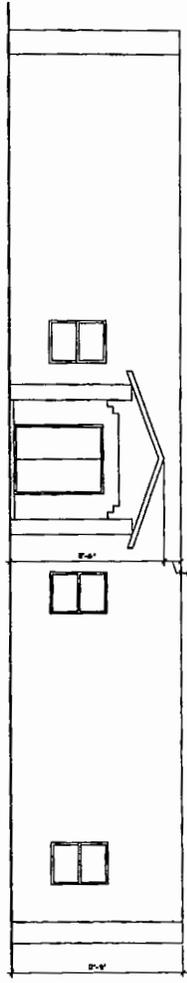
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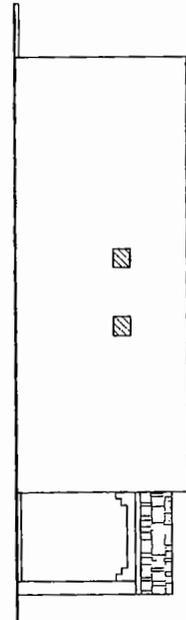
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	<p>Michael U.                  ALMONA, P.E.                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	<p>MAN-DAYE ARCHITECTS                  1111 N. W. 10th St.                  Miami, FL 33136                  (305) 371-1111</p>	



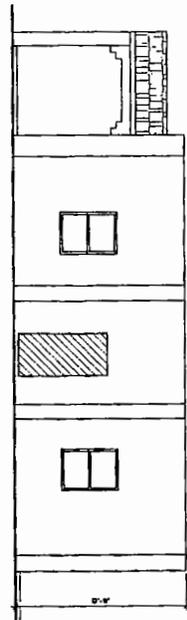
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

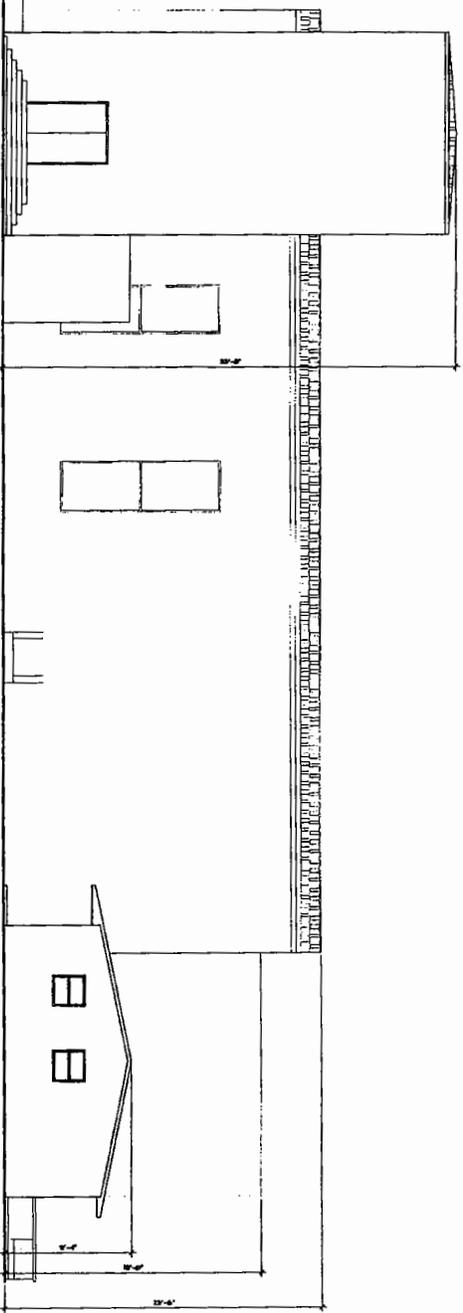
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 MUNICIPAL PLANNING AND ZONING DEPT.  
 BY: [Signature]

**PREVIEW**  
 11/12/10

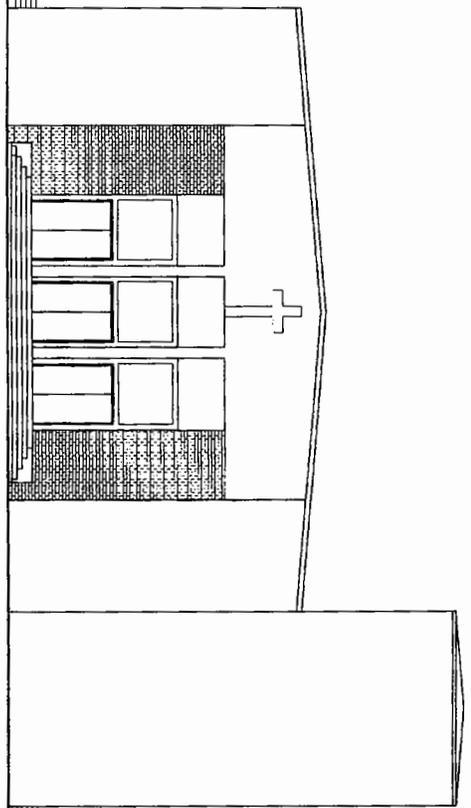
<p>PREPARED PLANNING LOT FORM</p> <p>NEW 79th ST. WORD CHURCH INTERNATIONAL, INC.</p> <p>2975 140 79th STREET,          PALM BEACH, FLORIDA 33411</p>	<p>DATE OF PRELIMINARY REVIEW</p> <p>DATE OF FINAL REVIEW</p> <p>DATE OF REVISIONS</p> <p>DATE OF APPROVAL</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: 11/12/10</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: 11/12/10</p>
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A-3





**EAST ELEVATION**



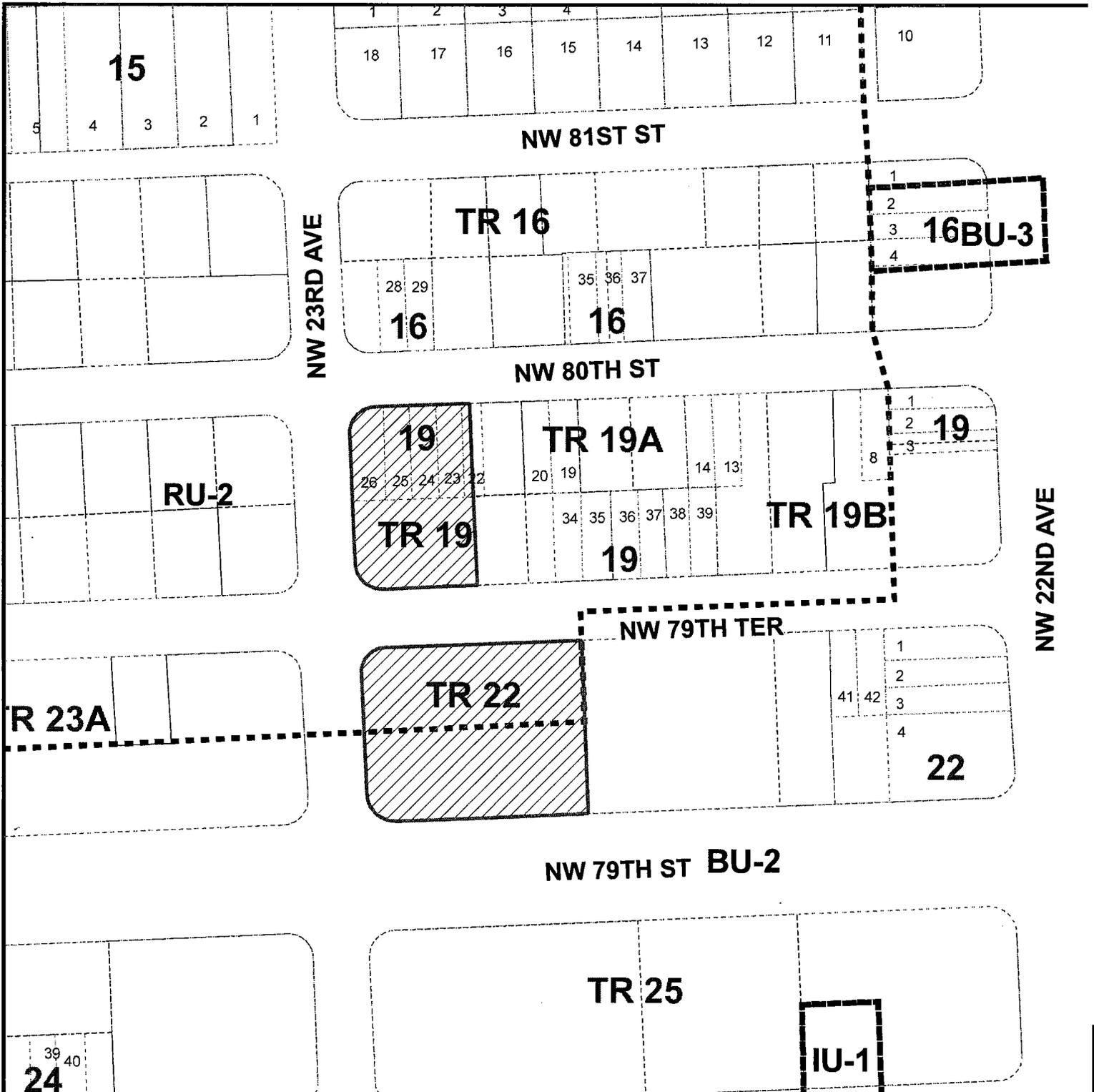
**SOUTH ELEVATION**

**RECEIVED**  
 2/13-108  
 201-212

ZONING DEPARTMENT  
 MARIETTA PLANNING AND ZONING DEPT.  
 BY 

**RECEIVED**  
 2/13-108  
 201-212

<p><b>A-5</b></p>	<p>PROPOSED PARCELS LOT FOR  <b>NEW 19th ST. WORD CHURCH INTERNATNAL, INC.</b>          2726 NW 76TH AVENUE          PALM BEACH, FLORIDA 33411</p>	<p><b>DATE:</b> 2/13/08  <b>BY:</b> [Signature]  <b>TITLE:</b> [Signature]</p>	<p><b>OWNER OF DOCUMENT NUMBER:</b> [Blank]  <b>DATE OF RECORDING:</b> [Blank]  <b>BOOK AND PAGE:</b> [Blank]  <b>REVISIONS:</b> [Blank]</p>	<p><b>DESIGNED BY:</b> [Blank]  <b>DRAWN BY:</b> [Blank]  <b>CHECKED BY:</b> [Blank]  <b>DATE:</b> [Blank]</p>	<p><b>SCALE:</b> [Blank]  <b>DATE:</b> [Blank]</p>	<p><b>PROJECT:</b> [Blank]  <b>DATE:</b> [Blank]</p>	<p><b>REVISIONS:</b> [Blank]</p>	<p><b>APPROVED BY:</b> [Signature]  <b>TITLE:</b> [Signature]</p>	<p><b>DATE:</b> [Blank]</p>
	<p><b>PROPOSED PARCELS LOT FOR</b></p>	<p><b>DATE:</b> [Blank]</p>	<p><b>OWNER OF DOCUMENT NUMBER:</b> [Blank]</p>	<p><b>DESIGNED BY:</b> [Blank]</p>	<p><b>SCALE:</b> [Blank]</p>	<p><b>PROJECT:</b> [Blank]</p>	<p><b>REVISIONS:</b> [Blank]</p>	<p><b>APPROVED BY:</b> [Signature]</p>	<p><b>DATE:</b> [Blank]</p>



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2012000102**



Section: 10 Township: 53 Range: 41  
 Applicant: NEW 79 STR. WORD CHURCH, INT, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY
		31



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number

**Z2012000102**



Section: 10 Township: 53 Range: 41  
 Applicant: NEW 79 STR. WORD CHURCH, INT, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

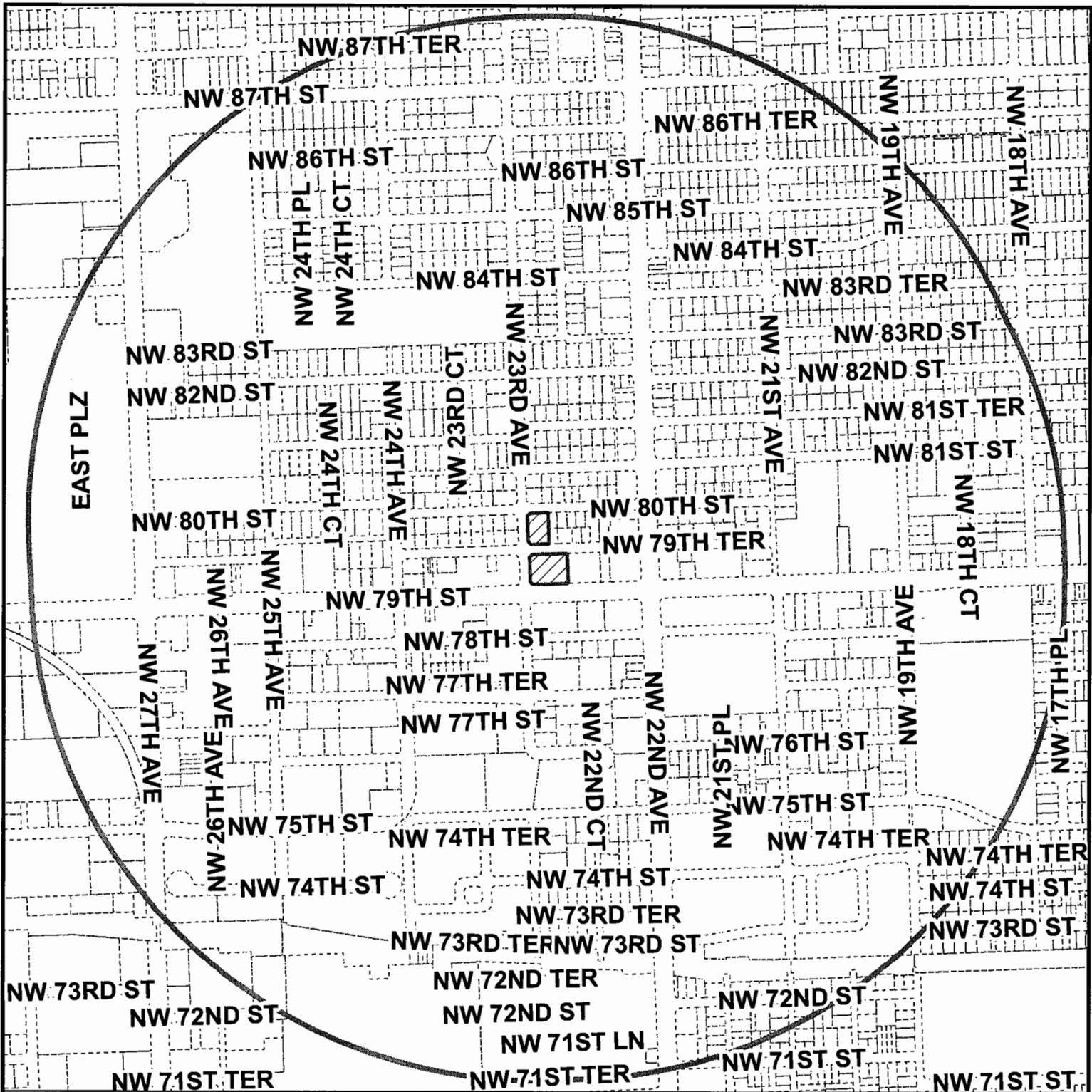
Legend

 Subject Property



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY
		32



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number

**Z2012000102**

RADIUS: 2640

Section: 10 Township: 53 Range: 41  
 Applicant: NEW 79 STR. WORD CHURCH, INT, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS



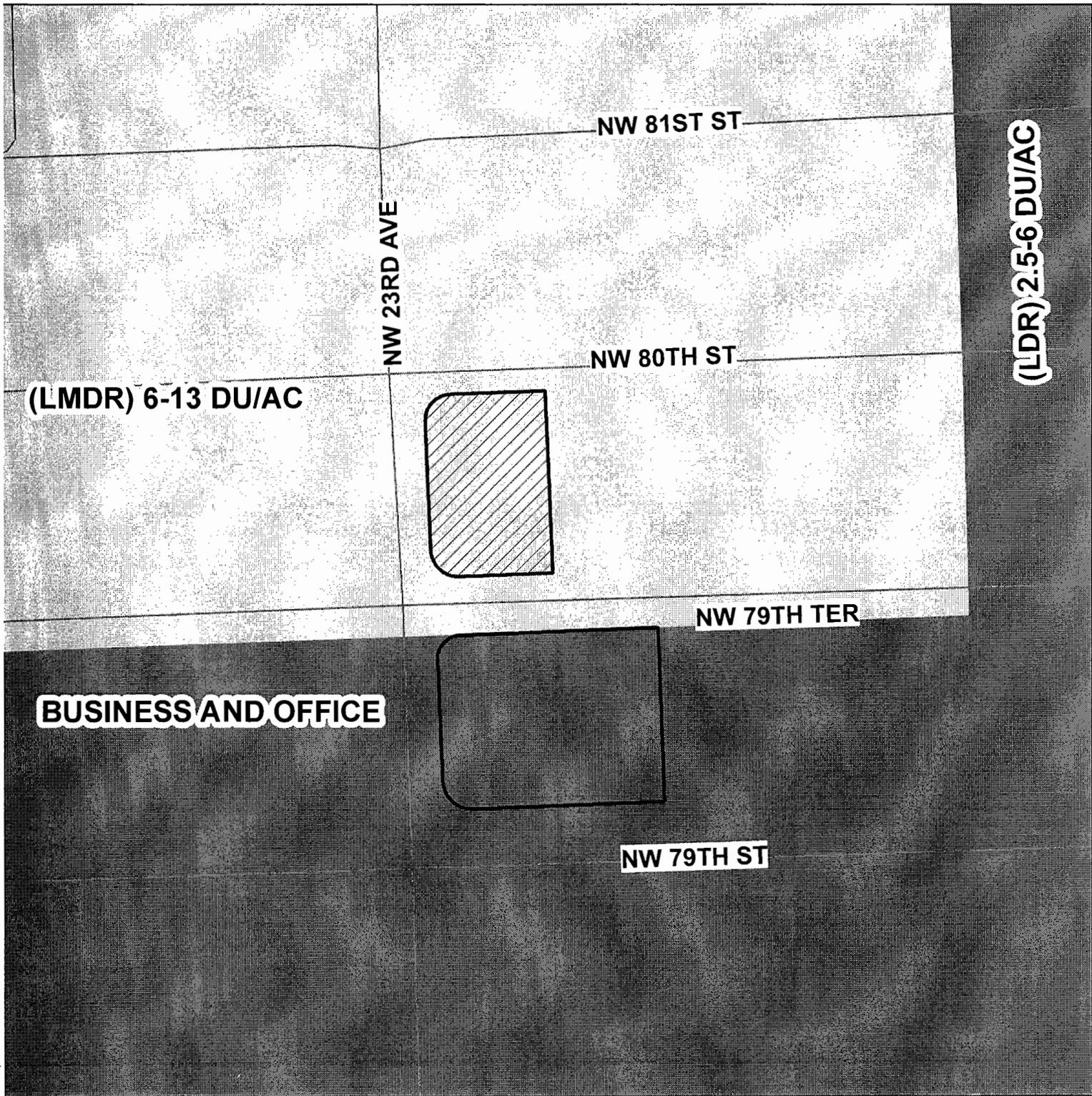
**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY
		33



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000102**



Section: 10 Township: 53 Range: 41  
 Applicant: NEW 79 STR. WORD CHURCH, INT, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**  
 Subject Property Case



SKETCH CREATED ON: Friday, September 7, 2012

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 8**

**PH: Z12-145 (13-10-CZ8-2)**

**October 23, 2013**

Item No. 2

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	119th Liquor Store, Inc.
<b>Summary of Requests</b>	The applicant is seeking to establish a liquor package store spaced less than required from a religious facility and to permit Sunday sales.
<b>Location</b>	800 NW 119 Street, Miami-Dade County, Florida
<b>Property Size</b>	100' x 85'
<b>Existing Zoning</b>	North Central Urban Area District (NCUAD)
<b>Existing Land Use</b>	Commercial
<b>2015-2025 CDMP Land Use Designation</b>	Community Urban Center (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUESTS:**

- (1) SPECIAL EXCEPTION to permit a liquor store space less than the required 2500' from a church.
- (2) NON-USE VARIANCE to permit the sales of alcoholic beverages from a package liquor store on Sunday (not permitted except during the month of December).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Store Remodeling for: Super Food Store" as prepared by AAG, Inc., dated stamped received 5/17/13, consisting of 3 sheets and a liquor survey prepared by Campanile & Associates, Inc., consisting of 2 sheets dated stamped received 7/8/13 for a total of 5 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The site plan depicts an existing approximately 2,192 sq. ft. commercial building to be remodeled to accommodate the proposed liquor package store adjacent to a convenience store. The liquor store will be approx. 582 sq. ft. and the convenience store will be approx. 1610 sq. ft.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	NCUAD; commercial	Community Urban Center
<b>North</b>	City of North Miami; shopping plaza	Business and Office
<b>South</b>	RU-1; single family residences	Low-Medium Density Residential (6 to 13 dua)
<b>East</b>	NCUAD; funeral home	Community Urban Center
<b>West</b>	NCUAD; shopping plaza	Community Urban Center

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an existing commercial building located on the southwest corner of NW 119 Street and NW 8 Avenue. The surrounding area is characterized by commercial and residential uses. The residential uses will be buffered by a six foot high metal rail fence and 5 foot high masonry wall.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to establish a liquor package store with Sunday sales and spaced less than required from a religious facility. Since this application is for the conversion of 582 sq. ft. of an existing convenience store to a liquor store, it is anticipated to have minimal impact on the surrounding area.

**CDMP ANALYSIS:**

In July 2012, pursuant to Resolution #Z-14-12, the subject parcel was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **NCUAD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved NCUAD are regulated by plans and descriptive standards described in Ordinance #11-65, which is consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The approval of the requests sought in the application will permit the applicant to establish a liquor package store spaced less than required from a religious facility with Sunday sales. Staff opines that the proposed liquor package store within the area designated as MC (Mixed-Use Corridor) on the NCUAD regulating plans is **compatible** with the surrounding commercial and

residential uses and **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

### **ZONING ANALYSIS:**

When analyzing request #1, to permit a liquor package store spaced less than allowed from a religious facility, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses, staff opines that approval of the request would be **compatible** with the surrounding area based on the reasons stated below. Staff notes that the applicant can establish a restaurant and bar at this location by right; however, the liquor package store must be approved through public hearing due to its encroachment into the required spacing distance from the existing religious facility in the area. Staff notes that the Miami-Dade Police Department objects to this application due to crime in the area. However, staff opines that the proposed liquor package store with Sunday sales will not result in excessive traffic as evidenced in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) which indicates that that the application does not generate any new additional peak hour trips and meets the traffic concurrency criteria for an Initial Development Order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum, indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed liquor package store will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

The liquor survey submitted by the applicant indicates that there are eleven (11) religious facilities located within the 2,500 foot radius. Staff notes that the survey indicates within the 2,500 foot radius, the closest religious facility is located 650 feet away and the farthest is located 2,400 feet away measured at a straight line distance from the front door of the proposed liquor package store to the nearest point of the religious facility's structure. Of the eleven (11) religious facilities listed, five (5) are located in unincorporated Miami-Dade and the remaining six (6) are located in the City of North Miami. Staff further notes that at the time of the writing of this recommendation, the records of the County and the City of North Miami indicate that only one (1) of the eleven (11) religious facilities located within the required 2,500 foot spacing distance has a Certificate of Use. Said facility is located within the City of North Miami and is located 650 feet from the proposed liquor package store location across NW 119 Street, which is a six-lane major roadway. In staff's opinion, the proposed encroachment into the required spacing distance will not negatively impact the existing religious facility's operations. Staff opines that the proposed liquor package store is adequately spaced from the existing religious facility located across NW 119 Street and to the west at NW 10 Avenue. Staff opines that the requested use is **compatible** with the adjacent convenience store and surrounding commercial uses along NW 119 Street. Staff notes that beer and wine are sold at the existing convenience store. The convenience store and the 582 sq. ft. area proposed for conversion into a liquor store lie in the Mixed Use Corridor (MC) area of the North Central Urban Area District, in which liquor package stores and other commercial and retail uses are permitted. Therefore, staff opines that the location of the proposed liquor package store spaced less than the required 2,500 feet would not be intrusive or disruptive to the existing religious facility. **As such, staff recommends**

**approval with conditions of request #1 under Section 33-311(A)(3) Standards For Special Exceptions, Unusual Uses And New Uses.**

When the applicant's request to permit the sale of alcoholic beverages on Sunday (request #2), is analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff opines that approval with conditions is **compatible** with the surrounding uses for the reasons stated above. As previously mentioned, staff opines that the location of the proposed liquor package store located along NW 119 Street, a six lane major roadway, will not have a negative impact on the surrounding area. As such, staff recommends approval of this application under the NUV Standards with the condition that Sunday sales occur only during the hours of 10:00 a.m. and 9:00 p.m. **As such, staff recommends approval of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:**

The submitted site plan depicts an existing 1-story building with ingress/egress points along NW 119 Street and NW 8 Avenue. There are 11 parking spaces.

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** See attached.

**OTHER:** N/A

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Store Remodeling for: Super Food Store" as prepared by AAG, Inc., dated stamped received 5/17/13, consisting of 3 sheets and a liquor survey prepared by Campanile & Associates, Inc., consisting of 2 sheets dated stamped received 7/8/13 for a total of 5 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the 6' high metal rail fence and 5' high masonry wall indicated on the submitted site plan remain and be maintained as a buffer from the residential uses to the south.
5. That the Sunday hours of operation for the liquor package store be restricted from to 10:00 a.m. to 9:00 p.m. (except during the month of December from 8:00 a.m. to 10:00 p.m.).
6. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

ES:NN:CH:AN



*Handwritten signature of Eric Silva*

Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County  
Department of Regulatory and Economic Resources

*NAN*

# ZONING RECOMMENDATION ADDENDUM

119th Liquor Store, Inc.  
Z12-145

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review (RER)	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	Objects
Schools	No comment
*Subject to conditions in their memorandum.	

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

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

119th Liquor Store, Inc.  
Z12-145

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

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

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

# ZONING RECOMMENDATION ADDENDUM

119th Liquor Store, Inc.  
Z12-145

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>33-311(A)(3)</b> <b>Special exceptions, unusual and new uses</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
<p><b>33-311(A)(4)(b)</b> <b>Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

**2. 119<sup>TH</sup> LIQUOR STORE, INC.**  
**(Applicant)**

**13-10-CZ8-2 (12-145)**  
**Area 08/District 08**  
**Hearing Date: 10/23/13**

Property Owner (if different from applicant) **Jasbir Singh & Kamaljit Kaur.**

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>
2012	The Director of Sustainability, Permitting & Economic Enhancement Department	- Zone change from Multiple Zones to NCUAD.	BCC	Approved

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

**Date:** June 28, 2013

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources 

**Subject:** C-08 #Z2012000145-3<sup>rd</sup> Revision  
Jasbir Singh & Kamaljit Kaur  
800 NW 119<sup>th</sup> Street, Miami, FL 33186  
Special Exception to Permit a Liquor Store Spaced Less Than  
Required From a Religious Facility and Non-Use Variance to  
Extend the Hours of Alcohol.  
(NCUC) (.062 Acres)  
35-52-41

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The subject application has been reviewed by the Department of Regulatory and Economic Resources- Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

**CONDITIONS FOR WASTEWATER DISPOSAL:**

1. Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property shall submit to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. The Code further requires that the Director must issue his written approval prior to public hearing. Consequently, the above-noted covenant must be submitted to and approved prior to the public hearing for the subject application.

**APPROVED FOR COMPLIANCE WITH:**

Wellfield Protection

The subject property is located within the 210-days travel time of contour of the Westside Wellfield Protection Area. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code. Since the subject request is for a non-residential use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM would not object to the interim use of a septic tank and drainfield.

Pursuant to Section 24-43.1(4)(b)II of the Code, the maximum sewage loading shall not exceed 1,500 gallons per day per acre (GPD/Ac) for a 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 17,514 square feet, and the proposed development would generate a wastewater flow of approximately 96 gallons per day. This flow translates into a sewage loading rate of 239 GPD/Ac, which would be in compliance with the above-noted Code requirements.

#### Stormwater Management

The proposed change will not affect the existing stormwater management system.

#### Wetlands

The subject property does 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

There are no tree resources issues on the subject property.

#### Enforcement History

The subject properties have two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

#### Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

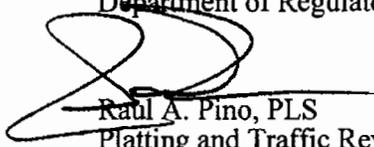
cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 15, 2013

**To:** Eric Silva, Assistant Director  
Department of Regulatory and Economic Resources

**From:**  Raul A. Pino, PLS  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2012000145  
Name: 119<sup>th</sup> Liquor Store, Inc.  
Location: 800 NW 119 Street  
Section 35 Township 52 South Range 41 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot's 21, 22, 23 and 24, Block 1 of Plat Book 22, Page 66.

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.

# Memorandum



**Date:** June 14, 2013

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources Department

**From:**   
Assistant Director, Administration  
Public Works and Waste Management Department

**Subject:** #12\_145  
119th Street Liquor Store, Inc update

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The Public Works and Waste Management Department (PWWM) has no objections to the proposed application as the supplemental information provided in the application does not affect the waste management service provided.

The review serves to update a previous response dated January 14, 2013, as the applicant is currently providing revisions to site plans. The liquor store on the property will likely be considered development for a "commercial unit" per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.

# Memorandum



**Date:** December 21, 2012

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

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

**Subject:** Z2012000145: 119TH LIQUOR STORE, INC

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**Application Name:** 119TH LIQUOR STORE, INC

**Project Location:** The site is located at 800 NW 119 ST, Miami-Dade County.

**Proposed Development:** The request is approval for a special exception for spacing requirements and a non-use variance for hours of operation for a liquor package store.

**Impact and demand:** This application does not generate any residential population applicable to CDMP Open Space Spatial Standards. We have no pertinent comments for this application 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, Parks Property Management Supervisor

# Memorandum



**Date:** 24-DEC-12  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000145

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**Fire Prevention Unit:**

No objection via case Z2012000145.

**Service Impact/Demand**

Development for the above Z2012000145  
located at 800 NW 119 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0592 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: 5:30 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
Station 19 - North Miami W - 650 NW 131 Street Rescue, ALS 60' Aerial, TRT-1

**Planned Service Expansions:**

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

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

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

DATE: 31-MAY-13  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

119TH LIQUOR STORE, INC.

800 NW 119 ST, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2012000145

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HEARING NUMBER

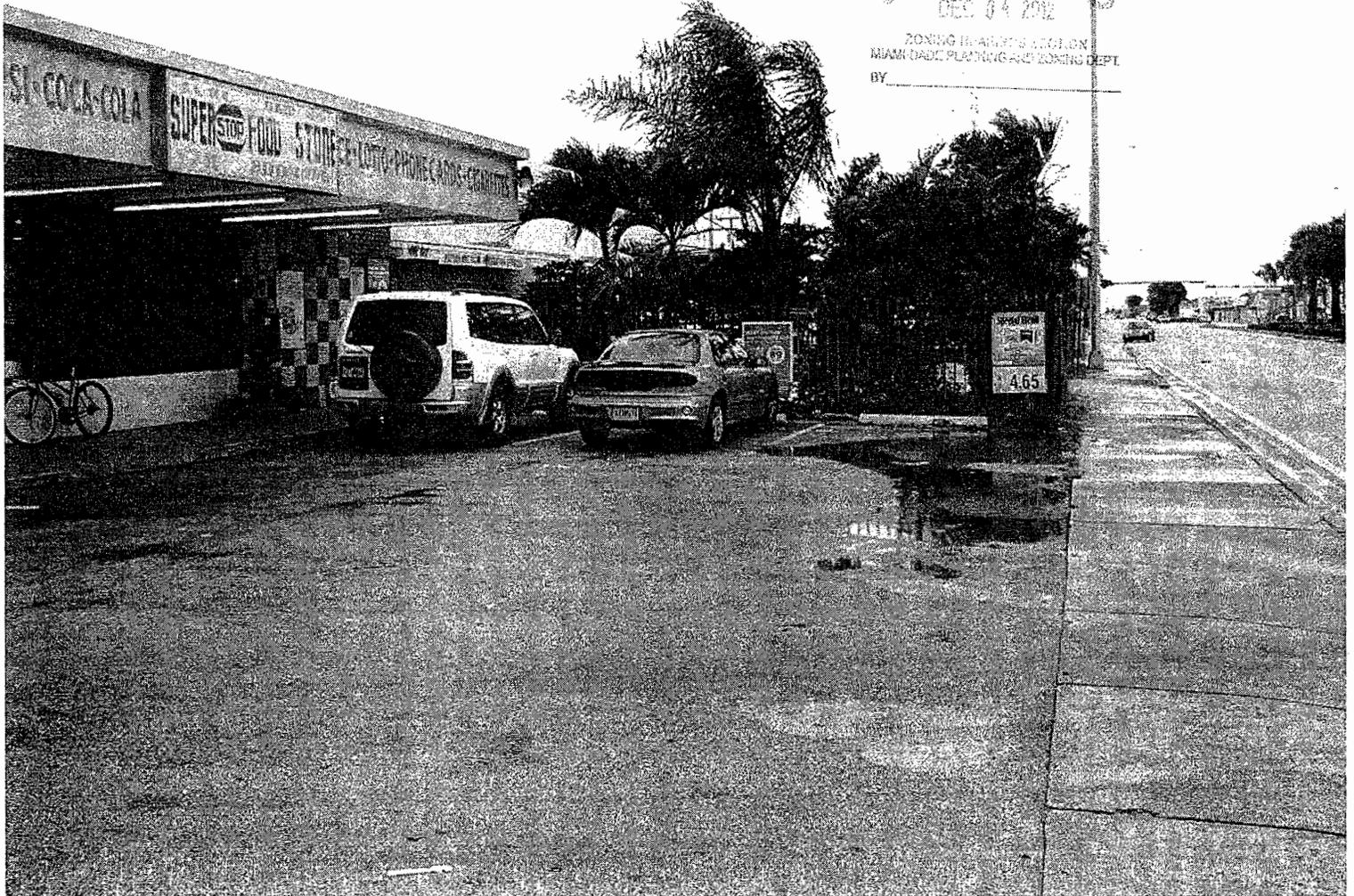
**HISTORY:**

ENFORCEMENT HISTORY; NC: No open cases. BNC: No bss cases open/closed.

119th Liquor Store Inc

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

**REPORTER NAME:**



RECEIVED

DEC 04 2012

RONALD HARRIS - SUPERVISOR  
MIAMI DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

WINE · ICE · COLD BEER · CIGARETTES · CIGARS · LOTTO · PHONE CARDS



RECEIVED

DEC 04 2012

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



RECEIVED

DEC 04 2012

ZONING HEARING SECTION  
MIAMI OFFICE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

MONEY ORDERS ATM  
**SUPER STOP**  
**FOOD STORE**  
LOTTO • FOOD • STAMPS • BEER • WINE • MILK • ICE

PHONE CARDS

FOOD STAMPS • EBT  
MONEY ORDERS • ATM

FOOD STORE  
PARKING ONLY

465

RECEIVED

DEC 04 2012

ZONING LICENSING SECTION  
MAYOR'S OFFICE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_



RECEIVED

DEC 04 2012

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_



# Memorandum



**Date:** February 1, 2013

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

**From:** ~~J.D. Patterson~~  
J.D. Patterson, Director  
Miami-Dade Police Department

**Subject:** Review – Zoning Application  
Case: No. Z2012000145 – 119<sup>th</sup> Liquor Store, Inc.

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## APPLICATION

The applicant, 119<sup>th</sup> Liquor Store, Inc., is requesting a public hearing for a Special Exception from the "Location of Establishment" requirements of Section 33-150, Miami-Dade County Code from church facilities; and a Non-Use Variance to the requirements of Section 33-151(a), Miami-Dade County Code, in order to sell alcoholic beverages on Sundays from its proposed liquor package store to be located adjacent to the existing "Super Stop Food Store," located at 800 NW 119 Street, Miami, Florida.

## CURRENT POLICE SERVICES

The liquor package store would be located in unincorporated Miami-Dade County and serviced by our Northside District, located at 2950 NW 83 Street, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ¼ mile radius check of crimes/calls for service of the location was done and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (liquor package store), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present for the purpose of purchasing alcoholic beverages, traffic increases, intoxicated persons may be present in the area, and calls for police service may rise. While current staffing should accommodate any slight increase in the volume of calls for service, we recommend that the Department of Regulatory and Economic Resources not approve the request. The surrounding neighborhood does not lend itself to benefit from this request. The mere volume of crimes/calls for service in the immediate area indicates no quality of life benefits for citizens if this request is approved.

Eric Silva, AICP, Assistant Director  
February 1, 2013  
Page 2

If the request is approved and demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that 119<sup>th</sup> Liquor Store, Inc. work closely with the local police district command staff in considering security options for the site.

Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JDP/kh  
Attachment

712-145

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: 119th Liquor Store, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jasbir Singh, 800 NW 119 Street, Miami, FL 33168</u>	<u>50%</u>
<u>Kamaljit Kaur, 800 NW 119th Street, Miami, FL 33168</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME  

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:  

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

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

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

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

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

\_\_\_\_\_  
262-145  
\_\_\_\_\_  
\_\_\_\_\_

Date of contract: \_\_\_\_\_

BY Alf

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

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

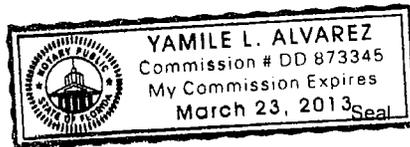
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Jasbir Singh  
(Applicant)

Sworn to and subscribed before me this 25<sup>th</sup> day of October 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)  
My commission expires: \_\_\_\_\_

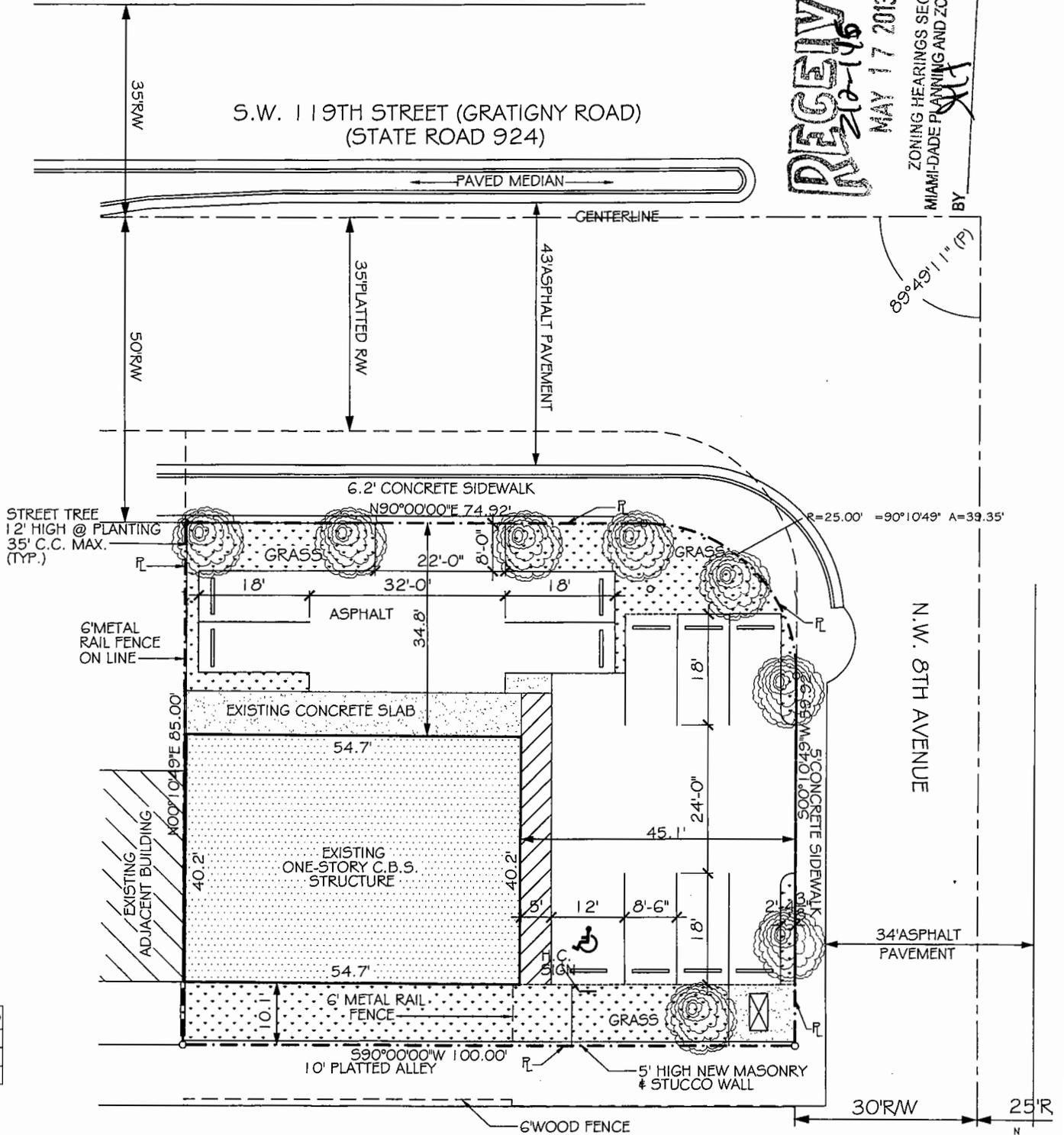


\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

**RECEIVED**  
 MAY 17 2013

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

S.W. 119TH STREET (GRATIGNY ROAD)  
 (STATE ROAD 924)



STREET TREE  
 12' HIGH @ PLANTING  
 35' C.C. MAX.  
 (TYP.)

6' METAL  
 RAIL FENCE  
 ON LINE

EXISTING  
 ADJACENT  
 BUILDING

N.W. 8TH AVENUE

(FO)	SPACES REQUIRED
09	
09	
11	

ENLARGED SITE PLAN



1" = 10'

LEGAL DESCRIPTION:  
Lots 21, 22, 23 and 24, Block 1, "GRATIGNY PARK",  
according to the Plat thereof, as  
recorded in Plat Book 22 at Page 66 of the Public  
Records of Miami-Dade County, Florida, US99 the following  
described properties:

The North 15.00 feet as determined by a line parallel to the most  
northerly block line and its Easterly extension of Lots 21, 22, 23  
and 24 in Block 1; and that part of said Block 1 which lies within the  
external arc formed by a 25.00 foot radius arc, concave to the  
Southwest, tangent to the East line of said Block 1 and tangent to  
a line that is 13.00 feet South of and parallel to the North line  
of said Block 1, all of "GRATIGNY PARK", according to the Plat thereof,  
recorded in Plat Book 22, Page 66 of the Public Records of Miami-Dade  
County, Florida.

ZONING LEGEND - BU-1-A

MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
75' FRONTAGE FOR CORNER LOT	75'	100'
7,500 S.F. LOT AREA FOR CORNER LOT	7,500	6,365
NET AREA (SQ. FT.)	6,365	100%
LOT COVERAGE (40% MAX.)	2,199	26.3%
PAVED AREA	4,399	52.5%
UNPAVED OPEN SPACE	1,777	21.2%
STREET TREES 1.95 FT/35' = 5.28	6	6

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT	15'	35'
SIDE STREET	5'	45'
INTERIOR	0'	0'
REAR	20'	20'
BETWEEN BUILDINGS	20'	N/A

MAXIMUM FLOOR AREA RATIO (F.A.R.) PER No. OF BLDG. STORIES	1 STORY	2 THRU 8 STORIES	9TH STORY AND UP
0.4	0.11 PER ADDITIONAL FLOOR PERMITTED UP TO 8 STORIES	0.02 PER EACH ADDITIONAL STORY ABOVE 8TH FLOOR	13'-6"

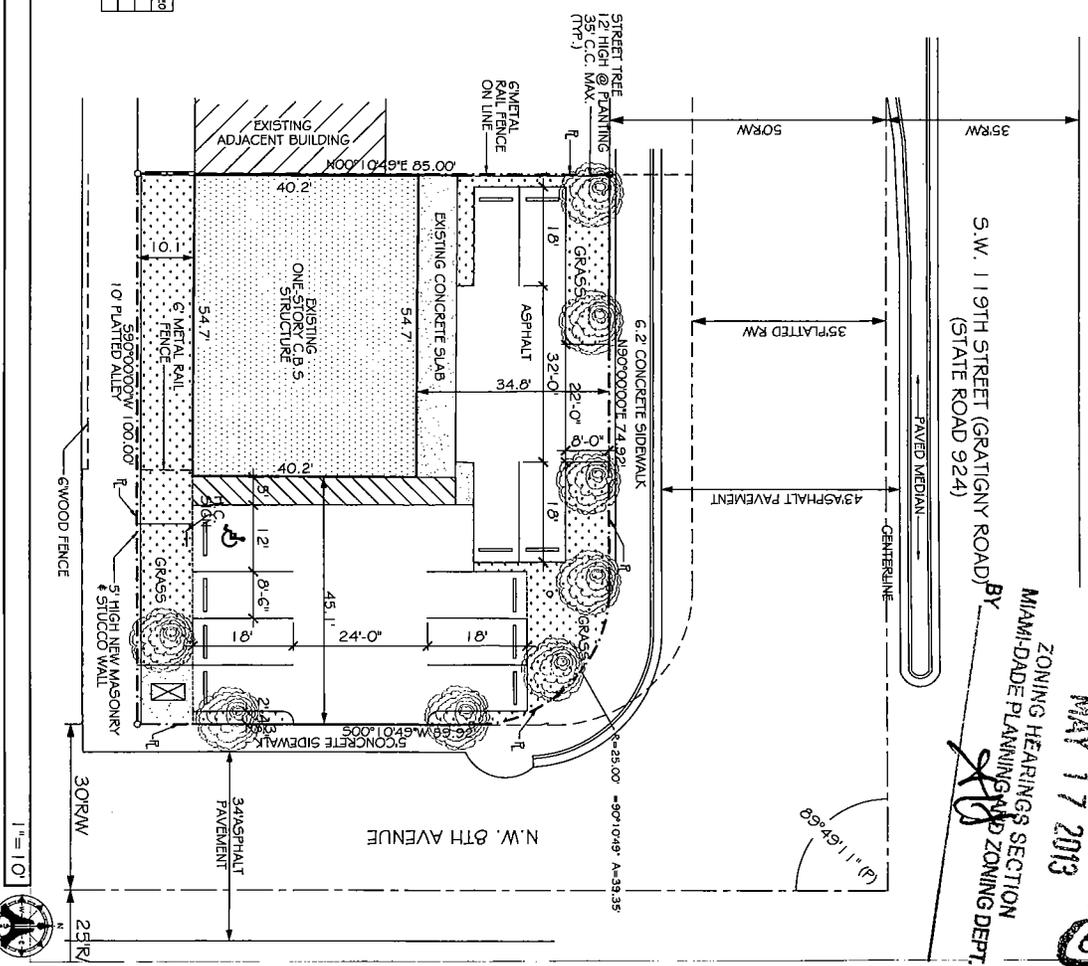
  

MAXIMUM HEIGHT OF PROPOSED BUILDINGS	MAXIMUM NUMBER OF STORIES PERMITTED	F.A.R. PERMITTED
13'-6"	4	.4
1	1	.25

PARKING REQUIREMENTS	TOTAL SQ. FT. PER USE	(SQ. FT./SPACE RATIO)	SPACES REQUIRED
USE TYPE 1	2,199	250/1	09
TOTAL PARKING SPACES REQUIRED			09
TOTAL PARKING SPACES PROVIDED			11

SITE PLAN



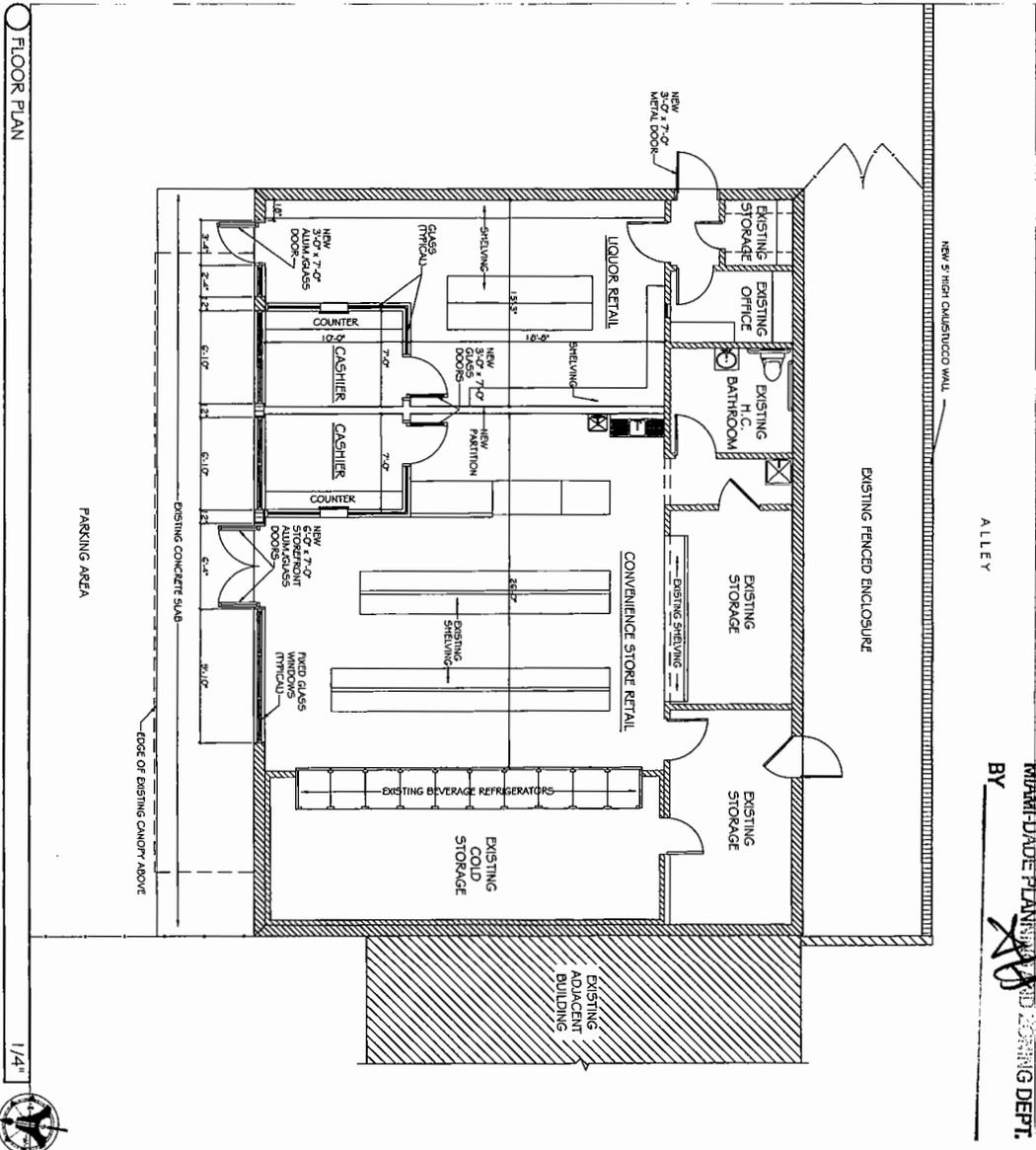
5.W. 119TH STREET (GRATIGNY ROAD)  
(STATE ROAD 924)  
BY  
MAY 17 2013  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

**RECEIVED**  
MAY 17 2013

RECEIVED  
MAY 17 2013

COMMISSION 2012.009.001	SITE PLAN	DATE GRAB 11-09-12	AAG	ASDEN ARCHITECTURAL GROUP, INC. 2202 PINE ST. LEE MAE BLDG. FLOOR 2000, CORAL GABLES, FL 33134 Telephone: (305) 546-8232 Fax: (305) 546-8233 E-mail Address: arden@asdenarch.com Florida Registration No. 33663 A-00033267	REV. DATE REVISION
SHEET <b>A-1</b>	STORE REMODELING FOR: SUPER STOP FOOD STORE 800 N.W. 119th STREET, MIAMI FLORIDA 33166 PHONE: 305.335.6716	DRAWN SIG	ISSUED		
REVISION 2ND#1			DENIS E. ARDEN P.C. # 3003		

RECEIVED  
MAY 17 2013  
MAY 17 2013

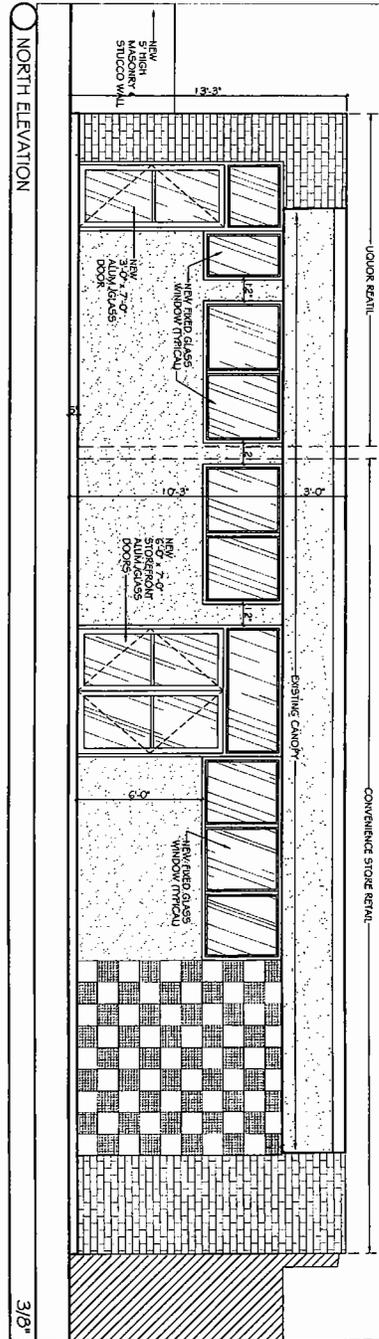
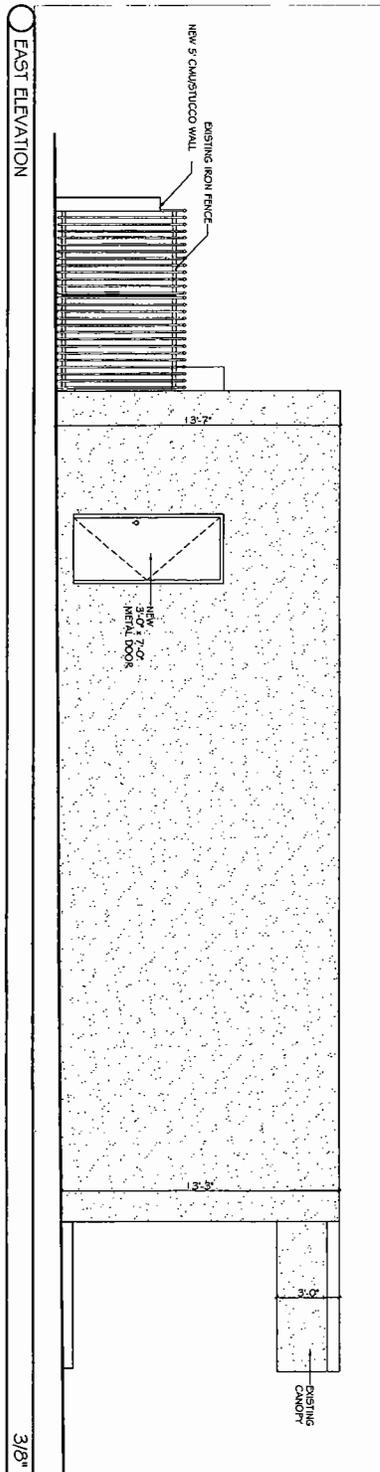


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MAY 17 2013

ZONING HEARING SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY XAB

RECEIVED  
MAY 17 2013

COMMISSION 2012.009.001 SHEET <b>A-2</b> REVISION 210 #1	FLOOR PLAN  STORE REMODELING FOR: SUPER STOP FOOD STORE 800 N.W. 119 TH STREET, MIAMI FLORIDA 33166 PHONE: 305.335.6716	 DENIS E. ARDEN P.E.C. - 85843	DATE DRAWN 11-09-12	 ARDEN ARCHITECTURAL GROUP, INC. 2222 POND CR. LEECH BLVD. NW FLOOR, CORN. OAKS, FL. 3334 Telephone: (305) 648-0032 Fax: (305) 648-0033 E-mail: arden@ardengroup.com www.ardengroup.com Florida Registration No. 33843 AA0003267	REV. DATE REVISION
			DRAWN SIG ISSUED		(Empty table for revisions)



RECEIVED  
2-17-13  
MAY 17 2013  
ZONING & PLANNING SECTION  
MIAMI-DADE PALM BEACH COUNTY ZONING DEPT.  
BY *AK*

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MAY 14 2013  
MAY 14 11:33 AM  
MAY 14 2013

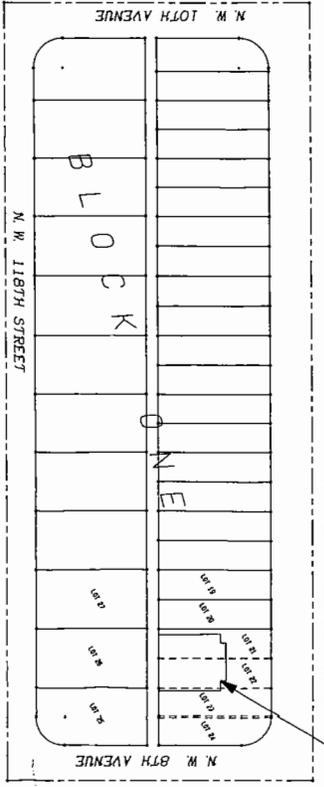
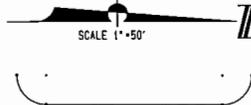
COMMISSION 2012.009.001		EXISTING EXTERIOR ELEVATIONS	
SHEET <b>A-3</b>		STORE REMODELING FOR: SUPER STOP FOOD STORE 800 N.W. 119 TH STREET, MIAMI FLORIDA 33166 PHONE: 305.355.8716	
REVISION 2ND #1		 DENIS E. ARDEN P.E.C. # 5643	

DATE DRAWN 11-09-12	DRAWN SIG	ISSUED
------------------------	--------------	--------

**AAG** ARCHER ARCHITECTURAL GROUP, INC.  
2222 POND DR. 12TH FLOOR, MIAMI, FLORIDA 33134  
Telephone: (305) 646-0022 Fax: (305) 646-0023  
E-mail Address: [info@archerag.com](mailto:info@archerag.com)  
Florida Registration No. 2843 AA0003207

REV.	DATE	REVISION





**SITE PLAN**  
SCALE: 1"=50'

THIS PROJECT  
800 N.W. 119TH STREET  
S.W. 119TH STREET (GRAYSON ROAD)

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

**RECEIVED**  
JUL 09 2013

**LEGAL DESCRIPTION**  
Lot 21, 22, 23 and 24 Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The North 15.00 feet as determined by a line parallel to the east boundary of Block 22 and 15.00 feet easterly extension of Lot 21, 22, 23 and 24 Block 1, "QUALITY ONE", as shown on the plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

The following parcels, Block 22, Lots 21, 22, 23 and 24, Block 1, "QUALITY ONE", according to the Plat thereof, as recorded in Plat Book 22 of the Public Records of Miami-Dade County, Florida, LESS the following described properties:

- 1. (Site) Competitive Retail (Retail)
- 2. (Site) Competitive Retail (Retail)
- 3. (Site) Competitive Retail (Retail)
- 4. (Site) Competitive Retail (Retail)
- 5. (Site) Competitive Retail (Retail)
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PROJECT#	DATE	LIQUOR SURVEY
4914	7-13-2012	of
DRAWN	CHECKED	800 N.W. 119TH STREET
A. C.		MIAMI, FLORIDA
FIELD BOOK:	PAGES	FOR
P. R.	2	GRAY-ROBINSON, ATTORNEYS AT LAW
CADD FILE	SCALE	
4914	AS SHOWN	

**CAMPANILE & ASSOCIATES, INC.**  
ENGINEERS \* PLANNERS \* SURVEYORS  
CONSTRUCTION MANAGERS  
6420 MAHI DRIVE  
CORAL GABLES, FLORIDA 33158  
(305) 971-1988  
(305) 971-1989 (FAX)

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1	1-15-2012	AND SHEET 1	AC
2	10-20-2012	REVISED SURVEY SHEET 21 AND 22 AND EXIST. AC	
3	11-14-2012	REVISED SURVEY SHEET 21 AND 22 AND EXIST. AC	
4	12-11-2012	REVISED SURVEY SHEET 21 AND 22 AND EXIST. AC	

**CAMPANILE & ASSOCIATES, INC.**  
*Louis R. Campanile*  
BY: LOUIS R. CAMPANILE, PRESIDENT  
PROFESSIONAL SURVEYOR AND MAPPER NO. 1224  
STATE OF FLORIDA  
THIS SURVEY IS NOT VALID UNLESS SIGNED WITH AN IMPRESSION SEAL OF THE AGENCY NAMED PROFESSIONAL.

33

NW 120TH ST

NW 10TH AVE

TR 1

TRACT A

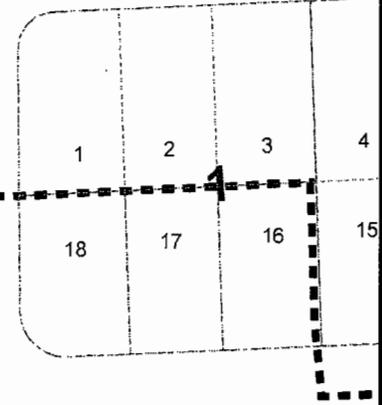
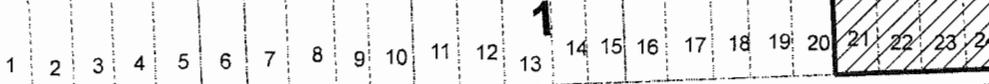
NORTHMIAMI

NW 8TH AVE

TRACT 23

NW 119TH ST

NCUAD

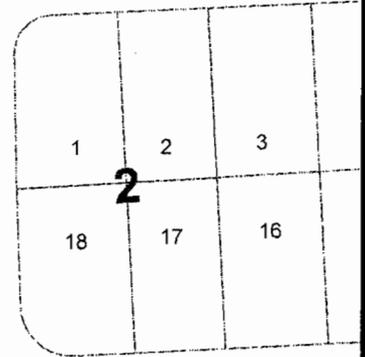
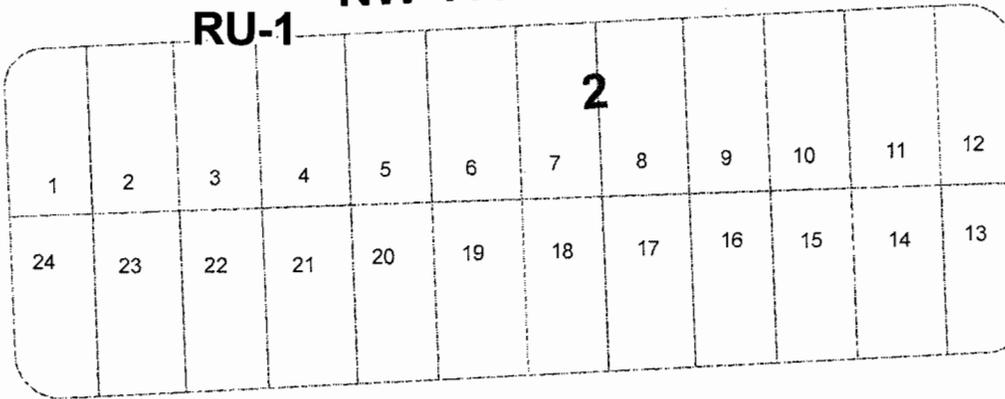


1

MIAMI-DADE

NW 118TH ST

RU-1



NW 117TH ST

MIAMI-DADE COUNTY HEARING MAP

Process Number Z2012000145



Section: 35 Township: 52 Range: 41  
 Applicant: 119TH LIQUOR STORE, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY
		34



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number

**Z2012000145**



Section: 35 Township: 52 Range: 41  
 Applicant: 119TH LIQUOR STORE, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

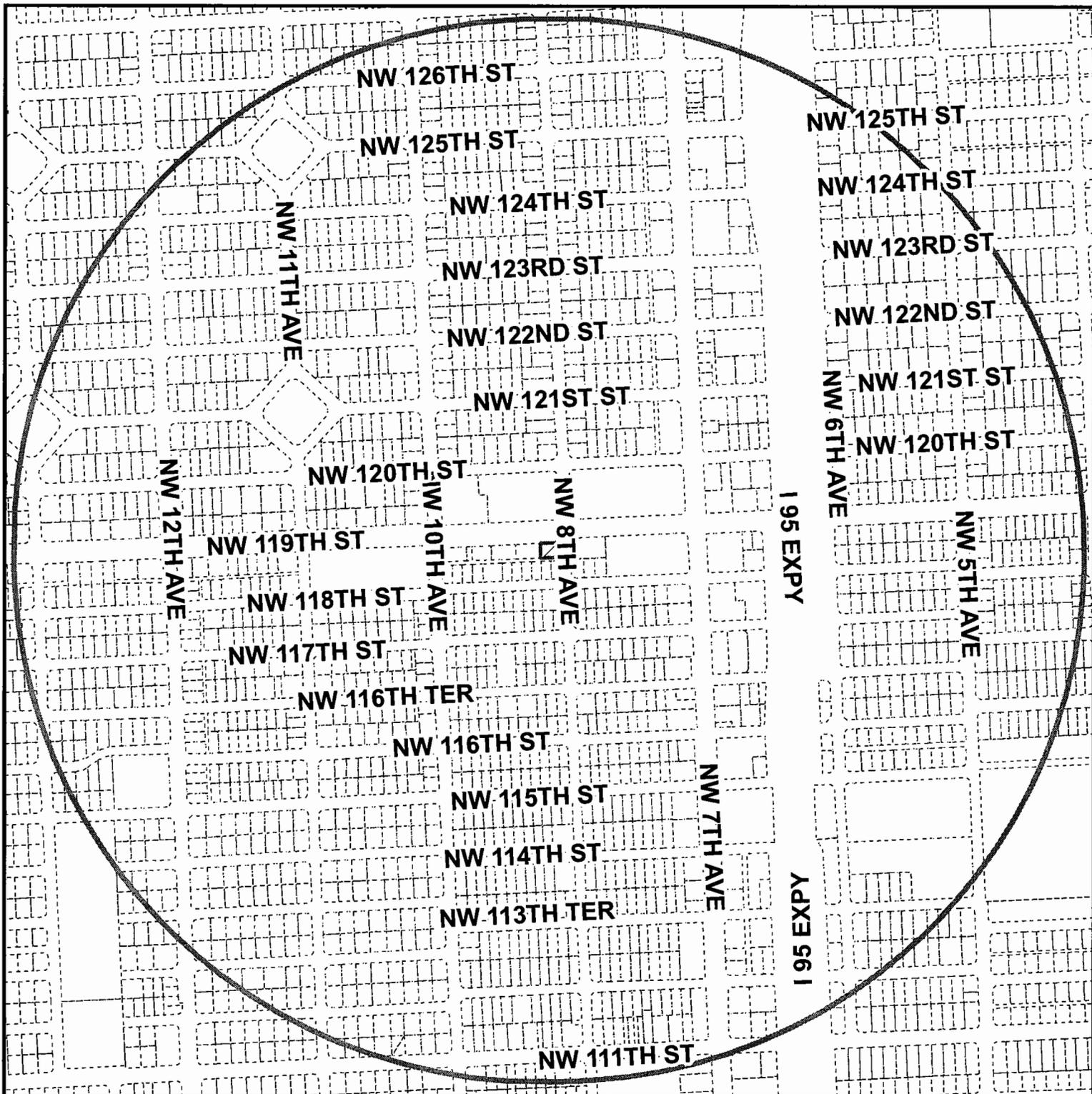
Legend

 Subject Property



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY
		35



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 35 Township: 52 Range: 41  
 Applicant: 119TH LIQUOR STORE, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

Process Number

**Z2012000145**

RADIUS: 2640



**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY
		36

NW 120TH ST

(LDR) 2.5-6 DU/AC

NW 10TH AVE

NW 8TH AVE

NORTHMIAMI

NW 119TH ST

BUSINESS AND OFFICE

NW 118TH ST

(LMDR) 6-13 DU/AC

NW 117TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000145



Section: 35 Township: 52 Range: 41  
Applicant: 119TH LIQUOR STORE, INC  
Zoning Board: C8  
Commission District: 2  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Friday, December 21, 2012

REVISION	DATE	BY