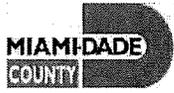


FINAL AGENDA

8-11-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, September 17, 2014 at 7:00 p.m.

CURRENT

- | | | | | |
|---------------|---|-------|----------|---|
| 1. 14-9-CZ8-1 | <u>UNITED CEREBRAL PALSY ASSOC. OF MIAMI INC.</u> | 09-55 | 13-52-41 | N |
|---------------|---|-------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, SEPTEMBER 17, 2014

HENRY REEVES ELEMENTARY SCHOOL

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

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.

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). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.



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

PH: Z09-055 (14-9-CZ8-1)

September 17, 2014

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	United Cerebral Palsy Associates of Miami, Inc.
Summary of Requests	The applicant is seeking to permit a home for disabled children and adults in lieu of a previously approved home for disabled children. Additionally, the applicant seeks to permit the facility with reduced setbacks, an increase in lot coverage and variances to the parking and landscaping regulations.
Location	16521 NW 1 Avenue, Miami-Dade County, Florida.
Property Size	12,766 sq. ft.
Existing Zoning	RU-3, Four Unit Apartment House District
Existing Land Use	Home for disabled children
2020-2030 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 du <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b), Non-Use Variance standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Modified approval with conditions of requests #1, to permit the facility with twelve (12) residents only, approval with conditions of requests #2, #3 and #8; and denial without prejudice of requests #4 through #7.

REQUESTS:

- (1) UNUSUAL USE to permit a residential quarters for disabled individuals.
- (2) NON-USE VARIANCE to permit a building setback 12'-2" (25' required) from the rear (south) property line and setback 3'-2" (15' required) from the interior side (east) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 46.76% (40% maximum permitted).
- (4) NON-USE VARIANCE to permit 8 parking spaces (13 parking spaces required).
- (5) NON-USE VARIANCE to permit parking spaces to back-out into the right-of-way (not permitted).
- (6) NON-USE VARIANCE to permit parking spaces with a stall depth of 17' (18' required).
- (7) NON-USE VARIANCE to permit parking within 25' of a right-of-way.
- (8) NON-USE VARIANCE to permit 6 street trees (7 street trees required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "United Cerebral Palsy" as prepared by AR Architect, LLC, dated stamped received 10/13/13, consisting of 1 sheet, a floor plan entitled. "United Cerebral Palsy North Miami Beach" as prepared by Leon Weschler Architect, Inc., consisting of 1 sheet dated stamped received 2/22/11, and a sheet entitled 'Additions & Alterations for: United Cerebral Palsy Baby House" as prepared by D.F. Zimmer A1A, dated stamped received 4/8/09 for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The subject property was approved pursuant to Resolution #4-ZAB-90-84, to permit residential quarters for 12 handicapped children. Subsequently, pursuant to Resolution #4-ZAB-289-92, the previously approved plans for the residential quarters were modified and the subject property was approved for ancillary variances ancillary variances to allow less parking than required, seven (7) parking spaces within 25' of a right-of-way, parking back-out and setback for the facility.

The applicant now seeks to permit the residential home for sixteen (16) residents inclusive of adults on the subject property. With these requests, the applicant also seeks ancillary variances to allow variances to the number of parking spaces, to allow an additional parking space spaced less than required from the right-of-way for the facility, as well as variances to the setback and lot coverage requirements for the facility.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3; home for disabled youth	Low Density Residential, 2.5 - 6 dua
North	BU-2; warehouse	Business and Office
South	RU-2; single-family residence, duplex	Low Density Residential, 2.5 - 6 dua
East	RU-3; four-plex residence	Low Density Residential, 2.5 - 6 dua
West	RU-3; parking lot	Low Density Residential, 2.5 - 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing home for disabled children that is surrounded by single and multi-family residential uses to the east and south and commercial uses to the north and west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to use the existing congregate living facility for adults and increase the amount residents. This will provide the community additional congregate living facilities for the adults within the existing building. Although the applicant is requesting a variance of the setback and lot coverage requirements, which, were not a part of previous approvals, staff opines that since the building is existing no new visual impacts will be created. However, the proposed increase of the existing use to now allow 16 residents within the facility, creates additional variances, among which is the need for additional parking. Staff

opines that approval of the application could result in the spillage of parking onto the abutting roadways that could have a negative impact on traffic.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant is requesting to permit the residential home with sixteen (16) residents in lieu of the previously approved twelve (12) disabled children that were approved pursuant to Resolution #4-ZAB-90-84. In addition, with this application, the applicant is also seeking ancillary non-use variances of the setback, lot coverage, parking and landscaping regulations. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Low Density Residential** use. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. *This density category is generally characterized by single family housing, e.g., single family detached, cluster and townhouses. Also permitted in residential communities are neighborhood and community services including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.*

The CDMP Land use Element interpretative text for Residential Communities states that **congregate residential uses and nursing homes** may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: each 2.5 occupants of a congregate residential facility shall be considered as the equivalent of one residential unit and that the maximum number of dwelling units shall not be more than allowed in the next higher residential category, which in this case is Low-Medium Density Residential use. This category allows a maximum of 13 dwelling units per acre which would allow a **maximum of nine (9) residents** on the 0.29-acre subject parcel.

The application now seeks to permit the continued use of the facility for the previously approved children who have now grown into adulthood as well as to permit four (4) more residents than were previously approved for a total of sixteen (16) residents. However, the CDMP Land Use Element interpretative text states that *existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map".* Staff opines that the facility is an existing lawful use approved for a maximum of twelve (12) residents (children) pursuant to Resolution #4-ZAB-90-84. Therefore, in staff's opinion, a modified approval of the application to remove the age restriction and allow the continued use as a congregate facility for twelve (12) adult residents would be **consistent** with the interpretative text of the Land Use Element, Residential Communities.

However, staff opines that the applicant's proposal to increase the number of residents beyond what was lawfully approved and allow sixteen (16) residents, would be **inconsistent** with the density threshold allowed by the CDMP interpretative text for properties designated Low Density Residential on the CDMP Land Use Plan map as noted above.

ZONING ANALYSIS:

When analyzing request #1 to permit the residential home for disabled individuals under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses** and New Uses, for the reasons that will be explained below, staff is of the opinion that a modified approval of this request would

be **compatible** with the surrounding residential community and therefore should be approved with conditions.

As previously noted, based on the applicant's letter of intent, the application now seeks approval of an expansion of the existing use to allow sixteen (16) residents. Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses of the Code requires staff to review this *in relation to the present and future development of the of the area concerned and the compatibility of the expanded use with such area and its development*. The aforementioned CDMP analysis, has already concluded that approval of same would not conform with the density threshold for congregate residential facilities within the land use category in which the subject property is located. Therefore, staff opines that an intensification of the use to allow four (4) additional residents would be incompatible with the surrounding area and its development.

However, staff opines that since the facility was previously approved to permit a home for twelve (12) children in 1984, a modified approval of the current request to maintain the facility with twelve (12) adult residents would maintain the residential character of the surrounding area that is primarily made up of single and multi-family residential uses located to the south and east and transitional to the commercial uses located to the north.

Staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply. Notwithstanding, said memorandum objects to the application based on the ancillary request to permit less parking than required (request #4), which they opined could result in the spillage of parking into the right-of-way and the fact that the submitted plans do not show an accessible path from the proposed handicap parking spaces to the building. However, as previously noted, staff is supportive of a modified approval to permit the facility only with twelve (12) adult or children residents. Therefore, for the reasons that will be further explained below, staff opines that a modified approval with conditions of the application, without an increase in the number of residents will not result in any new traffic impacts on the surrounding roadways.

The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates in its memorandum that approval meets all LOS standards for an initial development order and that the development will not affect the existing stormwater management system. Additionally the memorandum from the Miami-Dade Fire Rescue Department (MDFRD) indicates that there will be no significant impact on MDFRD services in this area. Based on the aforementioned department memoranda, staff opines that the requests will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people.

With the current application to permit the use with sixteen (16) residential clients, there are ancillary requests for additional parking spaces (request #4), to permit parking spaces to back-out into the right-of-way (request #5), less parking space depth (request #6) and to allow an additional parking space within 25' of the right-of-way (request #7). Staff opines that the modified approval to allow the facility to operate with twelve (12) residents as was previously approved, would remove the need for the additional parking spaces and therefore, would not require the additional parking requests. Specifically, staff notes that pursuant to Resolution #4-ZAB-289-92, the property was approved to allow four (4) parking spaces to back-out onto NW 1 Avenue and three (3) parking spaces onto NW 166 Street. Said resolution also permitted the facility with only seven (7) parking spaces within 25' of a right-of-way. This would allow the

applicant to maintain the facility with seven (7) parking spaces as were approved pursuant to said resolution. However, staff is not supportive of the current site plan that shows the handicapped parking spaces located along the front (north) property line, away from the existing handicap ramp, which is located along the west elevation of the facility. Therefore, as a condition for staff's recommendation of a modified approval of this request, staff recommends that the handicapped parking spaces should be relocated to the area of the handicap ramp along the west elevation of the building as indicated in the previously approved plans.

Additionally, due to the fact that the facility is existing and for reasons that will be expanded upon later in the zoning analysis, staff opines that the ancillary requests for reduced setbacks, increased lot coverage (requests #2 and #3) and one less street tree than required (request #8), will not create any new visual or aural impacts on the surrounding residential and commercial uses. **Therefore, staff recommends modified approval with conditions of request #1, to allow only twelve (12) residents, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When request #2 to permit the facility setback 12'-2" (25' required) from the rear (south) property line and setback 3'-2" (15' required) along with the request to permit the facility with a 46.76% (40% maximum permitted) lot coverage (request #3) are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions would not have a negative visual or aural impact on the residential uses to the south and east and would be **compatible** with the surrounding area. As previously noted, pursuant to Resolution #4-ZAB-289-92, the subject property was approved to permit an approximately 60% increase in the building size along with an encroachment into the side street (west) setback area. This application now seeks to permit the facility with existing additions to the building beyond what were previously approved at hearing, which resulted in a 6.6% increase in lot coverage beyond the 40% maximum lot coverage permitted (request #3). Although the aforementioned additions have not be permitted, staff opines, for the reasons that will be expanded upon below, that approval with conditions of the encroachments and increased lot coverage that result, do not affect the stability and appearance of the community and are not detrimental to the character of the surrounding residential and commercial uses.

Staff notes that the 11'-10" encroachment into the interior side (east) setback area of the existing terrace addition for the facility, primarily abuts the parking lot for the two-story apartment building located to the east. Further, staff opines that the more intensive uses of the facility are oriented away from the duplex residence located to the south. Therefore, staff opines that the 12'-10" encroachment in this area, which is existing, does not have any negative visual or aural impact on the residence to the south. In addition, staff opines that the increased lot coverage that is the subject of request #3, is likely the due to the aforementioned additions to the facility to accommodate the adult residents, which also resulted in the additional encroachments into the setback areas (requests#2). Staff opines that approval with conditions of the existing 6% overage in lot coverage, will not have a negative visual impact on the surrounding area and further, will not affect the stability and appearance of the surrounding area. However, as a condition for approval, staff recommends that the applicant shall install a 6' high opaque fence to mitigate any negative visual impact of the increased encroachment along the interior side (east) property line and obtain permits for all unpermitted additions to the property. **Therefore, staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(4)9b), Non-Use Variances From Other Than Airport Regulations.**

Similarly, when the applicant's request to permit the facility with one less street tree than the eight (8) required (request #8) is similarly analyzed under Section 33-311(A)(4)(b), staff opines that approval would be **compatible** with the surrounding area. Staff's review of aerial photographs of the property in the County's Geographical Information System (GIS) and the submitted plans, indicates that currently only two (2) trees exist along the swale area abutting the subject property. As such, staff opines the five (5) additional trees being proposed by the applicant will provide a welcome visual enhancement to the surrounding area. Further, staff opines that the location of the trees in the swale area along the side street (west) and front (north) property lines, will provide a physical deterrent to the parking of vehicles in the swale area that were visible in the previously mentioned photographs from the GIS system. Staff also recommends as a condition for approval that where possible, the applicant should install signs to deter the parking of staff or visitor vehicles from the swale areas abutting the subject property along NW 166 Street and NW 1 Avenue. **Based on the foregoing analysis, staff recommends approval with conditions of request #8 under Section 33-311(A)(4)(b) Non-Use Variances From Other than Airport Regulations.**

However, as previously noted, staff has opined that a modified approval of the primary request (request #1) to allow the applicant to maintain the facility with twelve (12) residents, will not require additional parking spaces (request #4), nor will there be a need for a new requests to permit parking spaces to back-out into the right of way (request #5) or for additional parking space within 25' of the right-of-way beyond what was previously approved (request #7).

Additionally, staff opines that the applicant has sufficient room to provide the parking space depth for the seven (7) parking spaces that were previously approved. Therefore, staff opines that when the request to permit the facility with less parking space depth than required (request #6) is analyzed under Section 33-311(A)(4)(b), NUV Standards, staff opines that said request should be denied and that the applicant should comply with the depth requirement. **Based on the foregoing analysis, staff recommends denial without prejudice of requests #4 through #7 under Section 33-311(A)(4)(b) Non-Use Variances From Other than Airport Regulations**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site from NW 166 Street and NW 1 Avenue with adequate room to maintain seven (7) parking spaces on-site for the existing facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Modified approval with conditions of requests #1, to permit the facility with a maximum of twelve (12) residents only, approval with conditions of requests #2, #3 and #8; and denial without prejudice of requests #4 through #7.

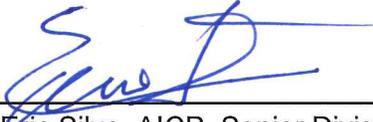
CONDITIONS FOR APPROVAL: (For requests #1 through #3 and #8 only).

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, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "United Cerebral Palsy" as prepared by AR Architect, LLC, dated stamped received 10/13/13, consisting of 1 sheet, a floor plan entitled. "United Cerebral Palsy North Miami Beach" as prepared by Leon Weschler Architect, Inc., consisting of 1 sheet dated stamped received 2/22/11, and a sheet entitled 'Additions & Alterations for: United Cerebral Palsy Baby House" as prepared by D.F. Zimmer A1A, dated stamped received 4/8/09 for a total of 3 sheets, except as herein amended to show only the seven (7) previously approved parking spaces with the required 18' parking space depth; and to show the relocation of the handicap parking spaces to the west parking lot of the facility.
3. That the applicant submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material to be installed prior to the issuance of a Certificate of Use.
4. That the applicants obtain a Certificate of Use for the proposed home for disabled children and adults facility from and promptly renew same annually with the Miami-Dade County 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.
5. That the use be established and maintained in accordance with the approved plan.
6. That the applicant will not allow the parking vehicles on the swale areas abutting the subject property along NW 166 Street and NW 1 Avenue.
7. That the handicapped parking spaces be relocated to the west parking lot of the facility next to the handicap ramp.
8. That the occupancy of the proposed home for disabled children and adults facility be restricted to a maximum of twelve (12) residents at all times.
9. That where necessary, the applicant shall obtain permits for all unpermitted structures on the subject property within 90 days of the expiration of the appeal period for this public hearing application, unless a time extension is granted by the Director of the Department of Regulatory and Economic Resources for good cause shown
10. That the applicant shall install a 6' high opaque fence along the interior side (east) property line prior to obtaining a Certificate of Use for the facility.
11. That the applicant comply with all applicable conditions and requirements of the Environmental Division of the Miami-Dade County Department of Regulatory and Economic Resources.

ES:MW:NN:JV:CH



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

ZONING RECOMMENDATION ADDENDUM

United Cerebral Palsy Associates of Miami
Z09-055

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

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

Low Density Residential (Pg. I-29))	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pg. I-24)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities. (Pg. I-34)	<i>"Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. For example, a ten-acre site located in an area designated for six dwelling units per gross acre may be permitted up to 13 units per gross acre or in this instance, up to 130 units. Assuming 2.5 occupants per unit, up to 325 persons could occupy the site. The intensity of use that may be approved for "daytime service uses" such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	<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,</i>
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ZONING RECOMMENDATION ADDENDUM

*United Cerebral Palsy Associates of Miami
Z09-055*

	<p><i>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>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</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. UNITED CEREBRAL PALSY ASSOCIATION OF MIAMI INC 14-9-CZ8-1(09-055)
(Applicant)
Area 08/District 02
Hearing Date: 09/17/14

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1984	United Cerebral Palsy Association	- Unusual Use to permit residential quarters for 12 handicapped children.	ZAB	Approved with Condition(s)
1992	United Cerebral Palsy Association, of Miami	- Modification of Condition of Resolution. - Non-Use Variance's for Setback and Parking Requirements.	ZAB	Approved with Condition(s)

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: August 20, 2014

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

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

Subject: C-08 #Z2009000055-3rd Revision
United Cerebral Palsy Association of Miami, Inc.
16521 N.W. 1st Avenue
Unusual Use to Permit Residential Quarters for Disabled Individuals
(RU-3) (.30 Acres)
13-52-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" field of the memorandum.

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 and Wastewater Disposal

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

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

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

Stormwater Management

Stormwater should be retained on site utilizing 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.

Pollution Remediation

There are no records of current contamination assessment/remediation issues on the property or abutting the property. Additionally, there are no historical records of contamination assessment/remediation issues regarding non-permitted sites associated with this property or abutting the property.

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

The proposal to permit residential quarters for disabled individuals will not impact tree resources. However please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: August 20, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2009000055
Name: United Cerebral Palsy Association of Miami, Inc.
Location: 16521 NW 1 Avenue
Section 13 Township 52 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application objects for the following reasons:

This Department objects to the request to permit less parking spaces than required. Fewer parking spaces will result with parking within the right-of-way where it is not permitted.

Must provide an accessible path from proposed handicap parking spaces to the building.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 1 to 4, Block 19, Plat Book 8, Page 117.

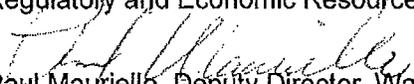
This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: August 18, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: United Cerebral Palsy Association of Miami, Inc. (#09_055)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *United Cerebral Palsy Association of Miami, Inc.* is requesting an unusual use for residential quarters for handicapped persons pursuant to Section 33-13 of the Code. The purpose is to permit a facility to allow up to 16 disabled individuals on the property, zoned in a 4 unit Apartment District (RU-3).

Size: The subject property is approximately 0.3 acres.

Location: The subject property is located at 16521 NW 1st Avenue, 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 25, 2013, 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 Regulatory and Economic Resources 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the residential facility on the property will be considered a multi-family residential

establishment. Per the Code, the following is required of multi-family residential establishments 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, once the building is developed.

3. Recycling

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential 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(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

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

United Cerebral Palsy Association of Miami, Inc.
Page 3

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.

Memorandum



Date: July 31, 2013

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

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

Subject: Z2009000055: UNITED CEREBRAL PALSY ASSOC. OF MIAMI INC.
Revised plans dated stamped received 7-02-2013

Application Name: UNITED CEREBRAL PALSY ASSOC. OF MIAMI INC.

Project Location: The site is located at 16521 N.W. 1 AVENUE, Miami-Dade County.

Proposed Development: The request is approval of an unusual use to permit quarters for disabled residents.

Recommendation: PROS HAS NO OBJECTION TO THIS APPLICATION.

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: 17-JUL-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000055

Fire Prevention Unit:

No objection to plan stamped received July 2, 2013, via case # Z2009000055

Service Impact/Demand

Development for the above Z2009000055 located at 16521 N.W. 1 AVENUE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 0330 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: 5:32 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 32 - Uleta - 358 NE 168 Street
 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: 21-AUG-14
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

UNITED CEREBRAL PALSY
ASSOCIATION OF MIAMI INC.

16521 N.W. 1 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000055

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: Case 20140604003 was opened on August 5, 2014 for Failure to obtain Certificate of use and warning issued. Extension request was received on August 20th pending supervisor approval. Case 201406004004 was opened on August 5, 2014 for setback violation and warning issued. Extension request received on August 20, 2014 pending supervisor approval. BNC: NO BSS CASES OPEN/CLOSED.

United Cerebral Palsy

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

REPORTER NAME:

Building Photographs

8-0002126-2

See Instructions for Item A6.

For Insurance Company Use:

Building Street Address (including Apt., Unit, Suite and/or Bldg. No.) or P.O. Route and Box No.

Policy Number

16521 NW 1 AVE

City
MIAMI

State
FL

ZIP Code
33169

Company NAIC Number



Front View

Date of Photograph: 02/10/2011



Rear View

Date of Photograph: 02/10/2011

Building Photographs

8-0002126-2

Continuation Page

For Insurance Company Use:

Building Street Address (including Apt., Unit, Suite and/or Bldg. No.) or P.O. Route and Box No.
16521 NW 1 AVE

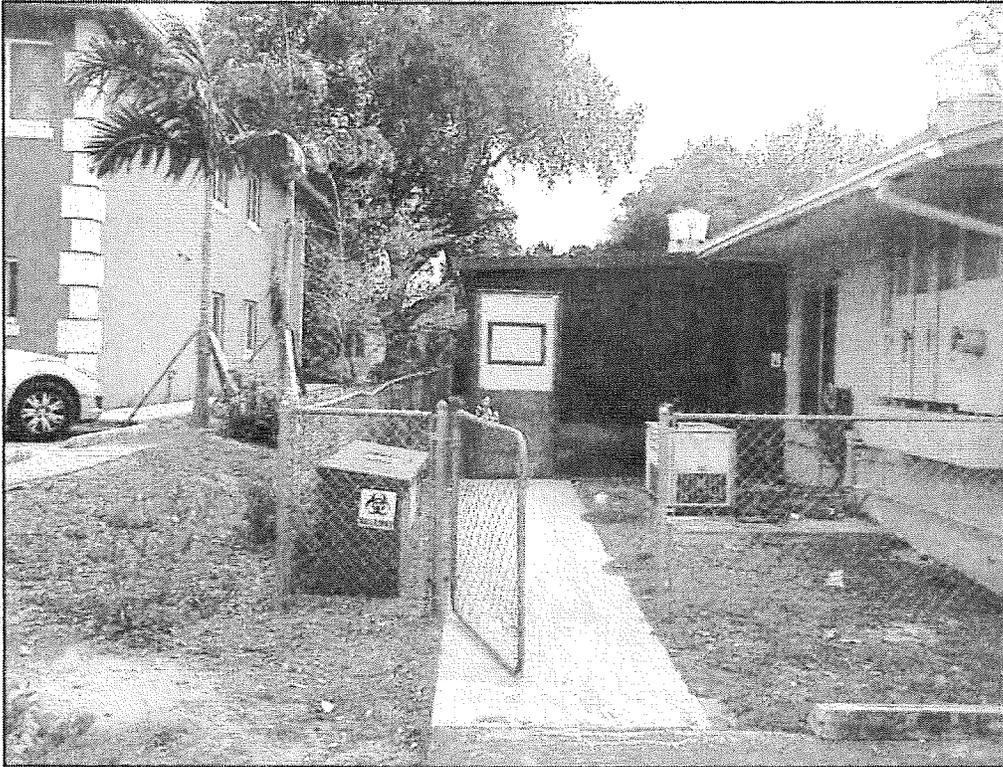
Policy Number

City
MIAMI

State
FL

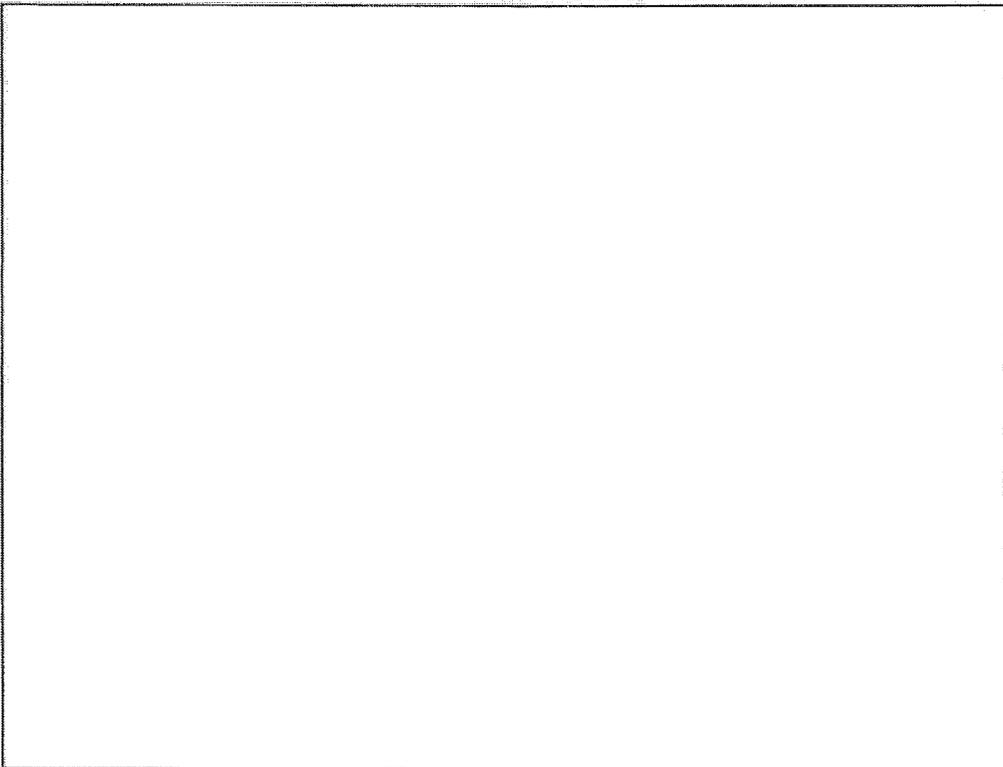
ZIP Code
33169

Company NAIC Number



Left Side View

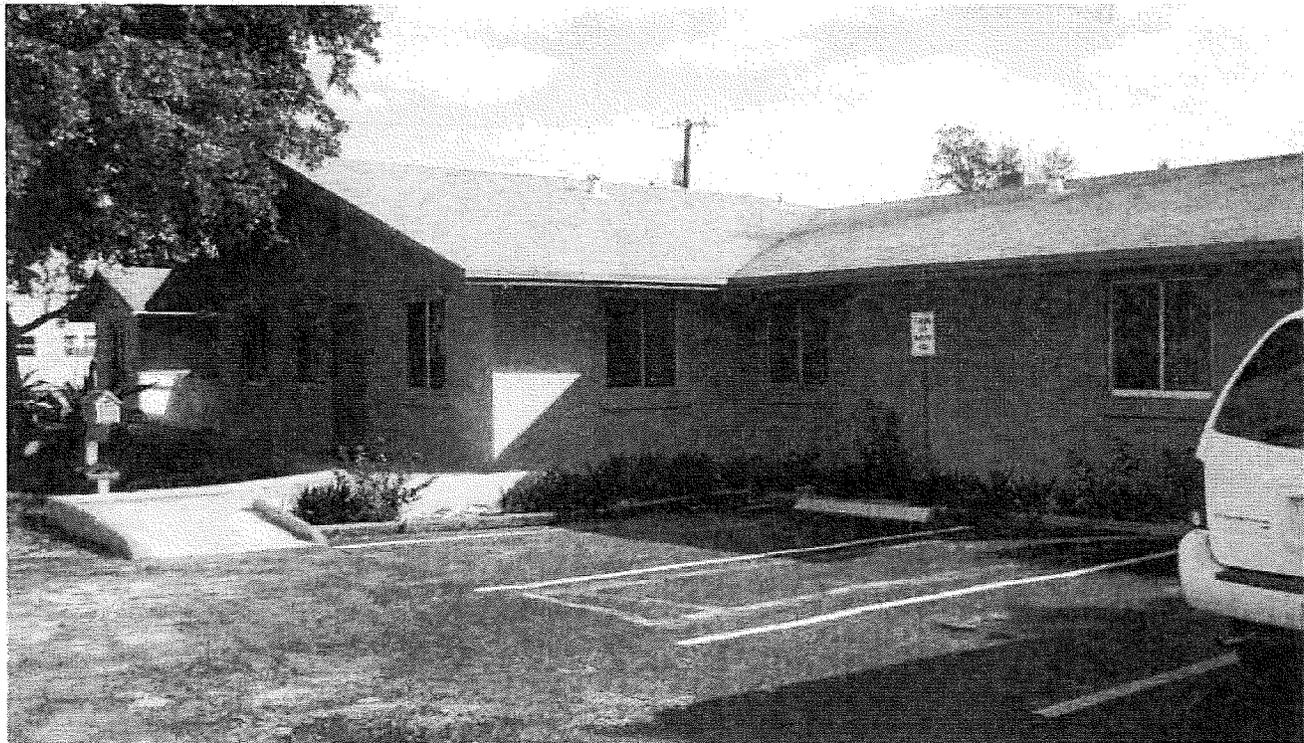
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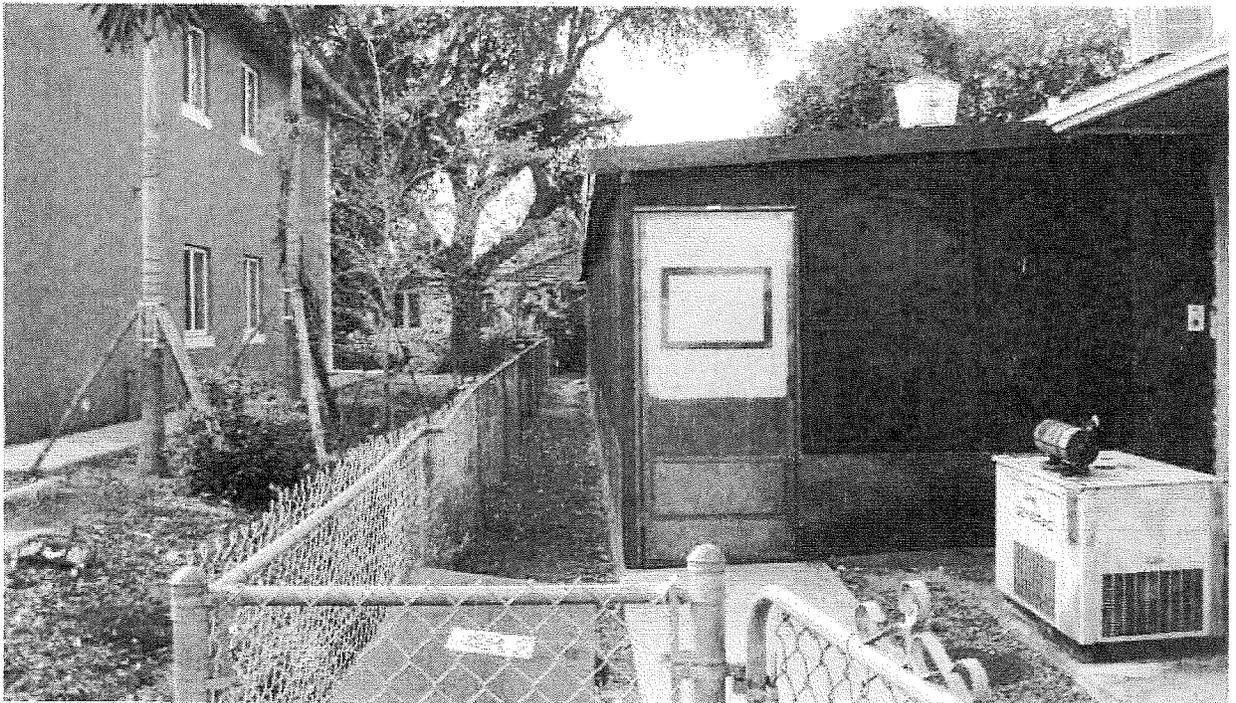
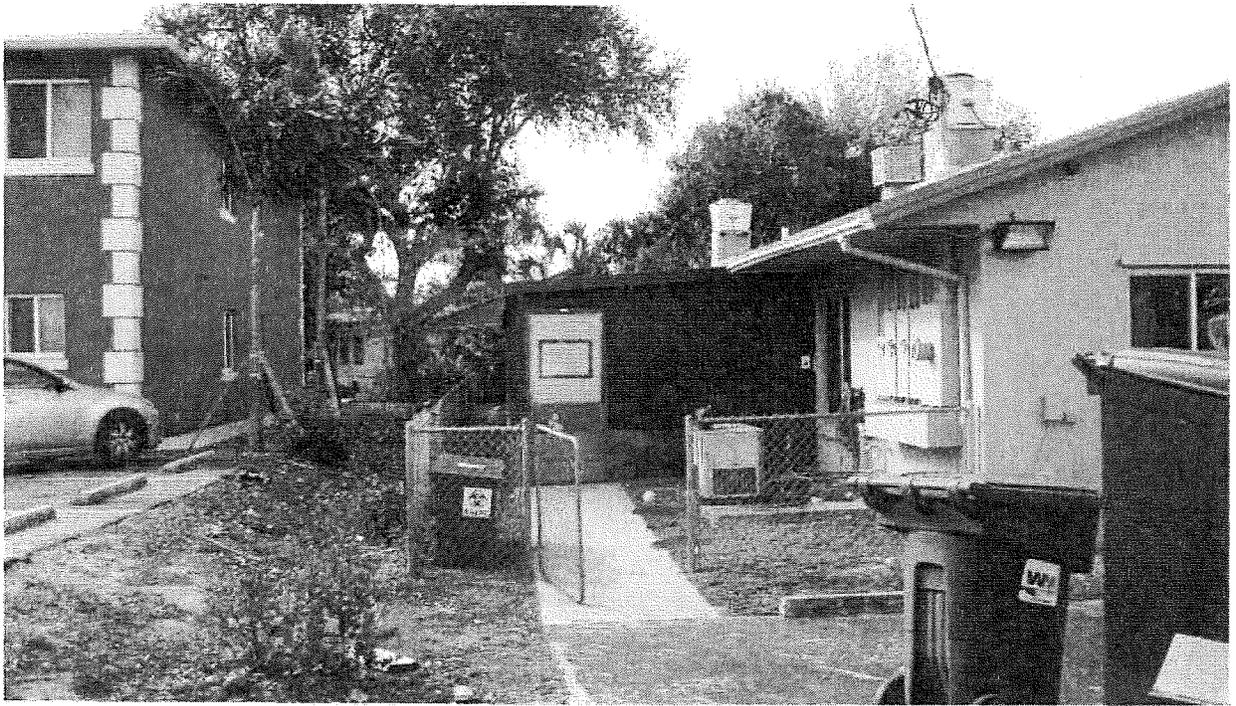
Right Side View

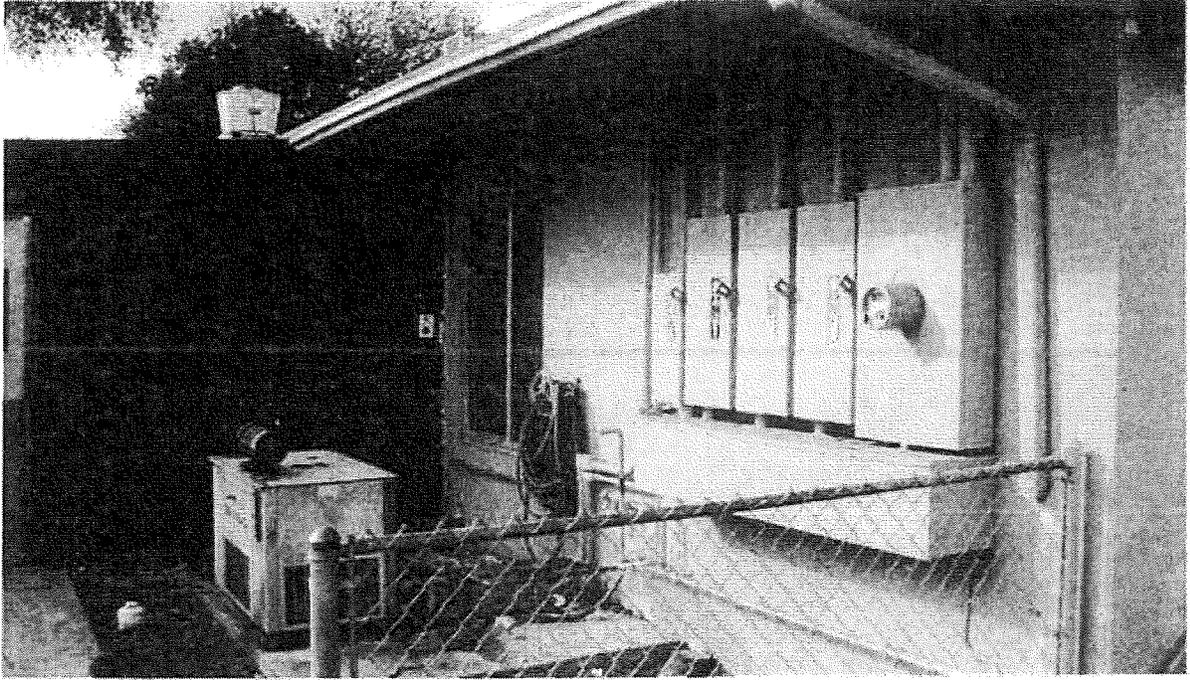
Date of Photograph: 02/10/2011











DISCLOSURE OF INTEREST*

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

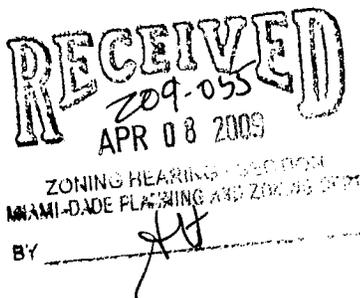
CORPORATION NAME: United Cerebral Palsy Association of Miami, Inc., a Florida not for profit corporation

NAME AND ADDRESS

Percentage of Stock

Not for profit corporation

No disclosure of interest is required



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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

Percentage of Stock

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

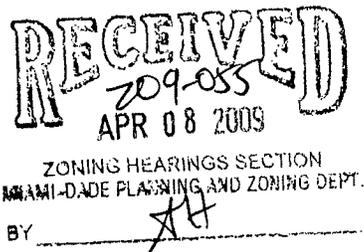
NAME AND ADDRESS

Percentage of Stock

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

NAME OF PURCHASER: _____

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



Date of contract: _____

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

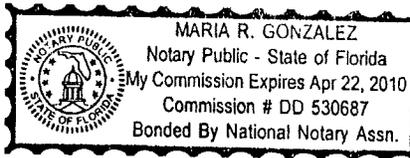
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
Dr. Joseph A. Aniello

Sworn to and subscribed before me this 31st day of MARCH, 2009. Affiant is personally known to me or has produced as identification.

(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.

UNITED CEREBRAL PALSY

PALSY

16521 NW 1ST Ave.
North Miami Beach, Florida 33162

PROJECT NAME:



LOCATION MAP:

LOTS 1, 2, 3 AND 4, BLOCK 19 OF OLETA TERRACE AS RECORDED IN PLAT BOOK 8, PAGE 117 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

ZONING OF PROPERTY:	RL-3
TOTAL NET LAND:	12.766 sq.ft. = 29 ACRES: 10%
GROSS BUILDING LOT COVERAGE:	5.07% sq.ft. = 46.76%
TOTAL LANDSCAPE AREA:	3,489 sq.ft. = 20.98%
STREET TREES REQ'D:	7
STREET TREES PROVIDED:	7
TOTAL PARKING AREA:	1,463 sq.ft. = 11.60%
TOTAL WALKS:	1,576 sq.ft. = 12.34%
TOTAL PARKING SPACES REQUIRED:	318 SPACES
TOTAL PARKING SPACES PROVIDED:	13 SPACES (10 EMPLOYEES PER SHIFT)
HANDICAPPED PARKING SPACES PROVIDED:	2
TOTAL NUMBER OF BUILDINGS:	1 (MAIN BLDG)
NUMBER OF STORIES IN EACH BUILDING:	1
TOTAL HEIGHT OF EACH BUILDING:	15 FEET (MAIN BLDG)
FLOOR AREA RATIO:	
REQUIRED	PROVIDED
0.30	0.47
REQUIRED	PROVIDED
25 FEET	25'-1"
25 FEET	3'-1"
25 FEET	15'-2"
25 FEET	12'-2"

SITE PLAN DATA

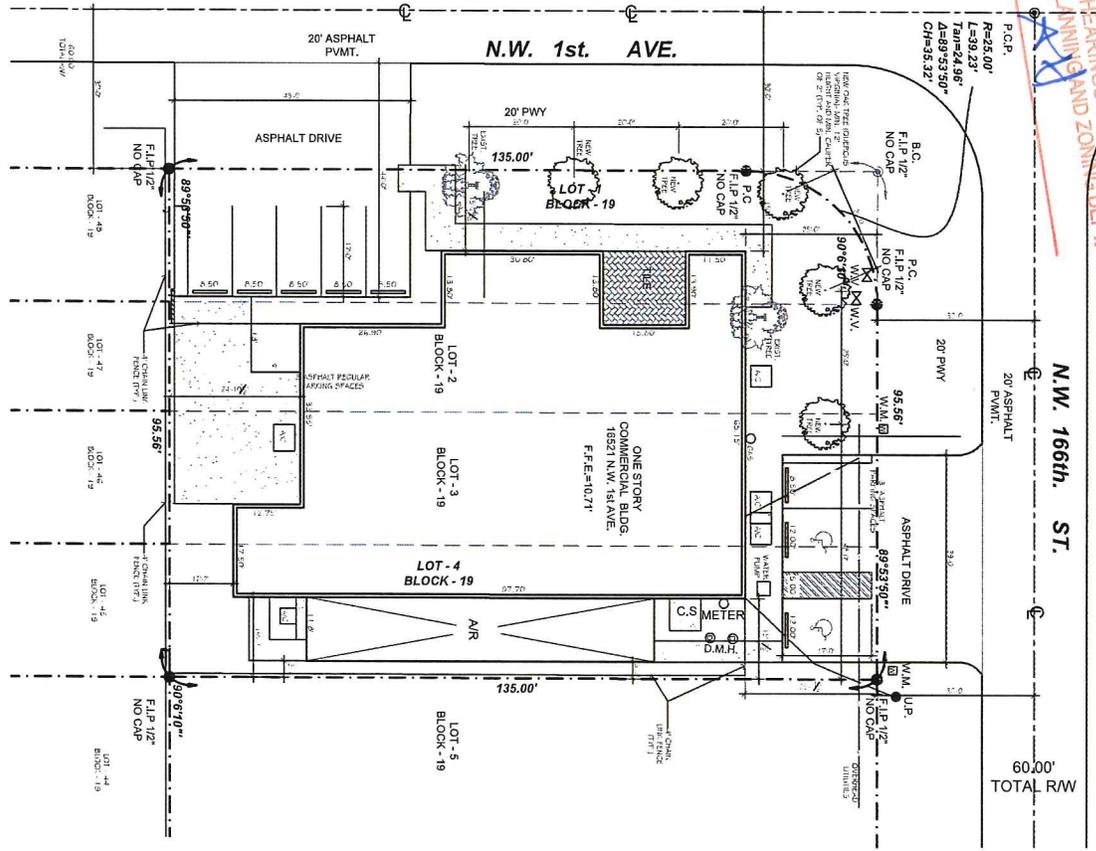
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2013-055

OCT 11 2013

MIAAMI-DADE ZONING PLANNING AND ZONING DEPT.

ZONING HEARINGS SECTION



SITE PLAN

UNITED CEREBRAL PALSY

16521 NW 1ST Ave.
North Miami Beach, Florida 33162

A-1.0

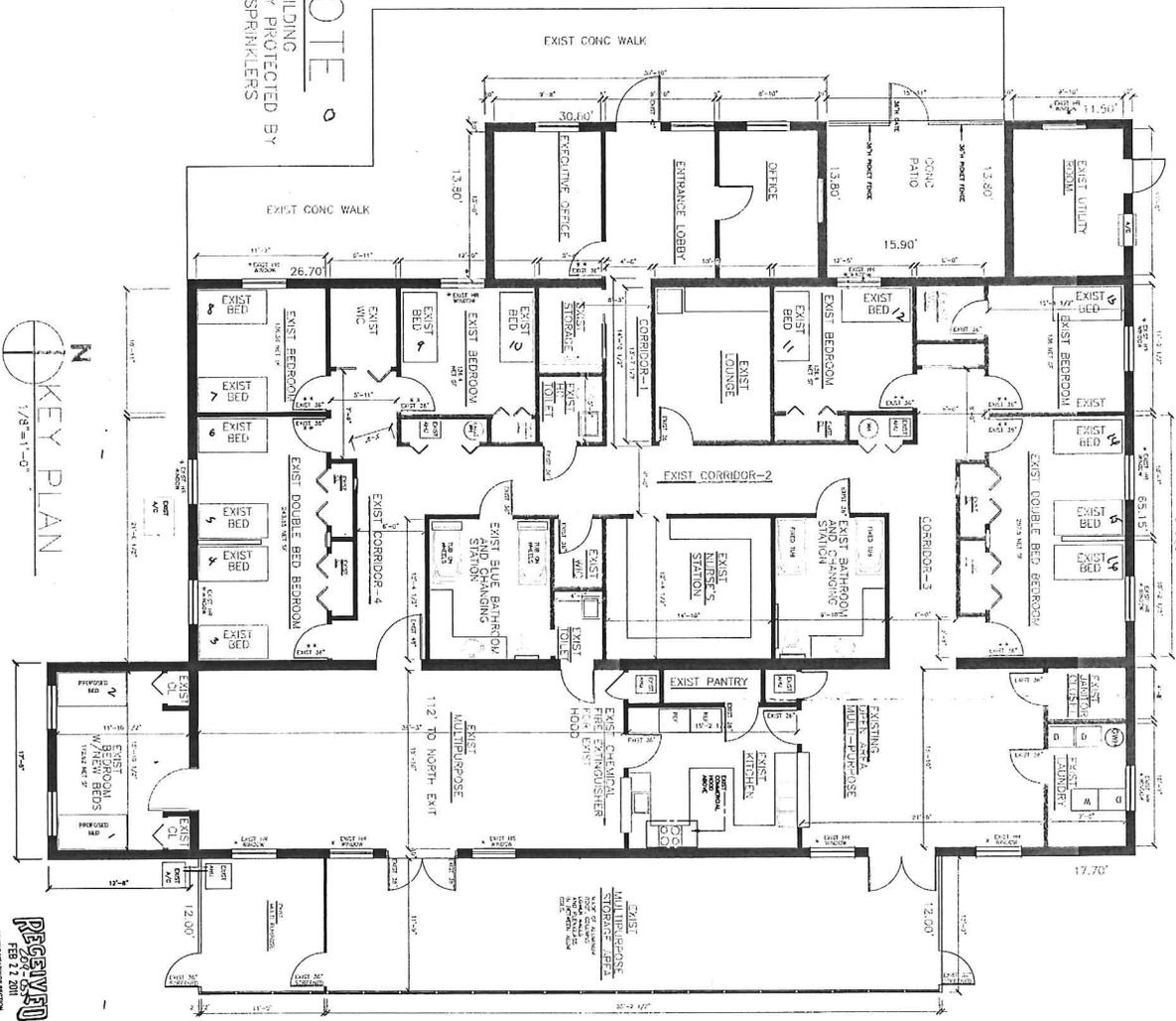
<p>AR Architectural, LLC.</p> <p>7700 COMMERCE AVE. SUITE #117</p> <p>MIAMI, FL 33156</p> <p>PH: 305.261.1210 FAX: 305.261.1178</p> <p>WWW.ARARCHITECTURAL.COM</p>	<p>DATE: 2013-04-03</p> <p>SCALE: AS NOTED</p> <p>PROJECT: 13-011</p> <p>SITE PLAN</p>	<p>ADAM RUDENSKI</p> <p>REGISTERED ARCHITECT</p> <p>NO. 13000</p> <p>STATE OF FLORIDA</p>
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 209-055
 FEB 22 2011

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

NOTE
 THIS BUILDING IS FULLY PROTECTED BY A FIRE SPRINKLERS SYSTEM



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 FEB 21 2011

DATE	FEB/24/11
DRAWN BY	LW
COMM. NO.	105-11
CHECK BY	LW

REVISIONS	
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LEON WECHSLER ARCHITECT, INC.
 2155 NE 204 STREET, MIAMI, FL 33179
 TEL 305-935-3775-AND (954)-926-7825,
 AR # 0010639, LICENCE# AA-0003037

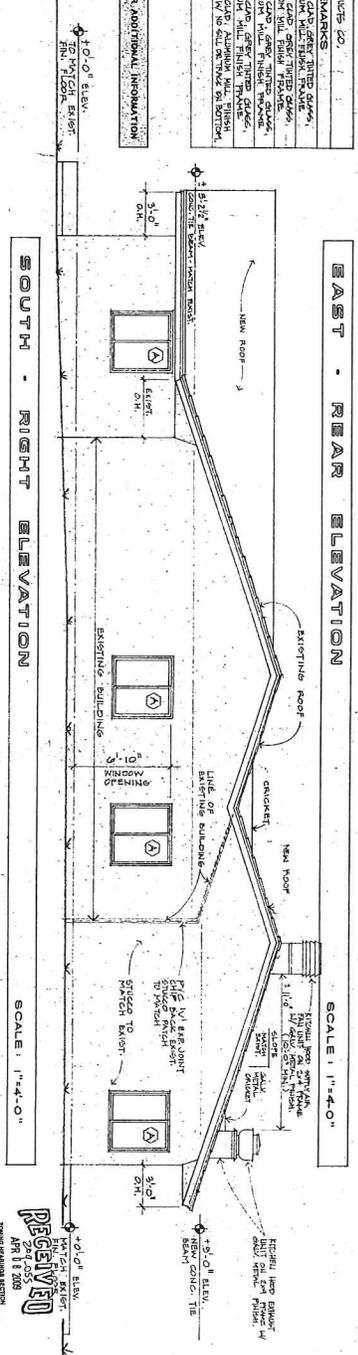
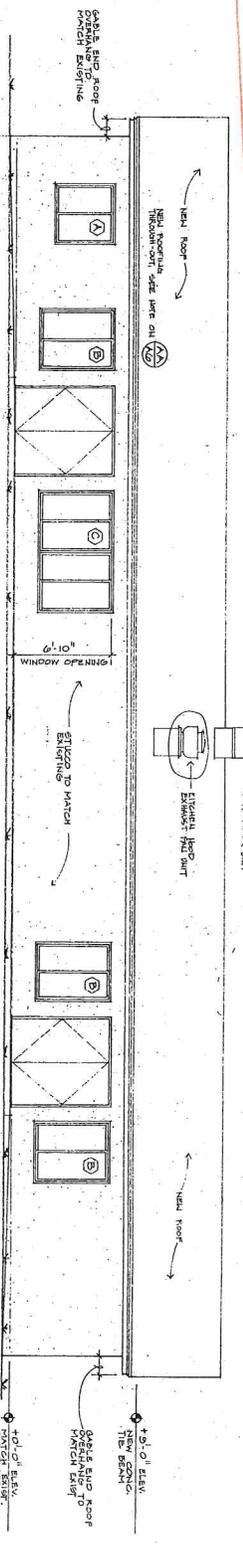
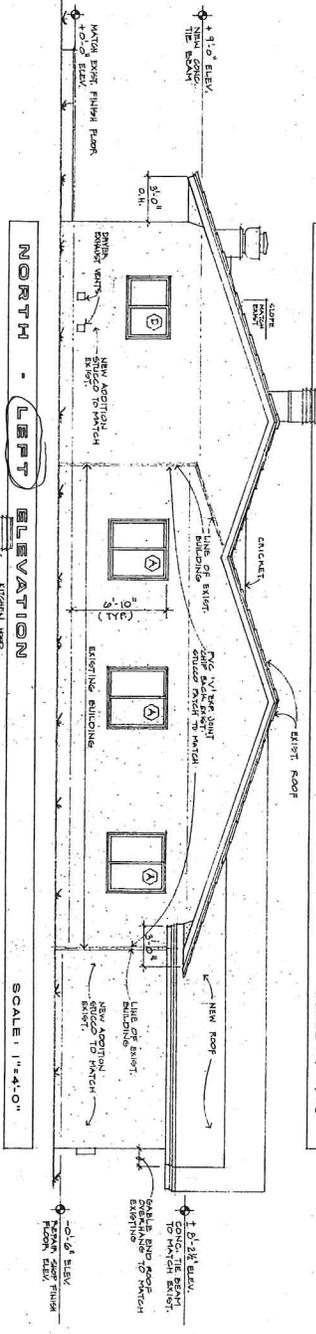
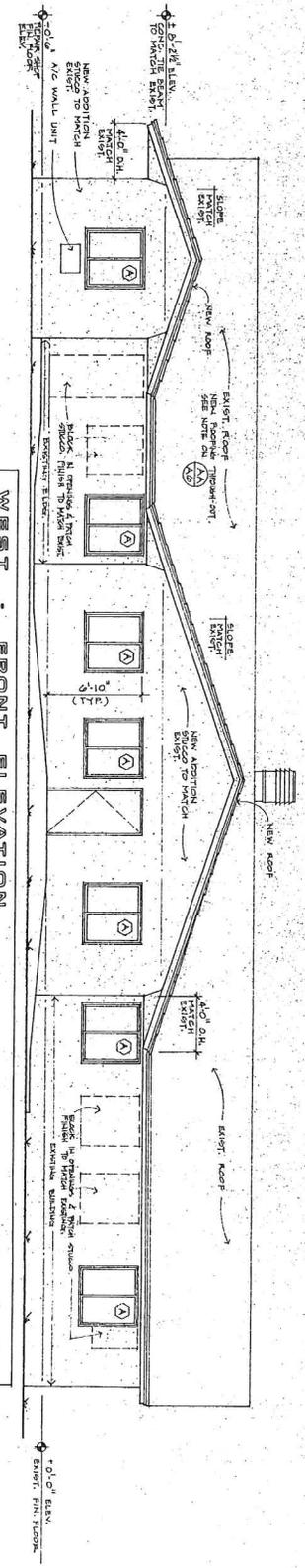
INTERIOR AND EXTERIOR SURVEY FOR
UNITED CELEBRAL PALMS NORTH MIAMI BEACH
 LOCATED AT 16521 NW 1 St Ave. NORTH MIAMI BEACH, FL
 CONTACT: PHILIPPO, MR. JOSE, CASTER 305-225-0111, CELL 305-518-1743
 JANE.DONOVAN@UCPSP.com
 AND MRS. CAROL MORTON, TEL 305-947-7261, CELL 304-461-3775

31

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MAY 10 2009
MAY 11 2009
MAY 12 2009
MAY 13 2009

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209-005
APR 08 2009

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



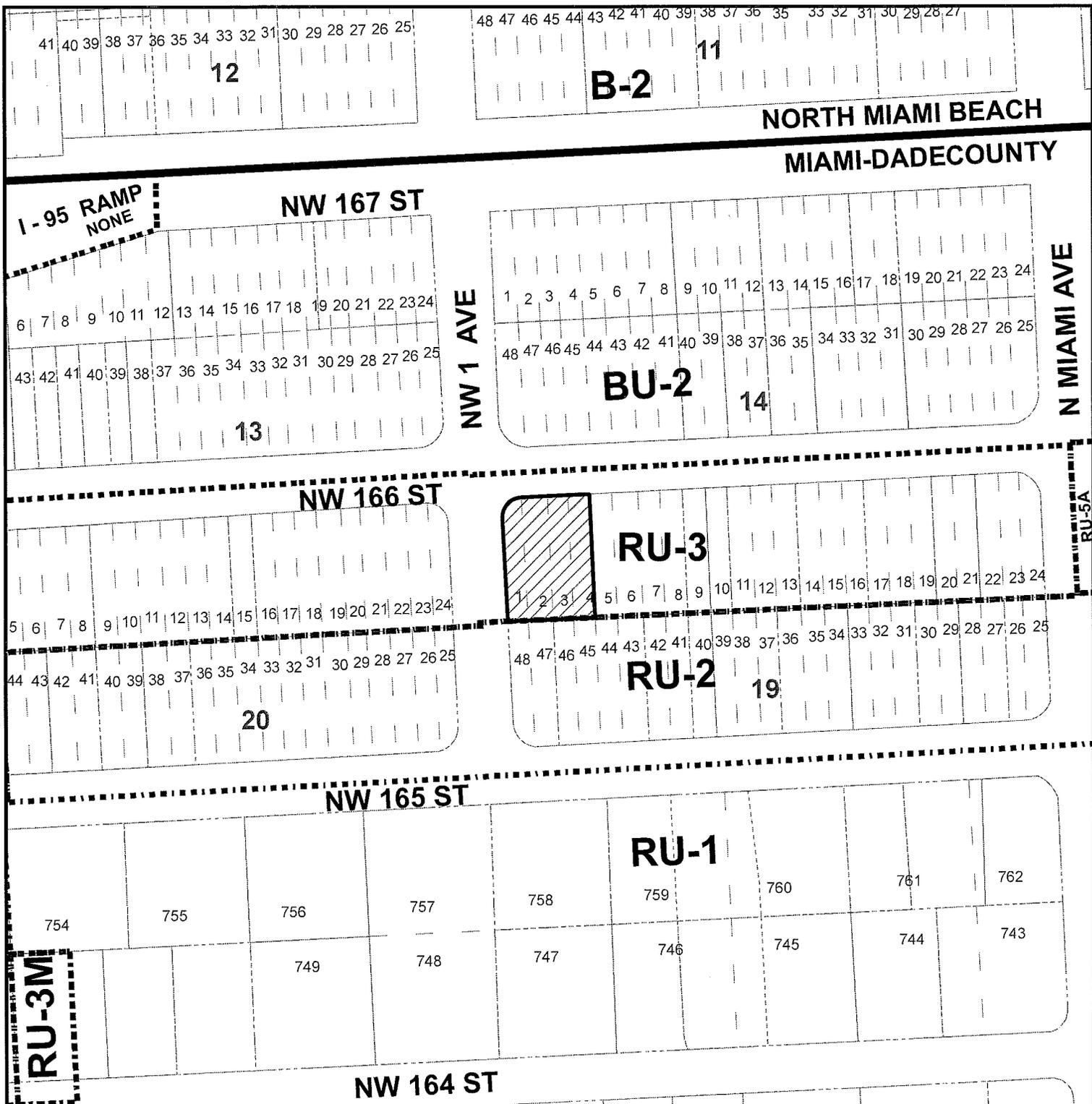
NO.	SIZE	TYPE	LOCATION	DETAILS	MODEL	REMARKS
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2	4'-0" x 4'-0"	ROOF	ALL WALLS	# 810	3/8" x 4" x 8" TYPICAL	EXIST. ROOF
3	4'-0" x 4'-0"	ROOF	ALL WALLS	# 810	3/8" x 4" x 8" TYPICAL	NEW ADDITION
4	4'-0" x 4'-0"	ROOF	ALL WALLS	# 810	3/8" x 4" x 8" TYPICAL	EXIST. FIN. FLOOR
5	4'-0" x 4'-0"	ROOF	ALL WALLS	# 810	3/8" x 4" x 8" TYPICAL	EXIST. FIN. FLOOR

REFER TO SHEET #3 FOR ADDITIONAL INFORMATION

ELEVATIONS

DATE: 4 FEB 12	COMD: 9027	DRAWN: J.S. GREGG	CHECKED: G.M. JELINEK
ADDITIONS & ALTERATIONS FOR: UNITED CEREBRAL PALSY BABY HOME 16521 NW 1 AVENUE MIAMI, FLORIDA			

REVISIONS
CF 32



MIAMI-DADE COUNTY
HEARING MAP

Process Number
09-055

Section: 13 Township: 52 Range: 41
 Applicant: UNITED CEREBAL PALSY ASSOC. OF MIAMI INC.
 Zoning Board: C08
 Commission District: 02
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



REVISION	DATE	BY
		33



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
09-055

Section: 13 Township: 52 Range: 41
 Applicant: UNITED CEREBAL PALSY ASSOC. OF MIAMI INC.
 Zoning Board: C08
 Commission District: 02
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning

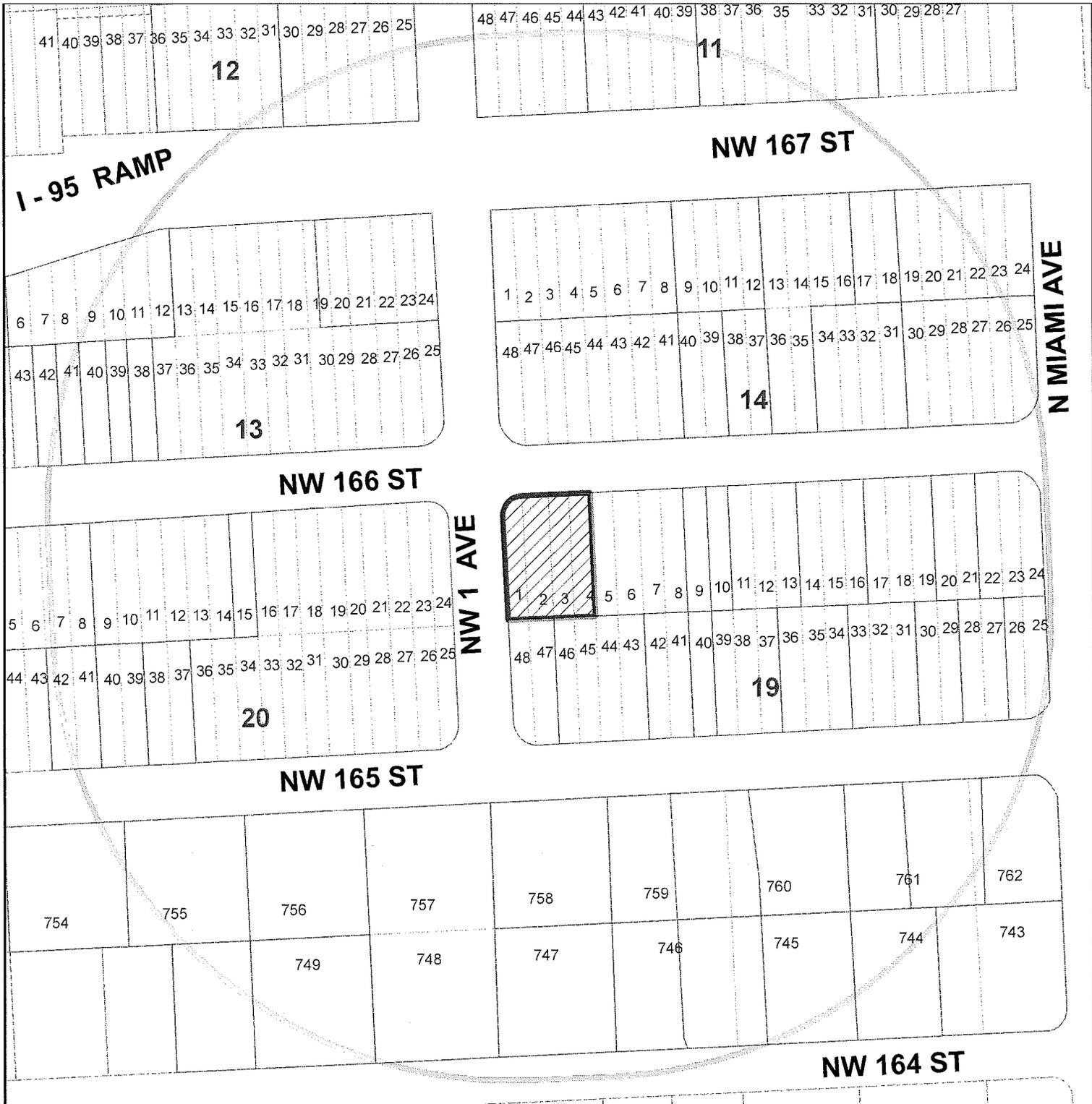


SUBJECT PROPERTY



SKETCH CREATED ON: 04/13/09

REVISION	DATE	BY
		34



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
09-055

Section: 13 Township: 52 Range: 41
 Applicant: UNITED CEREBAL PALSY ASSOC. OF MIAMI INC.
 Zoning Board: C08
 Commission District: 02
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



**SUBJECT PROPERTY
AND
CONTIGUOUS IF APPLICABLE**

RADIUS: 500'



REVISION	DATE	BY