FINAL AGENDA

3-14-2016 Version # 1

COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, April 20, 2016 at 7:00 p.m.

CURRENT

1.	16-4-CZ8-1	HECTOR ARAGON	15-50	28-53-41	N
2.	16-4-CZ8-2	BROWN INVESTMENT PARTNERS PRE-APP 15-132	15-86	34-52-41	N
3.	16-4-CZ8-3	PALMS CONVALESCENT CARE, INC. (PRE-APL Z15P-160)	15-122	20-52-42	

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, APRIL 20, 2016

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

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1. HECTOR ARAGON 16-4-CZ8-1 (15-50) **28-53-41**
Area 08/District 02

(1) NON-USE VARINACE to permit the rear unit of a duplex residence setback a minimum of 4'-9" (5' required) from the rear (north) property line.

(2) NON-USE VARIANCE to permit the front unit of the duplex residence setback a minimum of 56' (50' maximum permitted) from the front (south) property line.

(3) NON-USE VARIANCE to permit the duplex residences spaced 4'-8" from each other (10' required).

(4) NON-USE VARIANCE to permit a lot coverage of 30.34% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Duplex at: 3221 NW 34 Street" as prepared by Emiliano Orozco, P.E., with two A4 sheets dated stamped received 5/20/15 and 6/30/15 and the remaining 2 sheets dated stamped received 12/11/15, for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 3221 NW 34 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 50' X 135'

Department of Regulatory and Economic Resources Recommendation: **Approved with conditions.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. BROWN INVESTMENT PARTNERS 16-4-CZ8-2 (15-86) **34-52-41**
Area 08/District 02

(1) SPECIAL EXCEPTION to permit a child care facility.

(2) NON-USE VARIANCE to permit a 6' high wrought iron fence and 8' high wall in front of the build-to-line (3.5' maximum height permitted).

(3) NON-USE VARIANCE to permit an 8' high wall behind the build-to-line, along the rear (east) and interior side (south) property lines (6' high maximum permitted).

(4) NON-USE VARIANCE to permit 5 parking spaces (10 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Portable Classrooms" as prepared by Charles C. Mitchell, P.E., with sheet A-2 dated stamped received 8/17/15, sheet LA-1 dated stamped received 8/19/15 and

the remaining 2 sheets dated stamped received 10/5/15 for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: Lying East of NW 22 Court and approximately 150' South of NW 119 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 75' X 180'

Department of Regulatory and Economic Resources Recommendation: **Approval with conditions of request #1 and #4, modified approval with conditions of request #2, and denial without prejudice of request #3.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED _____

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3. PALMS CONVALESCENT CARE, INC 16-4-CZ8-3 (15-122) **20-52-42**
Area 08/District 02

REQUESTS #1 THROUGH #5 ON PARCEL "A"

(1) MODIFICATION of Conditions #2 and #5 of Resolution CZAB8-5-07, last modified by Resolution CZAB8-12-10, passed and adopted by Community Zoning Appeals Boards #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Exterior Improvements for: Plaza North Long Term Care" as prepared by Rafael D. Ballesteros, Architect, Sheet A1 last revised 5/27/10, Sheet LA1 dated last revised 5/27/10 (satisfying Board's request to submit revised sheets after the hearing and providing the required number of parking spaces, drive aisle width and masonry wall) and the remaining sheets dated stamped received 10/20/09 with for a total of 7 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Palms Convalescent Skilled Nursing Facility" as prepared by SRS Architecture, Planning, Interior Designs and Witking Hults Design Group. Sheets A-201, A-202 & A-203 dated stamped received 11/17/15 and consisting of 3 sheets. Sheets CVR-1, A-101, A-102, A2-1.0 & A2-2.0 dated stamped received 1/12/16, consisting of 5 sheets and the remaining 3 sheets dated stamped received 2/1/16 for a total of 11 sheets."

FROM: "5. That the use be approved for and be restricted to a maximum of 72 resident clients."

TO: "5. That the use be approved for and be restricted to a maximum of 116 resident clients."

The purpose of request #1 is to allow the applicant to submit a revise site plan showing a 2nd story addition and increase the resident clients count for the previously approved nursing facility.

(2) NON-USE VARIANCE to permit a floor area ratio of .71 (.51 maximum permitted).

(3) NON-USE VARIANCE to permit 59 parking spaces (64 parking spaces required).

(4) NON-USE VARIANCE to waive the zoning regulations requiring a 7' wide parking when a parking lot abuts a right-of-way.

(5) NON-USE VARIANCE to permit parking spaces with a stall depth of 16' (18' required).

REQUEST #6 ON PARCEL "B"

(6) NON-USE VARIANCE to permit a building setback of 15' (20' required) from the front (north) property line on a dual frontage lot and setback a minimum of 8'-3" (15' required) from the side street (east) 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: 14601 W. Dixie Highway & 14601 NE 16 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.12 Acres

Department of Regulatory and Economic Resources Recommendation: **Approved with conditions of requests #1 through #5 and #7 and withdrawal of request #6.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of 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: Z15-050 (16-4-CZ8-1) **April 20, 2016**
Item No. 1

Recommendation Summary	
Commission District	2
Applicants	Hector Aragon
Summary of Requests	The applicant is seeking approval to permit an existing duplex residence setback less than required from the rear property line, setback more than permitted from the front property line, spaced less than required between buildings and a lot coverage greater than permitted.
Location	3221 NW 34 Street, Miami-Dade County, Florida.
Property Size	50' X 135'
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Two-Family Residence
2020-2030 CDMP Land Use Designation	Industrial and Office *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

(1) NON-USE VARIANCE to permit the rear unit of a duplex residence to setback a minimum of 4'-9" (5' required) from the rear (north) property line.
(2) NON-USE VARIANCE to permit the front unit of the duplex residence to setback a minimum of 56' (50' maximum permitted) from the front (south) property line.
(3) NON-USE VARIANCE to permit the duplex residences to be spaced 4'-8" between buildings (10' required).
(4) NON-USE VARIANCE to permit a lot coverage of 30.34% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Duplex at: 3221 NW 34 St.", as prepared by Emiliano Orozco, P.E., with two A4 sheets dated stamped received 5/20/2015 and 6/30/2015 and the remaining two sheets dated stamped received 12/11/15, for a total of four sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show the existing rear unit of a duplex residence setback 4'-9" from the rear property line, the existing front unit setback 56' from the front property line, the duplex residences spaced 4'-8" between buildings and a lot coverage of 30.34%.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-2, Two-Family Residence	Industrial and Office
North	RU-3, Single-Family Residence	Industrial and Office
South	IU-1, County Owned Bus Facility	Industrial and Office
East	BU-1A, Commercial	Industrial and Office
West	RU-2, Single-Family Residences	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing duplex residence located at 3221 NW 34 Street. The surrounding area is characterized by single-family and duplex residential uses, as well as commercial, mixed-use and industrial uses.

SUMMARY OF THE IMPACTS:

Staff opines that because the duplex residence buildings are existing, approval of this application will not create any new visual impacts on the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Industrial and Office*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The approval of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the existing two-family residential use. All existing lawful uses and zoning are deemed to be consistent with the CDMP as provided in the section titled "Concepts and Limitations of the Land Use Plan Map". Since the applicant is not requesting to add additional dwelling units or change the existing two-family residential use, approval of the application would be **consistent** with the uses allowed under the Industrial and Office land use category text in the CDMP and the density threshold of the CDMP Industrial and Office LUP map designation.

ZONING ANALYSIS:

The subject property, located at 3221 NW 34 Street, is in an area developed under RU-2, RU-3, BU-1A and IU-1 zoning district regulations. The plans submitted in conjunction with this application depict the existing two-family residence with the rear duplex unit setback 4'-9" (5' required) from the rear (north) property line, the front duplex unit setback 56' (50' maximum) from the front (south) property line, the duplex residences spaced 4'-8" between buildings (10' required) and a lot coverage of 30.34% (30% maximum permitted). When analyzing the application under Section 33-311(A)(4)(b), Non-Use Variance Standard, staff opines that the approval of the requests would be compatible with the surrounding area. Staff's research of the area found that Resolutions No.4-ZAB-172-92 and No. CZAB8-28-06, for properties located at 3390 NW 33 Avenue and 3324 NW 35 Street respectively, are similar approvals for variances of rear setback, front setback, spacing and lot coverage. Furthermore, staff opines that since the two-family residence is comprised of existing structures, approval of the subject application would not be a departure from the aesthetic character of the immediate neighborhood and does not generate any negative visual impacts on neighboring properties.

However, based on the configuration of the floor plan for the front unit of the existing two-family residence, staff opines that future owners could easily convert the same into additional residential units. As such, staff recommends as a condition for approval that the applicants proffer a Declaration of Use Agreement restricting the subject property to a two-family residential use.

Staff therefore, recommends approval with conditions of this application under Section 33-311(A)(4)(b), Non-Use Variance standards.

PLANNING AND ZONING
APPEALS OFFICE
2016 APR 14 A 8:44

ACCESS, CIRCULATION AND PARKING: **N/A**

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 upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Duplex at: 3221 NW 34 St." as prepared by Emiliano Orozco, P.E., dated stamped received 5/20/2015, 6/30/2015 and 12/11/15 and consisting of 4 sheets.

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

4. That the applicant obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.

5. That the applicant submit a Declaration of Use Agreement restricting the use of the subject property only to a two-family residence prior to the issuance of a building permit.

6. That the applicant remove the sheds and the roof overhang as indicated in the submitted site plan.

PLANNING AND ZONING
APPEALS OFFICE
2016 APR 14 A 8:44

NK:MW:NN:CH:JV:EJ:AZ

Nathan Kogon, AICP, Assistant Director NON
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Hector Aragon
Z15-050

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

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

Industrial and Office (Page I-38)	*Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

1. HECTOR ARAGON
(Applicant)

16-4-CZ8-1(15-050)
Area 08/District 02
Hearing Date: 04/20/16

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:

Year	Applicant	Request	Board	Decision
	No History			

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

MIAMI-DADE COUNTY

Date: December 30, 2015

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 #Z2015000050-2nd Revision
Hector Aragon
3221 NW 34th Street, Miami, FL 33142
Non-Use Variance to permit a duplex residence setback less than required from property lines.
(RU-2) (0.15 Acres)
28-53-41

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.

Tree Preservation

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the CDMP.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

MIAMI-DADE COUNTY

Date: December 21, 2015

To: Nathan Kogon, 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: Z201500050
Name: Hector Aragon
Location: 3221 NW 34 St.
Section 28 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 22, Block 46 of Plat Book 17, Page 21.

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

Memorandum

MIAMI-DADE COUNTY

Date: June 26, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: Hector Aragon (#15_050)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of setback requirements for a property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: July 13, 2015

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: Z2015000050: HECTOR ARAGON
Revised Plans Submitted Dated Stamped Received 6/30/2015

Application Name: HECTOR ARAGON.

Project Location: The site is located at 3221 NW 34 ST, Miami-Dade County.

Proposed Development: The request is for NUV OF SETBACK & SPACING BETWEEN BLDGS.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has 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. Based on our findings described herein **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 Planning Section Supervisor

REVISION 2

Memorandum

Date: 15-DEC-15

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2015000050

Recommendation:

No objection to the site plan with a 12/11/15 RER received date.

Service Impact/Demand

Development for the above Z2015000050
located at 3221 NW 34 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1074 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.27 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 02

The estimated average travel time is: 8.18 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: N/A

N/A

Fire Planning Additional Comments

ok

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

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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

HECTOR ARAGON	3221 NW 34 ST, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
March 31, 2016	Z2015000050
DATE	HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 1, 2016

NEIGHBORHOOD REGULATIONS OPEN:

Case #201113000006, was opened on January 12, 2011, for the Unauthorized Use of Housing more than two Families in a Two Family zoned District [Four Family Units observed]. Citation #T012840, was issued the same day. The case was appealed and found guilty at the Special Masters Hearing on July 18, 2011. The case was forwarded to the Lien/Collections Department for non-compliance and non-payment on August 22, 2011. **A Settlement Agreement in the amount of $2, 179.00 has been processed. The Settlement balance has been paid. A Consent Agreement for Compliance of the violation has been signed and processed. Compliance is pending the outcome/results of the Zoning Hearing.**

Case #201113000008, was opened on January 12, 2011, for Maintaining a Structure Encroaching in the Required Setback [The Main House and the Rear Structure do not have the 10ft requirement, and the Shed in the rear of the property is in the Setback]. A Warning Letter was issued the same day. Citation #T013836, was issued on March 10, 2011, for non-compliance. The case was found guilty at the Special Masters Hearing on June 29, 2011. The case was forwarded to the Lien/Collections Department for non-compliance and non-payment on August 29, 2011. **A Settlement Agreement in the amount of $2, 456.00 has been processed. The Settlement balance has been paid. A Consent Agreement for Compliance of the violation has been signed and processed. Compliance is pending the outcome/results of the Zoning Hearing.**

Case # 201109000046, was opened on January 11, 2011, for the Broken/Unsecured Window, Screen Door, a deteriorated kitchen Sink and walls, and an overflowing Bathtub and Shower. A Notice of Violation was posted on the property on January 12, 2011. The Property Owner refused access to conduct the interior inspection on February 15, 2011. The case was forwarded to the Lien/Collections Dept. for non-compliance and for the Billing process. **A Settlement Agreement in the amount of $2, 496.50 has been processed. The Settlement balance has been paid. A Consent Agreement for Compliance of the violation has been signed and processed. Compliance is pending the outcome/results of the Zoning Hearing.**

Case #201109001170, was opened on November 2, 2011, for Electrical concerns and a leaking roof. The leaking roof was forwarded to the Unsafe Structures Dept for review. A Notice of Violation was posted on the property on November 3, 2011. The case was referred the Lien/Collections Dept for non-compliance and for the Billing process. **A Settlement Agreement in the amount of $1, 459.00 has been processed. The Settlement balance has been paid. A Consent Agreement for Compliance of the violation has been signed and processed. Compliance is pending the outcome/results of the Zoning Hearing.**

Case #201109001312, was opened on November 18, 2011, for the Deteriorated Ceiling fan. A Notice of Violation/Condemnation was posted on the property on the same day. The Property Owner refused access for the interior inspection on January 25, 2012. The case was referred to the Lien/Collection Dept for non-compliance and the Billing Process. **A Settlement Agreement in the amount of $1, 278.00 has been processed. The Settlement balance has been paid. A Consent Agreement for Compliance of the violation has been signed and processed. Compliance is pending the outcome/results of the Zoning Hearing.**

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201413000444, was opened on May 8, 2015, for Illegally Establishing a Multi-Family Use [Rear Efficiency]. Inspection revealed that the rear efficiency was vacant, boarded, and secured. Only one family observed in the main house. The case has been closed.

Case #201503003101, was opened on May 20, 2015, Failure to Maintain a Structure in Good Repair [Detached Rear Structure in disrepair/no windows or doors]. A Warning Letter was issued the same day. The rear structure has been secured and the case has been closed.

Case #201509000372, was opened on May 20, 2015, for the property being Open, Vacant, and Unsecured. Inspection revealed that the property had been secured. The case has been closed.

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case 20120148649-U opened on November 2, 2011, Failure to Obtain the Required Permit[s] for the following Structures: **Structure A** is a 1-sty CBS dwelling found with security bars blocking egress openings not to code creating a life safety hazard, electrical lights and gas propane tanks installed without permits and with an attached roof structure built not to code. **Structure B** is a 1-sty CBS detached structure built without permits and not to code with zoning setback violations and being used as a living unit. **Structure C** is a wood frame roof structure built without permits and not to code. **Structure D** is a wood frame shed installed

without permits. **Structure E** is a non-approved plastic shed installed without permits. A Notice of Violation was issued the same day. An Internal agreement was executed on April 3, 2014. Permits to be obtained within 90 days from April3, 2014. Repairs to be completed within 120 days from the date that the building permits are obtained. A Notice to Vacate was posted on the property due to non-compliance, on July 25, 2014. The case remains open in non-compliance. As of January 26, 2016, the case is under review for Demolition processing. Correspondence for the Demolition process is being prepared. **A Settlement Agreement in the amount of $228.94 has been processed. The Settlement balance has been paid. A Consent Agreement for Compliance of the violation has been signed and processed. Compliance is pending the outcome/results of the Zoning Hearing.**

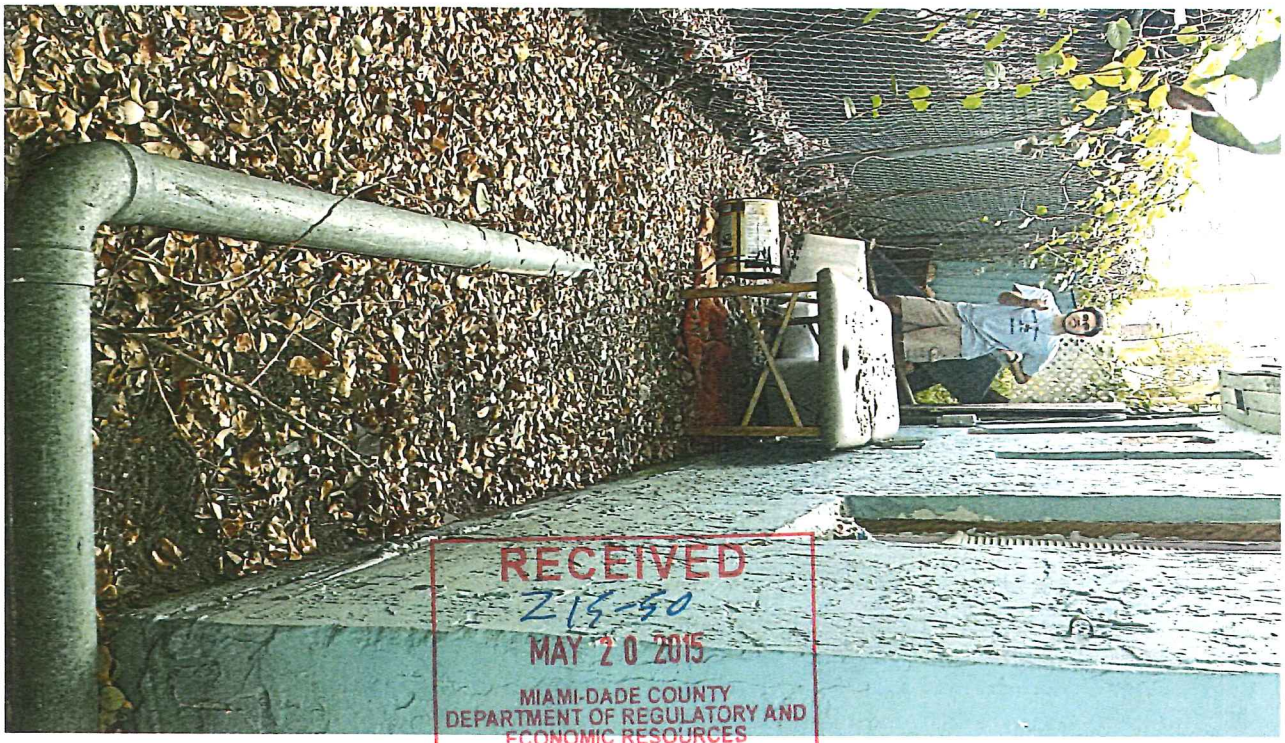
Case #20160176515-B, was opened on December 8, 2015, for Failure to obtain the required permit [s] for work on a rear Structure in the Setback, as per the Zoning CU report. A Notice of Violation was issued the same day. Further enforcement is pending the results/outcome of the pending Zoning Hearing.

BUILDING SUPPORT REGULATIONS CLOSED:

Building Support Case #20130159543-B, was opened on May 20, 2013, for Failure to Obtain the Required Permit [s] for the Structure in the rear of the property that violates the Zoning Setbacks as per CU Report. Civil Violation Notice #P017677, was issued on July 16, 2015, for non-compliance. There was a Property Ownership change on December 8, 2015. This case was closed and referred to case #20160176515-B for continued enforcement as the violation remains in non-compliance. The $510.00 Citation Outstanding balance has been paid.

VIOLATOR:
HECTOR ARAGON

OUTSTANDING LIENS AND FINES:
As of March 1, 2016, There are no Outstanding Liens, Fines, or Fees.



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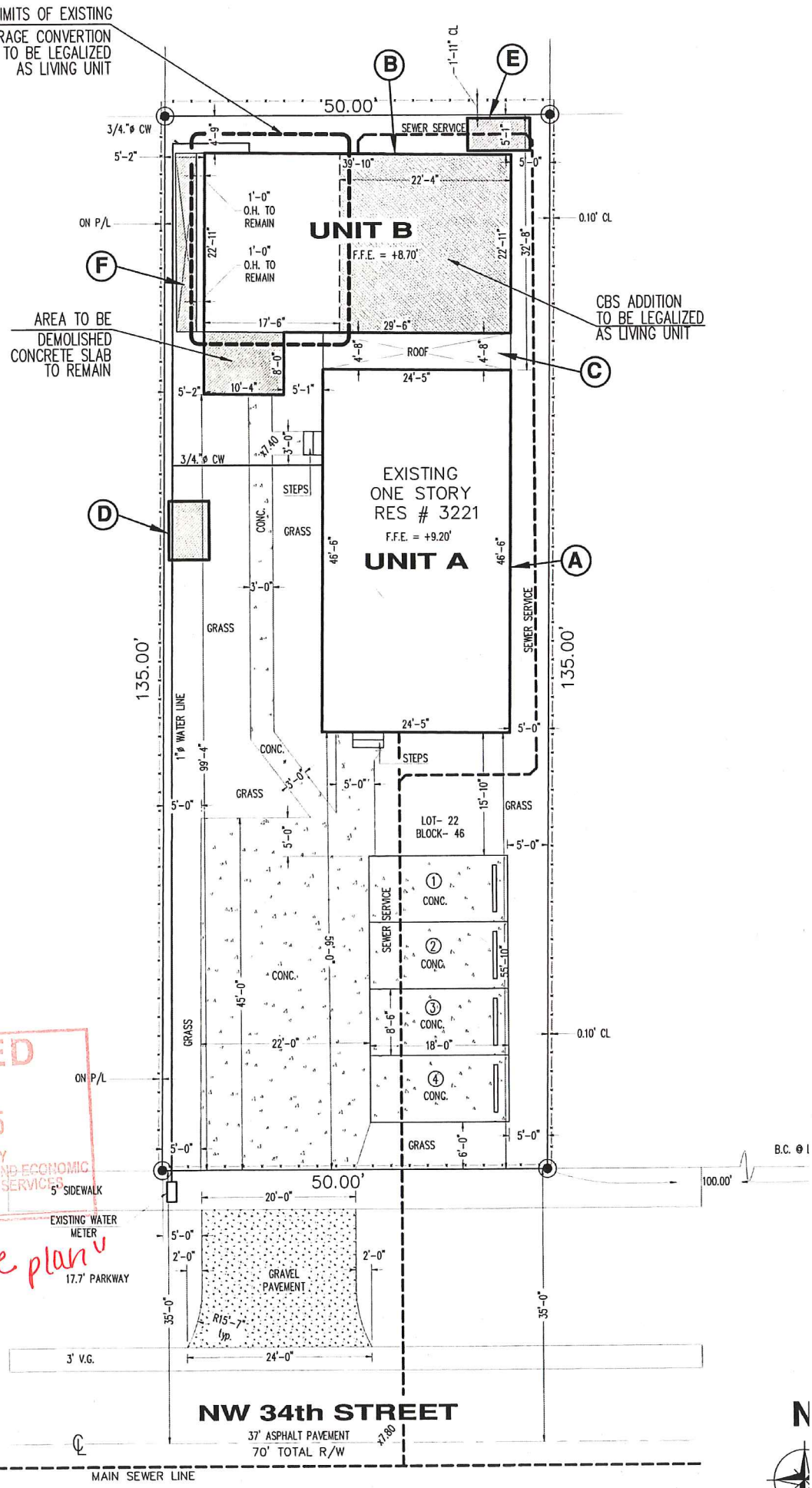

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"Enlarge site plan"

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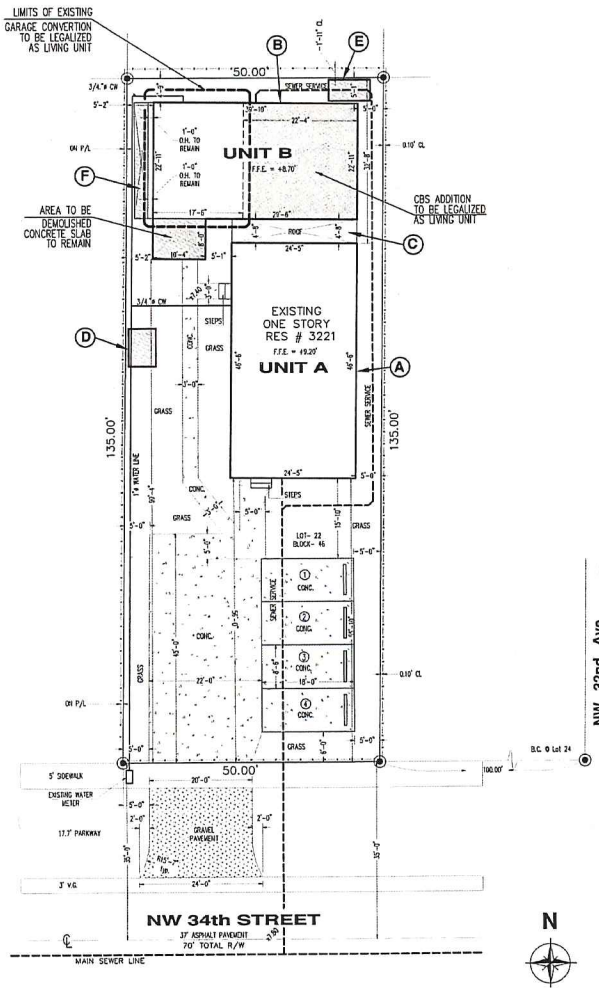

SITE PLAN

SCALE: 1/8"=1'

SCOPE OF WORK

ID	DESCRIPTION	ACTION	COMMENTS
A	1 STORIES CBS DWELLING	REPAIR OR DEMOLISH SCOPE OF WORK:	STRUCTURE A IS A 1-STY CBS DWELLING FOUND WITH SECURITY BARS BLOCKING EGRESS OPENINGS NOT TO CODE CREATING A LIFE SAFETY HAZARD. ELECTRICAL LIGHTS AND GAS PROPANE TANKS INSTALLED WITHOUT PERMITS AND WITH AN ATTACHED ROOF STRUCTURE BUILT NOT TO CODE. SECURITY BARS AT EGRESS OPENINGS TO BE REMOVED, PROPANE GAS TANKS ALREADY REMOVED AND ATTACHED ROOF (D "C") TO BE REMOVED.
B	1 STORIES CBS STRUCTURE	DEMOLISH SCOPE OF WORK:	STRUCTURE B IS A 1-STY CBS DETACHED STRUCTURE BUILT WITHOUT PERMITS AND NOT TO CODE WITH 20INFIS SETBACK VIOLATIONS AND BEING USED AS A LIVING UNIT. EXISTING CBS GARAGE (401 SQF)- BUILT UNDER PERMIT 14539 -, CONVERTED AND TO BE LEGALIZED AS LIVING UNIT WITH ATTACHED CBS ADDITION (312 SQF) TO BE LEGALIZED: THREE BEDROOMS, TWO BATHROOMS, KITCHEN, LIVING ROOM AND LAUNDRY SPACE FOR ONE STORY UNIT; MECHANICAL WORK, ELECTRICAL WORK (FEEDERS & PANELS) NEW ELECTRICAL FIXTURES: SWITCHES, SMOKE DETECTORS AND SMALL APPLIANCES OUTLETS, NEW PLUMBING FIXTURES (FOR LAUNDRY AND BATHROOM), COMPLETE PAINTING & FINISHES.
C	1 STORIES WOOD FRAME ROOF STRUCTURE	DEMOLISH SCOPE OF WORK:	STRUCTURE C IS A WOOD FRAME ROOF STRUCTURE BUILT WITHOUT PERMITS AND NOT TO CODE. TO BE REMOVED.
D	1 STORIES WOOD FRAME SHED	DEMOLISH SCOPE OF WORK:	STRUCTURE D IS A WOOD FRAME SHED INSTALLED WITHOUT PERMITS. ALREADY REMOVED.
E	1 STORIES PRE-MANUFACTURED SHED	DEMOLISH SCOPE OF WORK:	STRUCTURE E IS A NON-APPROVED PLASTIC SHED INSTALLED WITHOUT PERMITS. ALREADY REMOVED.
F	ROOF OVERHANG ENCROACHING SIDE SET-BACK	DEMOLISH SCOPE OF WORK:	PART OF THE OVERHANG TO BE REMOVED

ZONING LEGEND.

ZONING: RU-2
FOLIO: 30-3128-013-1120

HEIGHT (TO RIDGE OF ROOF)		
NET LAND AREA:	6,750.00 Sqf.	
LOT COVERAGE (EVERYTHING UNDER ROOF):	2,128.00 Sqf.	
AREA TO BE DEMOLISHED:	83.00 Sqf.	
TOTAL LOT COVERAGE:	2,045.00 Sqf (30%)	
LANDSCAPE AREA PROVIDE:	2,116.00 Sqf.(31.35%)	
SETBACKS:	REQUIRED:	PROPOSED:
INTERIOR SIDE:	10% LOT WIDTH (5'-0")	5'-0"
REAR:	UNIT "A" 25'-0" UNIT "B" 5'-0"	32'-8" 4'-9" (Public Hearing Req)
FRONT:	15'-0" (50% RESIDENCE WIDTH) 25'-0" (HALMAX)	15'-0" 20'-0"
BETWEEN BUILDINGS:	10'-0"	4'-8" (Public Hearing Req)

LEGAL DESCRIPTION.

MELROSE HGTS 4TH SEC PB 13-21 LOT 22 BLK 46 LOT SIZE 50.000 X 135 OR 20611-2932 11 2001 1 COC 25646-0214 09 2007 5

FLOOD LEGEND

Additions, Remodeling, Repairs & Combination

FOLIO: 30-3128-013-1120 ADDRESS: 3221 NW 34 ST

LOT/UNIT: 22

PLAT BOOK: 17 PAGE: 21

BLOCK/BLDG: 46 SUBDIVISION: MELROSE HEIGHT FOURTH SECTION.

COST OF CONSTRUCTION:- SCOPE OF WORK

INTERIOR RENOVATION:- COST OF WORK (MUST INCLUDE ITEMIZED LIST): $_____

ADDITION:- COST OF WORK- _____ SQ.FT. OF CONST. X (47 SQ.FT. LIVING SPACE)$_____

_____ SQ.FT. OF CONST. X (35 SQ.FT. STORAGE, GARAGE, TERRACE)$_____

TOTAL COST OF WORK: $_____

	Lowest Floor Elev.(including basement/sunken areas)	Machinery (A/C) Elevation	Adjacent Grade Elevation (next to the wall of the structure)
EXISTING	9.20 FT. NGVD (UNIT A) 8.70 FT. NGVD (UNIT B)	------	7.60 FT. NGVD (UNIT A) 7.40 FT. NGVD (UNIT B)
PROPOSED	EXISTING	8.70 FT. NGVD (UNIT B)	EXISTING

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL, REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE.

CROWN OF ROAD = 7.80 FT NGVD

COMPLY WITH SECTION 3303 OF FBC 2004
DEMOLITION

3303.1 CONSTRUCTION DOCUMENTS.
CONSTRUCTION DOCUMENTS AND A SCHEDULE FOR DEMOLITION MUST BE SUBMITTED WHEN REQUIRED BY THE BUILDING OFFICIAL, WHERE SUCH INFORMATION IS REQUIRED, NO WORK SHALL BE DONE UNTIL SUCH CONSTRUCTION DOCUMENTS OR SCHEDULE, OR BOTH, ARE APPROVED.

3303.2 PEDESTRIAN PROTECTION.
THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS REQUIRED BY THIS CHAPTER.

3303.3 MEANS OF EGRESS.
A PARTY WALL BALCONY OR HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.

3303.4 VACANT LOT.
WHERE A STRUCTURE HAS BEEN DEMOLISHED OR REMOVED, THE VACANT LOT SHALL BE FILLED AND MAINTAINED TO THE EXISTING GRADE OR IN ACCORDANCE WITH THE ORDINANCES OF THE JURISDICTION HAVING AUTHORITY

3303.5 WATER ACCUMULATION.
PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY.

3303.6 UTILITY CONNECTIONS.
SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

SECTION 3306
PROTECTION OF PEDESTRIANS

3306.1 PROTECTION REQUIRED.
PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1 SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

TABLE 3306.1
PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 FEET OR LESS	LESS THAN 5 FEET 5 FEET OR MORE	CONSTRUCTION RAILINGS NONE
MORE THAN 8 FEET	LESS THAN 5 FEET	BARRIER AND COVERED WALKWAY
	5 FEET OR MORE, BUT NOT MORE THAN ONE-FOURTH THE HEIGHT OF CONSTRUCTION	BARRIER AND COVERED WALKWAY
	5 FEET OR MORE, BUT BETWEEN ONE-FOURTH AND ONE-HALF THE HEIGHT OF CONSTRUCTION	BARRIER
	5 FEET OR MORE, BUT EXCEEDING ONE-HALF THE HEIGHT OF CONSTRUCTION	NONE

3307.1 PROTECTION REQUIRED.
ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.

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EMILIANO OROZCO, P.E.
FL. P.E. No 66341
949 SW 122 AVE
MIAMI, FL. 33175
TELL: (786) 355-2788

DUPLEX AT:
3221 NW 34 St.
Miami Fl. 33142

Project Title:

Address:

This Sheet:
SITE PLAN

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF EMILIANO OROZCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

REVISIONS

DESCRIPTION

Date: JULY, 2015

Drawn By: LDhome

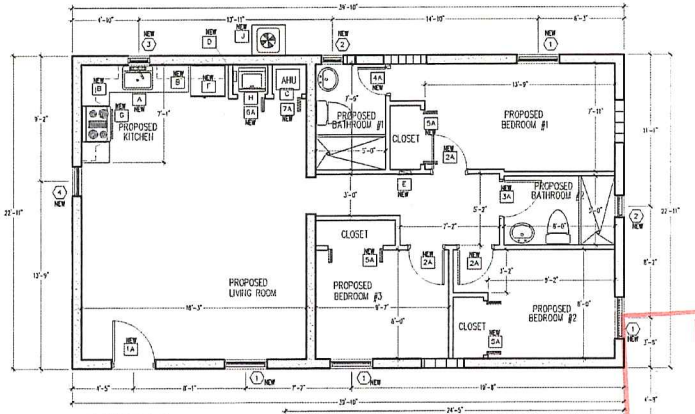
Approved By: E.O.

SEAL

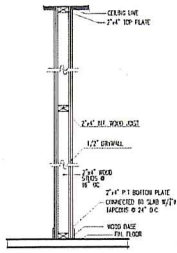
12-2-15

SHEET NO.
A1
1 | 10

25



(UNIT B)



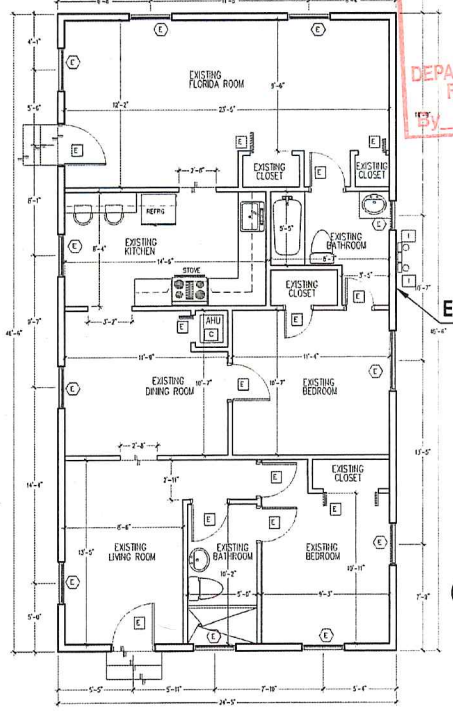
INTERIOR PARTITION WALL DETAIL

SCL: NTS

N

FLOOR PLAN

SCL: 1/4"=1'



EXISTING LIVING UNIT TO REMAIN

(UNIT A)

SCOPE OF WORK

THE SCOPE OF WORK CONSIST OF:

INTERIOR REMODELING FOR REAR UNIT:

THREE BEDROOMS, TWO BATHROOMS, KITCHEN, LIVING ROOM AND LAUNDRY SPACE FOR ONE STORY UNIT: MECHANICAL WORK, ELECTRICAL WORK (FEEDERS & PANELS) NEW ELECTRICAL FIXTURES, SWITCHES, SMOKE DETECTORS AND SMALL APPLIANCES OUTLETS, NEW PLUMBING FIXTURES (FOR LAUNDRY AND BATHROOM), COMPLETE PAINTING & FINISHES.

COMPLY WITH FBC-RESIDENTIAL

R313.4 CARBON MONOXIDE PROTECTION. EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET (3048 MM) OF EACH ROOM USED FOR SLEEPING PURPOSES.

DOORS REQUIREMENTS FOR MEANS OF SCAPE

A- NO DOOR IN THE PATH OF TRAVEL OF A MEANS OF SCAPE SHALL BE LESS THAN 32" WIDE

B- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR OPENING IS REQUIRED

C- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF DOOR FROM INSIDE THE CLOSET. THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY

D- DOORS MAY BE SWINGING OR SLIDING

E- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

F- MEANS OF EGRESS DOORS SHALL COMPLY WITH THE SECTION 1008 OF FBC FOR ACCESSIBILITY PROVISIONS RELATED TO DOORS, REFER TO SECTIONS 11.4.1.3-7, 11.4.3.9 & 11.4.13

SECURITY AND FORCED ENTRY PREVENTION

ALL SINGLE EXTERIOR DOOR SWINGS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.

ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVEABLE DIRECTION

THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE THE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLTS WITH INSERTS.

HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
JAMBS OF ALL EXTERIOR OFFSET TYPE BI-SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO MAINTAIN THE INTEGRITY OF LOCKS AND LATCHES.

VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE SHALL COMPLY WITH ANSI Z97.1.
EXTERIOR SWINGING DOORS IF WOOD SHALL BE 1-3/4" THICK SOLID CORE

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DOOR SCHEDULE

1A	3'0"x6'8" EXT. PREH. DOORS
2A	2'6"x6'8" INT. PREH. DOORS
3A	2'8"x6'8" INT. PREH. DOORS.
4A	2'0"x6'8" INT. PREH. DOORS.
5A	4'0"x6'8" INT. BIFOLD DOOR.
6A	4'0"x6'8" INT. BIFOLD DOOR.
7A	2'0"x6'8" INT. LOUVERED BIFOLD DOOR.
E	EXISTING

NOTE: ALL DOORS ARE NEW EXCEPT AS INDICATED ON PLANS

FIXTURES SCHEDULE

A	SINGLE SINK
B	LINE OF CABINETS ABOVE
C	A.H.U.
D	TANKLESS WATER HEATER
E	ELECTRICAL PANEL
F	REFRIGERATOR
G	RANGE
H	WASHER/DRYER COMBO
I	ELECTRICAL METER
J	A/C UNIT

NOTE: ALL FIXTURES ARE NEW EXCEPT AS INDICATED ON PLANS

WINDOWS SCHEDULE

MARK	CODE	WIDTH	HEIGHT	U-FACTOR	SHGC	FEMARK
1	SH-25	37"	63"	1.30	0.50	EGRESS WINDOW
2	SH-12	19 1/8"	26"	1.30	0.50	
3	SH-13	19 1/8"	38 3/8"	1.30	0.50	
4	SH-1/2 34	26 1/2"	50 5/8"	1.30	0.50	
E	EXISTING					

WALLS DESCRIPTION

DENOTES: EXIST. CBS EXT. WALL WALL (8"x8"x16" CONCRETE BLOCK).

DENOTES: NEW CBS WALL

DENOTES: NEW 2"x4" WOOD STUDS @ 16" OC. INT. PARTITION WALL

LEGEND

EXISTING LIVING UNIT TO REMAIN (NO ACTION REQUIRED)

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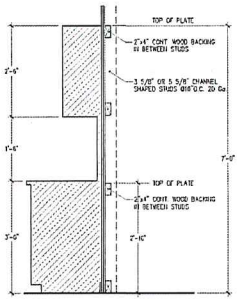
WALL HUNG PLUMBING FIXTURE NOTE:

RAMI 4511 STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.054 INCH4 (303 MM)

RAMI 5115 WALL HUNG FIXTURES STUDS IN BEARING WALLS, EXTERIOR WALLS AND NONBEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"x4", WHERE SPACED NOT MORE THAN 16 INCHES (406 MM) ON CENTER OR, NOT LESS THAN 3"x6", WHERE SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER.



WALL-HUNG CABINETS OR PLUMBING FIXTURES

SCL: NTS

FINISH NOTES

1- BATHROOMS FLOOR FINISH IS TO BE CERAMIC TILE
2- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 TESTED IN ACCORDANCE WITH ASTM E 84 PER R 302.9.1 FBC 2010
3- WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 TESTED IN ACCORDANCE WITH ASTM E 84 PER R 302.9.2 FBC 2010.
4- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829 MM) ABOVE THE DRAIN INLET. FBC 1013.2

WINDOWS & SHUTTERS NOTES

1- "E" MEANS EGRESS AND ANY BEDROOM WINDOW SHALL BE OPERABLE FROM INSIDE WITH A CLEAR OPENING OF NO LESS THAN 22" IN WIDTH AND 24" IN HEIGHT & (5.7 SF O FAG)
2- PROVIDE SAFETY GLASS CAT II
3- SHUTTERS NOTES: CONTRACTOR MUST PROVIDE DADE COUNTY PRODUCT CONTROL APPROVED SHUTTERS FOR ALL WINDOWS AND DOORS OPENINGS AND THEY MUST BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS (SEPARATED PERMIT IS REQUIRED)

PROTECTION AGAINST TERMITES

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202 OF FBC-P , REGISTERED TERMITICIDE) UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

EMILIANO OROZCO, P.E.
FL. P.E. No 66341.
1444 BIS ALCAZAR AVE
MIAMI, FL. 33175
TEL: (786) 355-2788

Project Title: DUPLEX AT: 3221 NW 34 St. Miami Fl. 33142

Signature

Dwg. Sheet: FLOOR PLAN

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

REVISIONS

DESCRIPTION

Date: MAY 2015

Drawn By: LDHome

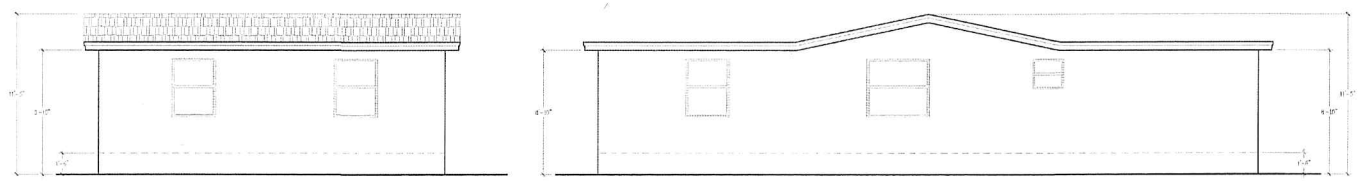
Approved By: E.O.

SEAL

SHEET NO. A4

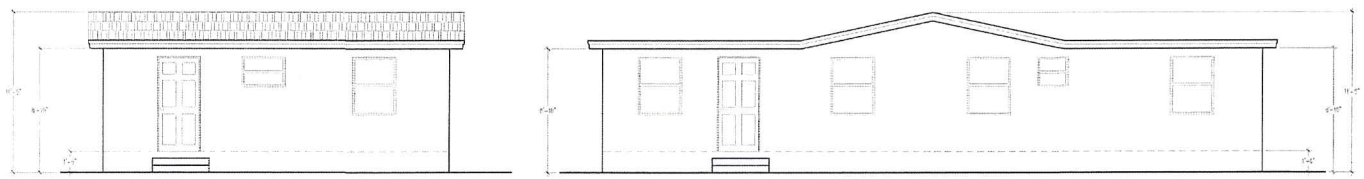
4 | 11

26



NORTH ELEVATION
SCL: 1/4"=1'

EAST ELEVATION
SCL: 1/4"=1'



SOUTH ELEVATION
SCL: 1/4"=1'

WEST ELEVATION
SCL: 1/4"=1'

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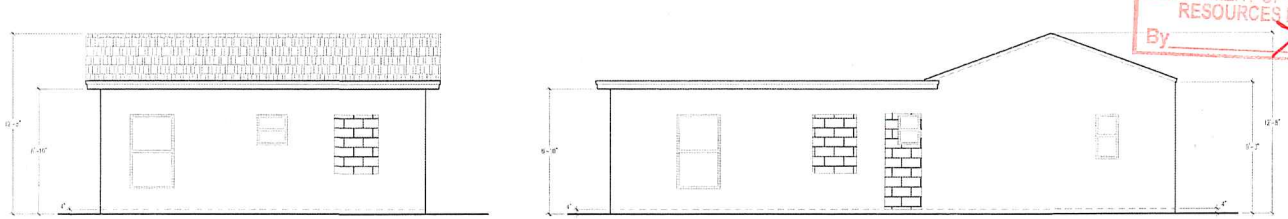
JUN 30 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH

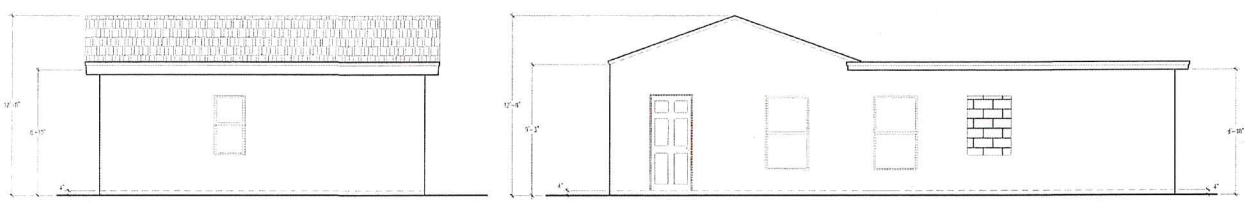
UNIT "A"

UNIT "B"



EAST ELEVATION
SCL: 1/4"=1'

NORTH ELEVATION
SCL: 1/4"=1'



WEST ELEVATION
SCL: 1/4"=1'

NORTH ELEVATION
SCL: 1/4"=1'

215-050
AH

EMILIANO OROZCO, P.E.
FL. P.E. No 66341
961 SW 122 AVE
MIAMI, FL 33175
TEL: (786) 715-7125

Project Title: DUPLEX AT:
3221 NW 34 St.
Miami Fl. 33142

Address:

Title Sheet: ELEVATION PLAN

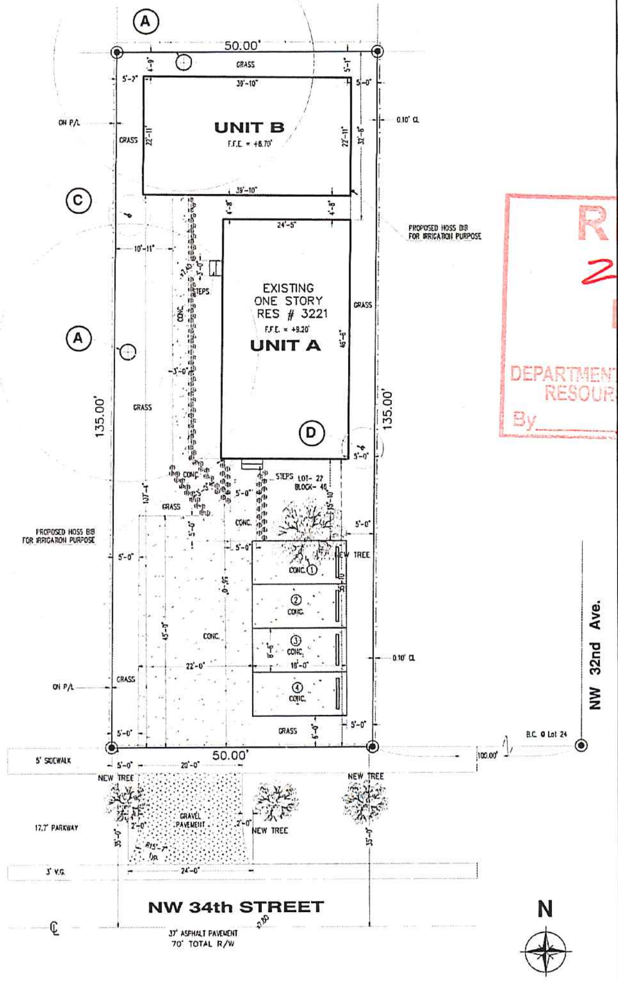
THESE DRAWINGS AND LEGENDS ARE THE PROPERTY OF EMILIANO OROZCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT

REVISIONS

DESCRIPTION
Date: FEBRUARY 2015
Drawn By: LDh@me
Approved By: E.O.

SEAL

SHEET NO.
A4



LANDSCAPING PLAN

SCL: 3/32"=1'

EXISTING TREE LEGEND.

	NAME	HEIGHT (FT)	DBH. (FEET)	SPREAD (FT)		REMARK
A	OAK	32	1.50	50	TO REMAIN	PROVIDE 12 FT BARRIER
B	OAK	25	1.33	45	TO REMAIN	PROVIDE 12 FT BARRIER
C	SOLITAIRE PALM	10	0.50	8	TO BE REMOVED	SEE PLAN
D	SOLITAIRE PALM	8	0.33	7	TO REMAIN	PROVIDE 6 FT BARRIER
		10 & 15	0.60	8	TO BE REMOVED	SEE PLAN A1.1

SCHEDULE LANDSCAPING & SITE.

SYMBOL	DESCRIPTION
	GRASS
	CONCRETE PAVEMENT.
	ASPHALT PAVEMENT.

PLANTING NOTES

COMMERCIAL FERTILIZER

FERTILIZERS SHALL BE UNIFORM IN COMPOSITION DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS AND SHALL MEET THE FOLLOWING REQUIREMENTS:SIX(6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS AND SIX(6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS(1/3 LB PER 3 GAL POT,1/4 LB. PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTED FERTILIZER MIXTURE SHALL BE AS-10-10 ANALYSIS AT A RATE OF 15 LBS PER1000SF. THE UPKEEP FERTILIZER SHALL BE A 16-4-8 COMPLETED FERTILIZER ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1LB. PER 5' OF SPREAD)
AGRIFORM TABLETS WITH TWENTY(20) PERCENT NITROGEN TEN (10) PERCENT PHOSPHOROUS FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS 2 WITH 5 GAL. PLANTS AND 2 TABLETS PER 1 OR TREE TRUNK CALIBER) MAGNESIUM SULFATE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" COMPRESSED DEPTH IN PLANTING BEDS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS ABSOLUTELY TRUE TO VARIETAL TYPE AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASES OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B+B MATERIAL UNLESS PREVIOUSLY APPROVED.UNLISTED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK MEASUREMENTS ARE NOT INCLUDE ANY TERMINAL GROWTH SINGLES TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISESSE INFESTATION.
SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE NATURE PLANT GROWTH STOPS ,SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND TO THESHRUB MASS.
MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS CLEAR WOOD (C.W.D.) SHALL BE MEASURED FROM THE GROUND AT THE INSTALLATION TO THE POINT WHERE THE NATURE AGED TRUNK JOINTS THE NATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.)SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARKED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANTS PITS SHALL BE FERTILE,FRIABLE AND NATURAL TOPSOIL OF LOAMY CHARACTER WITHOUT MIXTUREOF SUBSOIL MATERIALS IT SHALL CONTAIN FORTY(40) TO FIFTY(50) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY STONES,LIME,LUMPS,PLANTS,ROOTS OR OTHER FOREIGN MATERIALS,WEEDS OR NOXIOUS GRASSES(SUCH AS BERMUDA OR NUT GRASS) IT SHALL NO CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDART AT THE DISCRETION AND DECISION OF THE OWNER.

TOPSOIL SHALL BE ADDED AT A RATE OF SIXTY-FIVE (65) TO THIRTY FIVE(35) PERCENT EXISTING SOIL IN ALL PLANTS MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND. PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR BLENDED TO-SOIL WITH A TIME-RELEASE FERTILIZER.

PLANTING MATERIALS

(TRESS,SHRUBS, FROUNDCOVERS, AND VINES)

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GADES AND STANDART FOR NURSERY PLANTS PARTS I+I LATEST EDITION PUBLISHED BY THE FLORIDA.
DEPARMENT OF AGRICULTURE AND CONSUMER SERVICES UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER I OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMENT MEANS AN EXCEPTIONALLY HEAVY,SYMMETRICAL, TIGHTLY KNIT PLANT SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDING SUPERIOR IN FORM NUMBER OF BRANCHES. COMPACTNESS AND SYMMTRY. ALL PLANTS SHALL BE FRESHLY DUG .SOUND, HEALTHY, VIGOROUS WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUERIMENTS ARE OMITTED FROM THE PLANT LIST. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA #I PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THIS OWNER.

CONTAINER GROWN STOCK

1 ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN THAT CONTAINER SUFFICIENTYLY LONG ENOUGH FOR THE NEW FIBRUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

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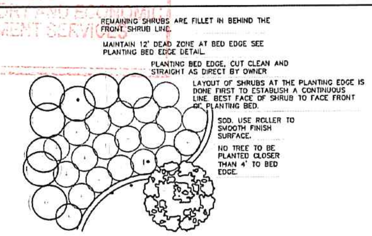
DEC 11 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH



SHRUB AND GROUND COVER LAYOUT

SCALE: NTS

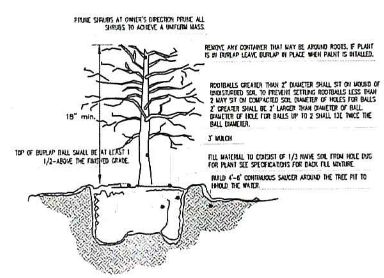
LANDSCAPE LEGEND

MIAMI 21 ARTICLE 5 (T3-O) & ARTICLE 9.
LAWN AREA PROVIDED: 2,902 (49.19% NET LOT AREA)

	REQUIRED	PROVIDED
TREES: Trees per Lot =3 (Note: 30% requiered trees and/or palms shall be native species. No more than 20% of the native tree. requirement shall be Sabal Palmetto (cabbage palm)	3	2 (EXISTING) 1 (NEW)
Street Trees (Total Lineal feet of Street=50'/35=1 (Trees in the right of way (*)or on private property) *will require Public Works approval or Special District.	2	3
Shrubs (10 shrubs for each tree required) *30% shrubs/hedges shall be native species. *irrigation system required pursuant Article 9 Section 9.5.2 Miami 21 Code	30	190
TOTAL NUMBER OF TREES	5	7

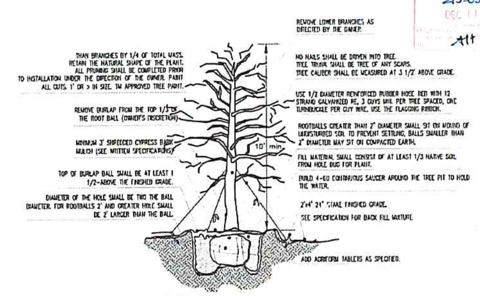
TREE/SHRUB SYMBOL	NEW	EXIST	SCIENTIFIC NAME	COMMON NAME	NATIVE SPECIES	MIN. HEIGHT	CANOPY DIAMETER
	YES	NO	Simarouba glauca	PARADISE TREE	YES	10'	5'
	YES	NO	Senna ligustrina	PRIVET CASSIA	YES	HEIGHT	18"

MIN. 10' HEIGHT W/5' CLEAR TRUNK AT PLANTING



SHRUB PLANTING.

SCALE: NTS

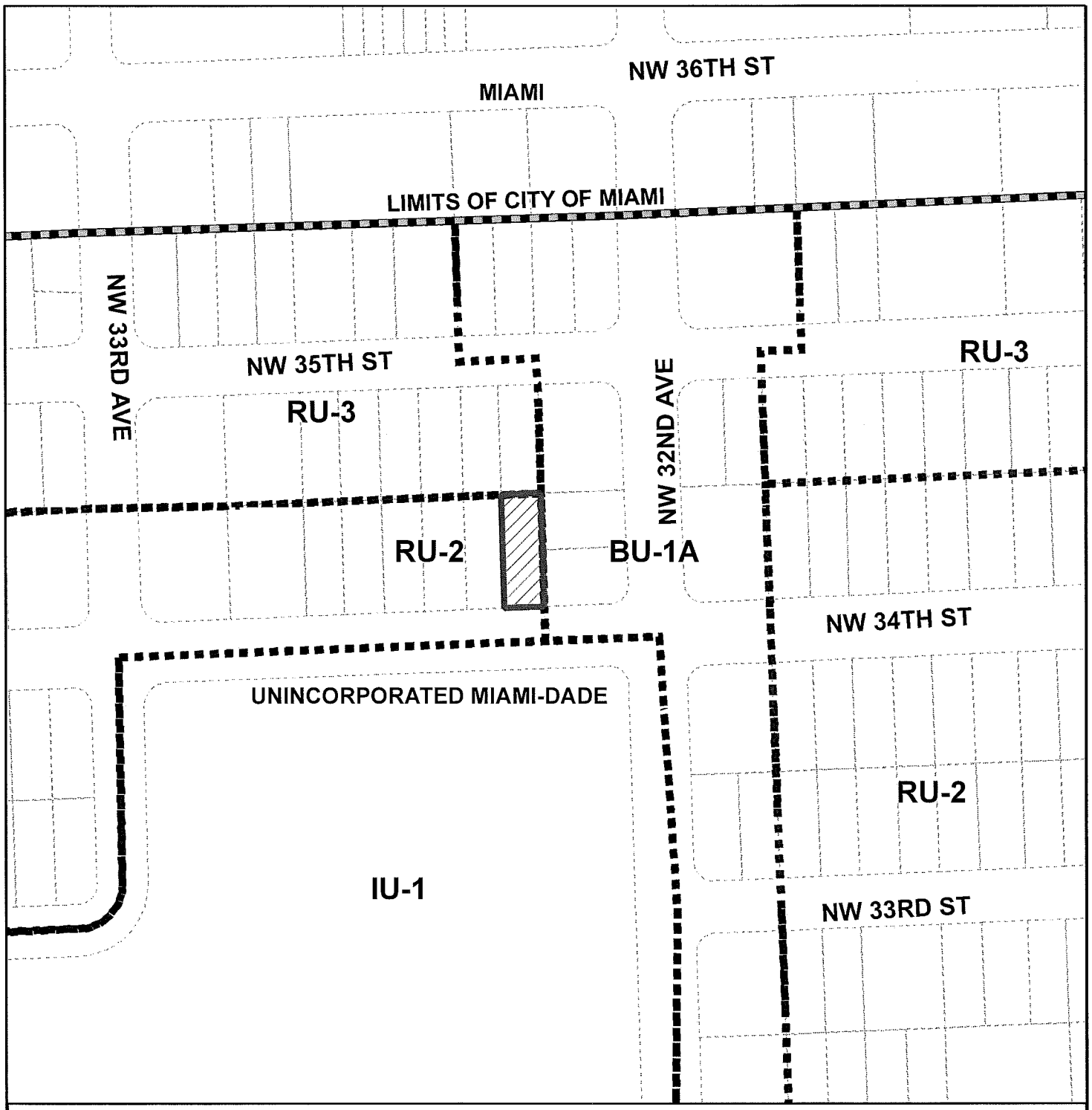


TREE PLANTING

SCALE: NTS

RECEIVED
215-050
DEC 11 2015
AH

EMILIANO OROZCO, P.E.	FL. P.E. No 66341. 949 SW 122 AVE MIAMI, FL. 33175 TEL: (786) 355-2788
Project Title:	DUPLEX AT: 3221 NW 34 St.
Address:	Miami Fl. 33142
This Sheet:	LANDSCAPING PLAN
	THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF EMILIANO OROZCO, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.
REVISIONS	
DESCRIPTION	
Date:	JULY, 2015
Drawn By:	LDHome
Approved By:	E.O.
SEAL	
SHEET NO.	A2
	2 / 10



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000050

Legend

Subject Property Case

Zoning

N W E S

Section: 28 Township: 53 Range: 41
Applicant: HECTOR ARAGON
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		28

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000050

Legend

Subject Property

Municipalities

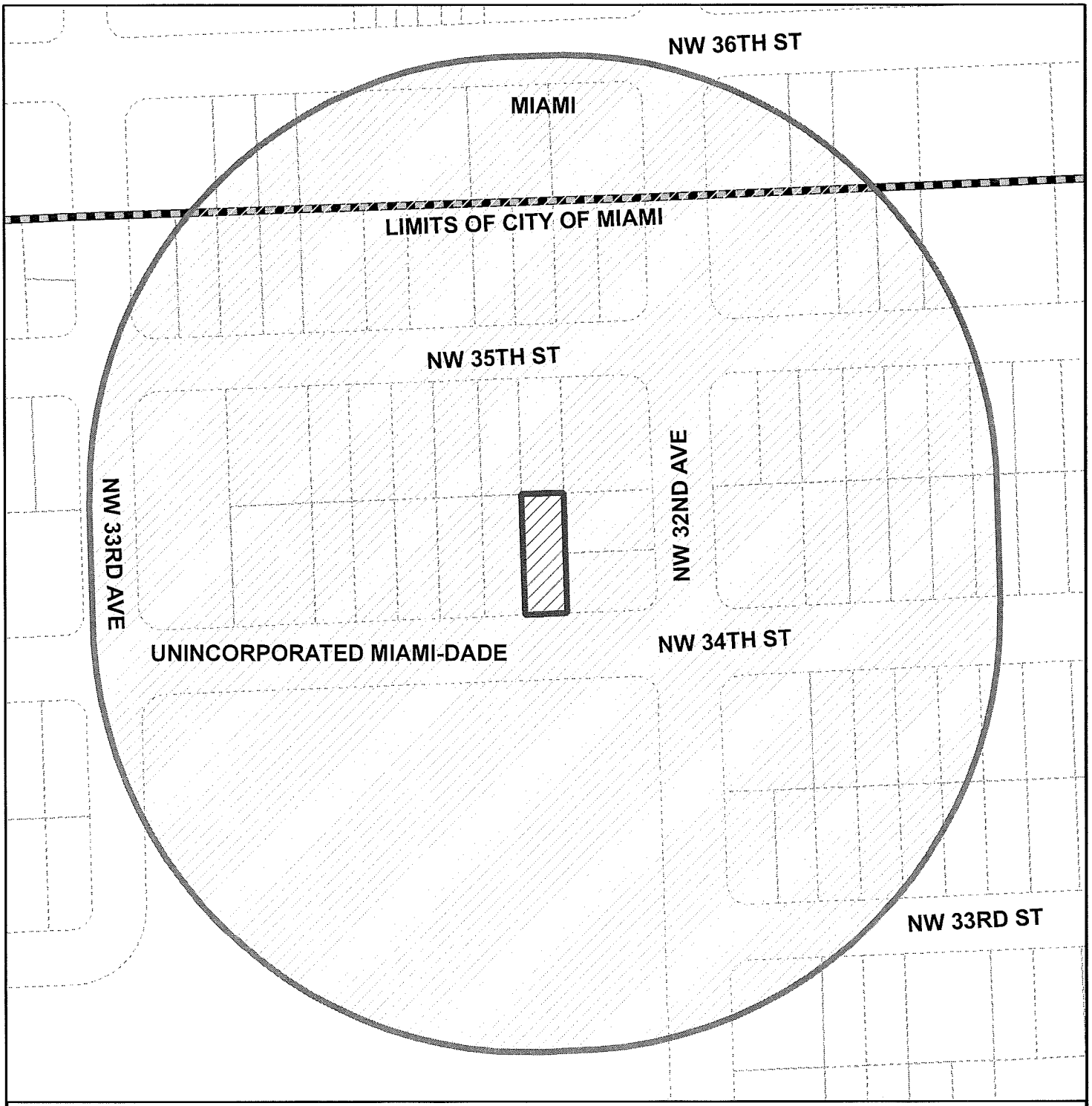
N W E S

Section: 28 Township: 53 Range: 41
Applicant: HECTOR ARAGON
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY

RADIUS MAP

Section: 28 Township: 53 Range: 41
Applicant: HECTOR ARAGON
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

Process Number

Z2015000050

RADIUS: 500

Legend

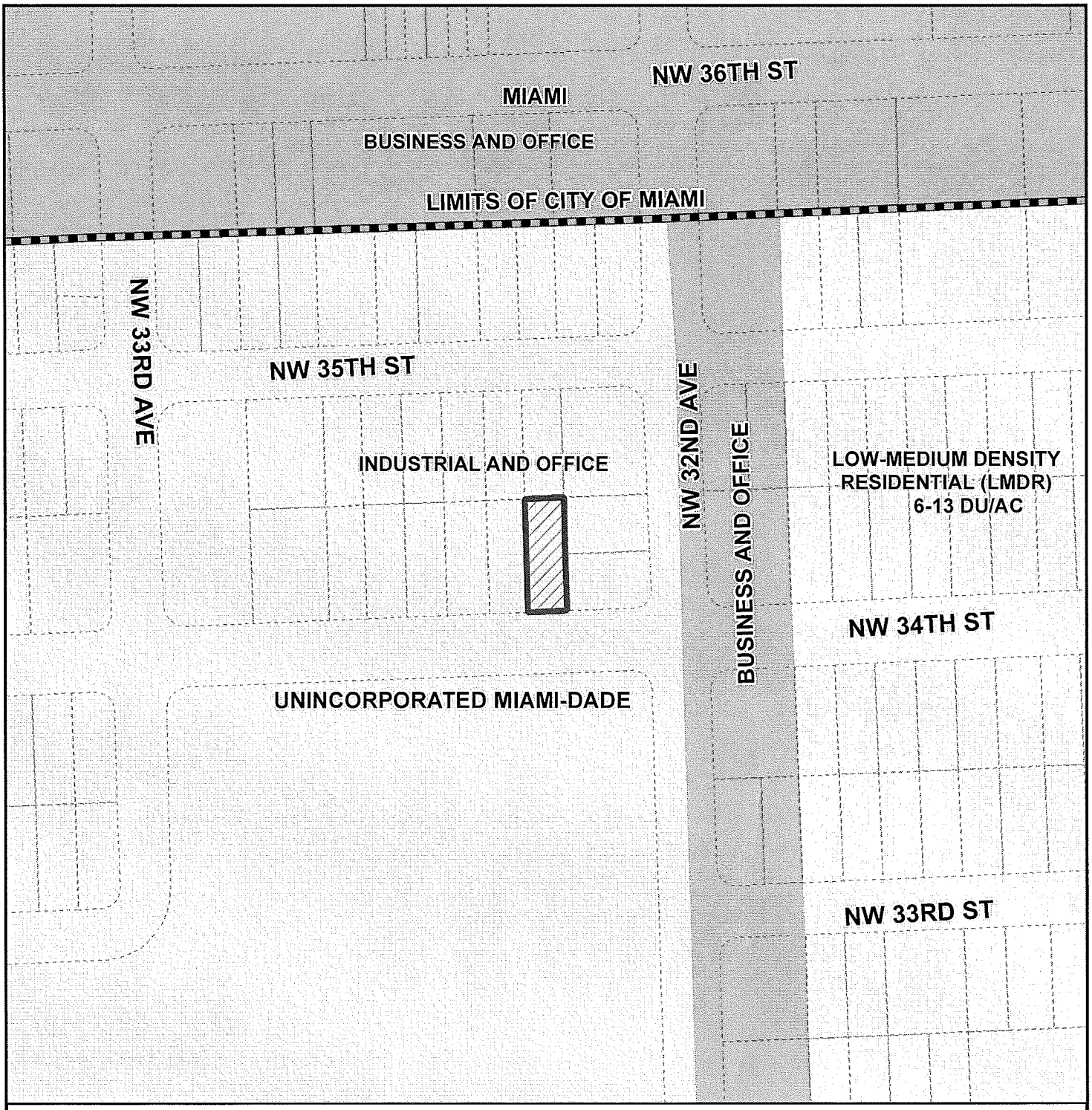
- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000050

Legend

Subject Property Case

N W E S

Section: 28 Township: 53 Range: 41
Applicant: HECTOR ARAGON
Zoning Board: C8
Commission District: 2
Drafter ID:E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY

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

PH: Z15-086 (16-4-CZ8-2) **April 20, 2016**
Item No. 2

Recommendation Summary	
Commission District	2
Applicant	Brown Investment
Summary of Requests	The applicant is seeking to permit a childcare facility within the North Central Urban Area District (NCUAD) with variances to the urban center regulations.
Location	Lying East of NW 22 Court and approximately 150' South of NW 119 Street, Miami-Dade County, Florida.
Property Size	75' x 180'
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(4)(b) Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions of request #1 and #4, modified approval with conditions of request #2, and denial without prejudice of request #3.**

REQUESTS:

(1) SPECIAL EXCEPTION to permit a childcare facility.

(2) NON-USE VARIANCE to permit a 6' high wrought iron fence and 8' high wall in front of the build-to line (3.5' high maximum permitted).

(3) NON-USE VARIANCE to permit an 8' high wall behind the build-to line along the rear and interior side property lines (6' high maximum permitted).

(4) NON-USE VARIANCE to permit 5 parking spaces (10 parking spaces required)

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "New Portable Classrooms" as prepared by Charles C. Mitchel, P.E., with sheets A-1 & A-3 dated stamped received 10/5/15 and the remaining 2 sheets dated stamped received 8/17/15 for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant proposes to develop the 75' x 180' parcel with a daycare facility for sixty (60) children, ages fifteen (15) months to four (4) years old. The proposed facility will be located in two (2) buildings, with 2,403 sq. ft. of classroom area as well as 2,880 sq. ft. of playground area. The subject property is located in an area that is designated MC, Mixed-Use Corridor, on the

Land Use plan map for the NCUAD district. The applicant seeks to permit the facility with variances to the fence and wall height requirements of the North Central Urban Area District (NCUAD) regulations, as a variance of the required parking for the site.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	NCUAD/RM; vacant	Community Urban Center
North	NCUAD/MM; private school	Community Urban Center
South	NCUAD/RM; single-family residence	Community Urban Center
East	NCUAD/RM; single-family residence	Community Urban Center
West	NCUAD/MM; Parking lot and billboard	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant interior lot, which abuts single-family residences to the south and east and a contiguously owned parcel to the north that contains an existing private school use. Said school fronts on to NW 119 Street. To the west is a parking lot with a billboard.

SUMMARY OF THE IMPACTS:

The approval of this application will provide additional daycare services for the surrounding residential area. However, although there could be additional traffic and noise impacts on the abutting residential uses, based on staff's zoning analysis below, staff opines that these impacts will be minimal.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In October 2011, 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**. All of the parcels within the boundaries of the approved **NCUAD** are regulated by plans and standards described in Ordinance #11-065, which are consistent with the Urban Center interpretative text. The applicant seeks to permit a daycare use within the a retail store use, which is a permitted use within the RM, Residential Modified district of the NCUAD, with non-use variances of the urban center regulations.

In staff's opinion, approval with conditions of the requests would be **consistent** with the CDMP LUP map Urban Center designation, and the CDMP Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

When request #1, to permit the proposed pre-school use on the property, is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval with conditions of this request would be **compatible** with the surrounding residential and institutional uses. Staff opines that, based on memorandum from the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources, the application meets all the Level of Service (LOS) Standards for an initial development order. Further, the Platting and Traffic Review Section of the Department of RER, states that subject to the conditions outlined in its memorandum dated March 18, 2016, approval of the application would not create a negative impact on the abutting roadways. Said memorandum indicates that the proposed pre-school will generate an addition 49 PM Peak Hour trips, which will not exceed the LOS on said surrounding roadways. Additionally, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) does not object to the application subject to the conditions outlined in its memorandum.

The subject property abuts a contiguously owned parcel to the north, which also contains a private school use. Staff opines that, based on the age range of the proposed pre-school use, the proposed use will not have a negative aural impact on the abutting single-family residences located to the south and east. Further, staff opines that the proposed wall along the interior side south and west property lines, at a maximum height of 6', only behind the build-to line, will provide an adequate buffer to mitigate any noise or visual impacts from the propose school use. Subject to the condition that the number of children and the age ranges be restricted to that proposed by the applicant, staff opines that approval of this request would be **compatible** with the surrounding residential and institutional uses. **Therefore, staff recommends approval with conditions of request #1, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

When requests #2 and #3 are analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the modified approval of request #2, to permit the 6' high wrought iron fence only, and the denial of request #3, to permit the 8' high wall behind the build-to line along the interior side (south) and rear (east) property lines would be **compatible** with the surrounding area and will maintain the basic intent and purpose of the zoning district. The submitted plans depict the proposed development and the variances being requested. Staff opines, as earlier stated, that the 6' high wall height behind the build-to line, is sufficient to mitigate visual and aural impacts that may be created by the school on the abutting residential uses. Although the wrought iron fence will allow a welcoming visual effect, staff opines that the 8' high wall in front of the build-to line will have a negative visual effect. **Therefore, staff recommends a modified approval of request #2, to permit the 6' high fence only in front of the build-to line, and denial without prejudice of request #3, under Section 33-311(A)(4)(b), Non-Use Variance Standards**

When request #4, is similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that subject to the conditions outlined in the aforementioned Platting and Traffic Review memorandum, approval of this request will be **compatible** with the surrounding area. Said memorandum requires that this facility operates in conjunction with the adjacent facility to the north and must provide visitor stacking spaces for this facility. With this condition, staff opines that the reduced number of parking spaces will not result in the spillage of parking on to the abutting roadway. Therefore, as a condition for approval, staff requires that the

applicant submits a cross parking/access agreement prior to obtaining a Certificate of Use for the proposed facility. **Based on this analysis, staff recommends approval with conditions of request #4, under Section 33-311(A)(4)(b), Non-Use Variance Standards**.

ACCESS, CIRCULATION AND PARKING: The submitted site plans depicts ingress/egress drives along NW 22 Court Additionally, the plans indicate 5 parking spaces on site for the proposed pre-school use.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of request #1 and #4, modified approval with conditions of request #2, and denial without prejudice of request #3.

CONDITIONS FOR APPROVAL (For requests #1, #2 and #4 only).

1. That a site plan be submitted to and meet with the approval 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, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Portable Classrooms" as prepared by Charles C. Mitchel, P.E., with sheets A-1 & A-3 dated stamped received 10/5/15 and the remaining 2 sheets dated stamped received 8/17/15 for a total of 4 sheets, except as herein modified to show the removal of the 8' high wall in front of the build-to line, and the reduction of the wall height on the remainder of the property to 6'. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the pre-school be restricted to a maximum of 60 infants between the age of 15 months and 4 years old.

5. That the hours of operation for the pre-school shall be between 6:00 A.M. to 6:30 P.M.

6. That the pre-school use may be conducted on the premises Monday through Friday.

7. That all signage be in compliance with the zoning regulations and that no caricatures be placed on the fences or walls of the structure

8. That the applicant obtains a Certificate of Use from and promptly renew the 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.

9. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section stated in its memorandum dated March 18, 2016.

10. That the applicant comply with all applicable conditions and requirements of the Miami-Dade Fire Rescue Department stated in its memorandum dated October 15, 2015.

11. That a cross parking agreement be submitted to the Department within 30 days after final public hearing approval of this application, unless a time extension is granted by the Director, for good cause shown. No permit shall be issued until said covenant is submitted and recorded.

NK:MW:NN:EJ:CH

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

PLANNING AND ZONING
APPEALS OFFICE
2016 APR 14 A 8:44

PLANNING AND ZONING
APPEALS OFFICE
2016 APR 14 A 8:44

ZONING RECOMMENDATION ADDENDUM

Brown Investment
Z15-086

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks	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

Urban Centers (Pg. I-45-48)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *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.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *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.*

ZONING RECOMMENDATION ADDENDUM

Brown Investment
Z15-086

	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. ***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.* ***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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(3) Special Exception, Unusual and New Uses.	*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.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

2. BROWN INVESTMENT PARTNERS
(Applicant)

16-4-CZ8-2(15-086)
Area 08/District 02
Hearing Date: 04/20/16

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:

Year	Applicant	Request	Board	Decision
2012	The Director of SPEED	- Zone change from multiple zoning district 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.

Memorandum

MIAMI-DADE COUNTY

Date: October 21, 2015

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 #Z2015000086-1st Revision
The Academy of Knowledge Preschool
NW 22nd Court & NW 119th Street
Unusual Use to permit a day care facility (expansion)
(0.13 Acres)
34-52-41

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
Be advised a public water main abuts the property, therefore connection is required pursuant to the Code. Abutting water line is operated by the City of North Miami Water and Sewer Department.

Wastewater Disposal
The closest available public sanitary sewer is a 6-inch sanitary force main located approximately 230 feet north from the subject property. This force main is owned and operated by the City of North Miami Water and Sewer Department.

As per Section 24-5 of the Code, extension of a public sewer main is required if the nearest available point of connection is less than the value derived of any proposed gross building area, divided by a factor of fifteen (15), or if the nearest available point of connection to a public sanitary sewer is located within 500 feet of the closest point of the property. Based on the information provided, any proposed development will be within calculated feasible distance for connection to a public sewer main located at NW 119th Street.

Civil drawing for the required sewer main extension will need to be approved by City of North Miami Water and Sewer Department and the Environmental Wastewater Permitting Section of DERM prior to approval of final development orders.

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 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.

Tree Preservation
The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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.

In summary, this application cannot be approved at this time and therefore should not be scheduled for public hearing.

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

MIAMI-DADE COUNTY

Date: March 18, 2016

To: Nathan Kogan, 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: Z2015000086
Name: Brown Investment Partners
Location: Lying East of NW 22 Court and Approximately 150 South of NW 119 Street
Section 34 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 16, Block 1, Plat Book 46, Page 25.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **49 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
F1220	NW 119 St E/O NW 24 Ave	D	D
9394	NW 22 Ave S/O NW 143 St to NW 103 St	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Department of Transportation and Public Works, Traffic Engineering Division Comments below

Miami-Dade County Department of Transportation and Public Works (DTPW) recommends approval of this application provided the project conditions, as indicated below, are adequately adhered to, addressed in the related documentation, and implemented in the field. Additionally, failure to comply with the project conditions may result in enforcement action by governing authorities.

Comments:

Traffic Comments:

General:

A separate Cross-Parking Declaration of Restrictions, for offsite staff and visitor parking within the adjacent daycare lot, that satisfies section 33-128 of the Miami-Dade County Code may be required. The spaces proposed for the offsite parking should be submitted under this zoning application.

On Site Comments:

1. The pedestrian safe sight distance must be provided, as per Sec. 33-11 of the Miami Dade County Code, at the driveway's exit.
2. A five (5) foot paved apron should be provided for the last vehicle within the "no outlet" parking aisle to assist with the back out maneuver.

Project Conditions:

Site Conditions:

Site plans provided for building permit must comply with the site plan comments above.

Operational Conditions:

The daycare must operate in conjunction with the adjacent daycare site to provide staff and visitor stacking spaces for this facility. The parking spaces shown in the site plan may be only used for staff parking.

Standard Conditions:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have emphasis markings.

2. Safe sight distance clearance is required at all driveways; therefore, all tree placements in sight triangles shall meet or exceed FDOT Index 546. No tree foliage or branches shall descend below 7 feet within the public right-of-way. No trees shall remain or be planted in any clear zones.

3. Plans submitted for Permit shall conform to MUTCD, DTPW and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.

4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

DTPW reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Memorandum

MIAMI-DADE COUNTY

Date: November 18, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: Update: Brown Investment Partners (#15_086)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. This memo updates a previous response, dated September 5, 2015. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs Division, at (305) 375-1354. **The PWWM has no objections to the proposed application.**

Application: ***Brown Investment Partners*** requests an unusual use to permit a day care facility. In addition, the applicant submitted revised elevation and site plans.

Location: The subject property is located at 2240 NW 119th Street, in Miami-Dade County, Florida.

Size: The subject property is approximately 75' x 180'.

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 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 24, 2015, 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, 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 and is currently vacant. The preschool to be constructed/expanded on the property meets the County Code definition of "commercial establishment." According to Chapter 15 of the

Miami-Dade Code entitled Solid Waste Management, commercial establishments must meet the following requirements:

"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.

3. Recycling

The following language from **Section 15-2.3a** of the Code 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
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3 of the Code 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.

Memorandum

MIAMI-DADE COUNTY

Date: October 23, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Pre-Application Comments – Brown Investment Partners
Application Z2015000086

The Miami-Dade Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application.

Application Name: Brown Investment Partners

Location: The proposed project is located at 2240 NW 119 Street with Folio Number 30-2134-003-0120, in unincorporated Miami-Dade County.

Proposed Development: Adding three temporary portable for Classroom space (Daycare Room)

The increase in water demand for this project is estimated to be 456 gpd.

Water: The proposed development is located within the City of North Miami water service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami's water service area and the water supply will be provided by the North Miami Utility.

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within the WASD sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (WWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

There is no sanitary sewer system in close proximity to the project. If connection to the sanitary sewer system is required by DERM, the nearest point of connection is an existing 20-inch sanitary sewer force main on NW 32nd Avenue and NW 119th Street, approximately

5,240 feet away from the subject property. A private pump station and extension of an eight (8)-inch force main will be required.

If connection to the sewer system is required, final points of connection will be issued at the time the applicant request an Agreement.

If connection to the sewer system is required, WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum

MIAMI-DADE COUNTY

Date: October 27, 2015

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

From: Maria I. Nardi, Chief
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2015000086: BROWN INVESTMENT PARTNERS PRE-APP 15-132
Revised location per zoning hearing distribution of revision - dated 10/06/2015 and Revised Plans Submitted Dated Stamped Received 10/05/2015

Application Name: BROWN INVESTMENT PARTNERS PRE-APP 15-132

Project Location: The site is located in that area lying east of NW 22 Court and approx. 150' south of NW 119 ST, Miami-Dade County.

Impact and demand: This application for UU TO PERMIT A DAY CARE FACILITY which does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has 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. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**.

Recommendation: Based on our findings described herein **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 Planning Section Supervisor

REVISION 1

Memorandum

Date: 10-OCT-15

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2015000086

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and disapproved the site plan dated stamp received 10/5/15 for the following reasons: (1) The plan shall identify whether the gates are manual or electrically operated. If manual gates, the plans shall identify that the gate will be so installed to allow emergency response personnel to open the gate via Knox Padlock Model 3770. If electrically operated, the plans must identify the location of Knox Key Switch Model 3502 for emergency response personnel.

Service Impact/Demand

Development for the above Z2015000086
located at Lying east of NW 22 Court and approx. 150' south of NW 119 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0589 is proposed as the following:

_____ residential	dwelling units	_____ industrial	square feet
_____ Office	square feet	_____ institutional	square feet
_____ Retail	square feet	_____ nursing home/hospitals	square feet

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 26
The estimated average travel time is: 6:02 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: N/A

Fire Planning Additional Comments

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

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

School Name: THE ACADEMY OF KNOWLEDGE PRESCHOOL

School Address: 2240 NW 119 STREET Tax Folio # 30 - 2134-003-0120

1. Is this an expansion to an existing school ☑ Yes ☐ No If yes, indicated the number of students: 95 and age and grade ranges originally approved: 15 MTHS - 4 YRS
2. Total size of site: 75 x 180 = 13,500 + 43,560 sq. ft. = .31 acres
3. Number of children or students requested: 60 Ages: 15 MTH - 4 YRS.
4. Number of teachers: 6 Number of administrative & clerical personnel: 0.
5. Number of classrooms: 3 Total square footage of classroom area: 2280.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 123 SF.
7. Amount of outdoor recreation/play area in square footage: 1350.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: 0.
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 5 parking spaces required by §33-124(L) _____.
10. Indicate the number of auto stacking spaces: 0 provided _____ required.
11. Proposed height for the structure(s): 15'-0" See §33-151.18(g).
12. Size of identification sign: EXISTING 4' x 10' = 40 sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: M - F 6:30 AM - 6:00 PM.
14. Does the subject facility share the site with other facilities? __ Yes ✓ No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☑ No (If yes, describe the residential uses and indicate same on the plans).

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Z15-086
AUG 19 2015

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PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERELAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 60 (number of children) = 2100 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x 0 (number of children) = _____ sq. ft. of classroom area required.

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

25 sq. ft. x 0 (number of children) = _____ sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 2100.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 2280.

OUTDOOR RECREATION SPACE:

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DEVELOPMENT SERVICES
for SPE

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 30 (½ of children) = 1350

b. Grades 1-6 500 sq. ft. x 0 (first 30 children) = _____

300 sq. ft. x 0 (remaining children) = _____

c. Grades 7-12 800 sq. ft. x 0 (first 30 children) = _____

300 sq. ft. x 0 (next 300 children) = _____

150 sq. ft. x 0 (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 1350
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVEDED: 1350

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

a. 28 trees are required per net acre. Trees required: 9 Trees provided: 9.

b. Ten shrubs are required for each tree required. Shrubs required 90 Shrubs provided 90.

c. Grass area for organized sports/play area in square feet: 1530.

d. Lawn area in square feet (exclusive of organized sports/play area): 1530.

School Address: 2240 N.W. 119th Street Zip Code: 33167.

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

Signed, sealed, executed and acknowledged on this 8 day of June at Miami-Dade County, Florida.

Lisa Hadley

Signature

WITNESSES:

LaShunda Jones

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 8 day of June, 2015, before me personally appeared Lisa Hadley Brown, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

Gwendolyn T. Jones

GWENDOLYN TERESA JONES
MY COMMISSION # FF 007775
EXPIRES: April 14, 2017
Bonded Thru Notary Public Underwriters

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DEVELOPMENT SERVICES

for SDE

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

BROWN INVESTMENT PARTNERS	LYING EAST OF NW 22 COURT AND APPROX. 150'SOUTH OF NW 119 ST, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
FEBRUARY 25, 2016	Z2015000086
DATE	**HEARING NUMBER**

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
JANUARY 14, 2016

NEIGHBORHOOD REGULATIONS OPEN CASES:
THERE ARE NO OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:
Case #201304003251, was open on July 11, 2013, Failure to Maintenance; Grass and Weeds exceeding 12 inches in height. Civil Violation Notice #T038683, was issued the same day as this is a repeat violation. The case was forwarded to the Lien/Collection Department for non-payment. The property was cleared and the Lien was satisfied. The case has been closed.

BUILDING SUPPORT REGULATIONS OPEN:
.THERE ARE NO OPEN CASES

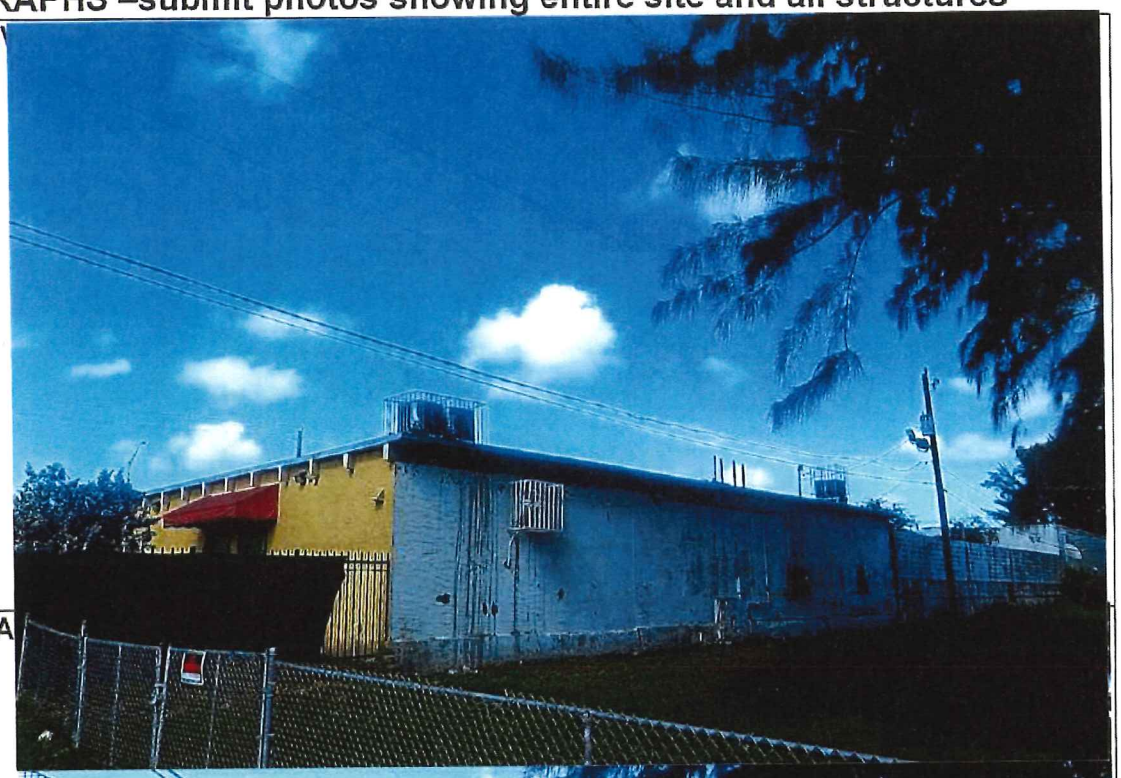
BUILDING SUPPORT REGULATIONS CLOSED:
THERE ARE NO CLOSED CASES:

VIOLATOR:
BROWN INVESTMENT PARTNERS

OUTSTANDING LIENS AND FINES:
As of January 14, 2016, There are no Outstanding Liens, Fines, or Fees.

PHOTOGRAPHS –submit photos showing entire site and all structures

FRONT ELEV



SIDE ELEVA

REAR ELEVA

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MIAMI-DADE COUNTY
DE AND

Rev. 12/2/14

26

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: BROWN INVestmest Partners, LLC

NAME AND ADDRESS	Percentage of Stock
Lisa Hadley-Brown	100 %

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 _____

NAME AND ADDRESS	Percentage of Interest

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MIAMI-DADE COUNTY for SDE
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES

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: _____

NAME AND ADDRESS	Percentage of Ownership

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

Rev. 12/2/14

NAME OF PURCHASER: _____

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

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

Date of contract: _____

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

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

NOTICE: For 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 Lisa Hadley (Applicant) Lisa Hadley-Brown (Print Applicant name)

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

Gwendolyn T Jones (Notary Public)

My commission expires: 04/14/2017

GWENDOLYN TERESA JONES
MY COMMISSION # FF 007775
EXPIRES April 14 2017
Bonded Thru Notary Public Underwriters
Seal

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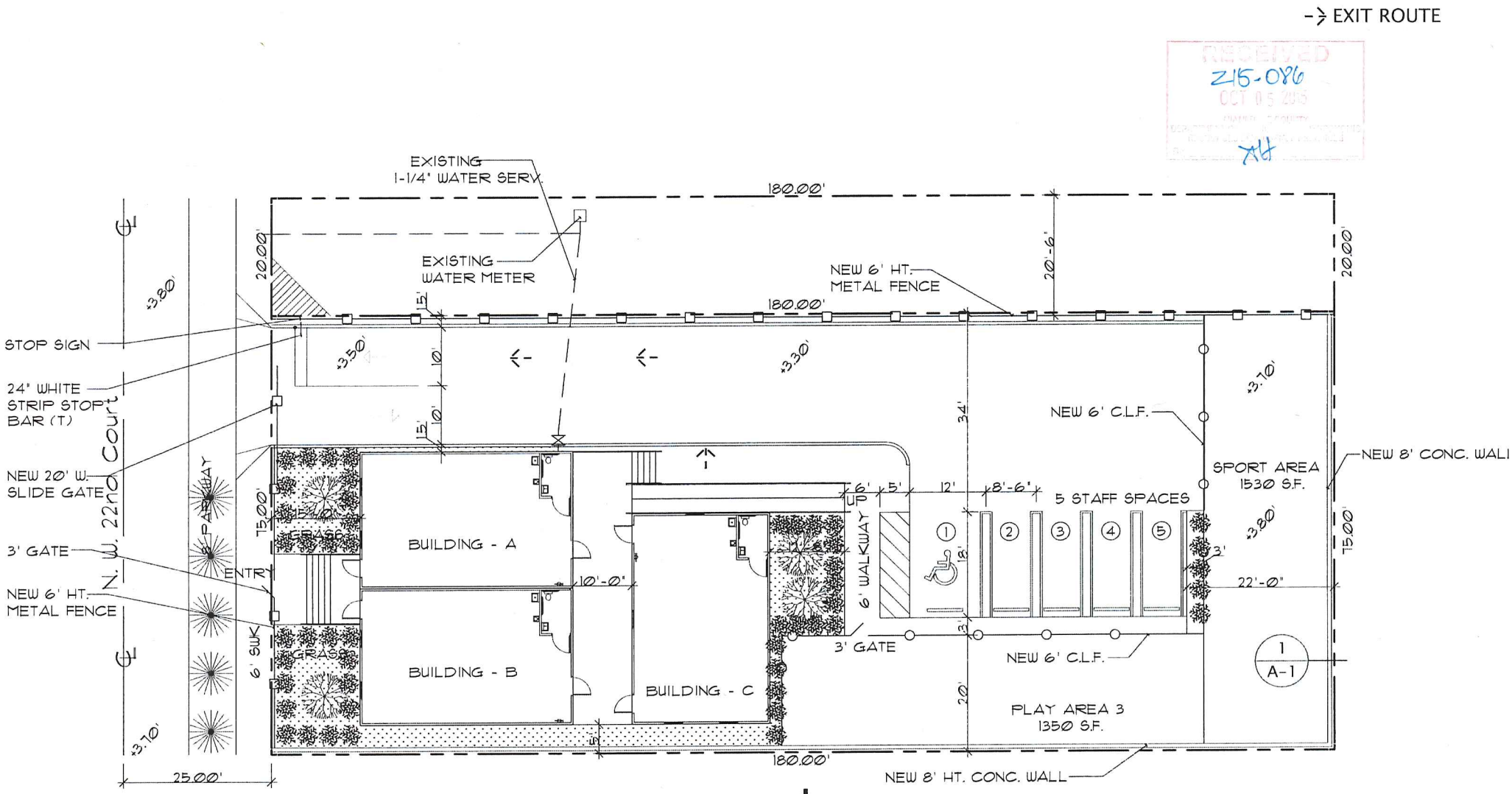
Z15-086
AUG 17 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
DEVELOPMENT SERVICES
for SDE

*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.

29



SITE PLAN

"enlarge site plan"

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215-086
OCT 05 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

LEGAL DESCRIPTION

LOT 16 BLOCK 1 "HALOCK No. 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 25 OF THE PUBLIC OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

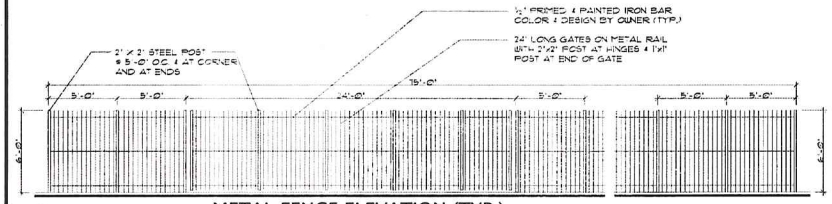
FOLIO: 30-2134-003-0120

ZONING LEGEND

NET LOT AREA	75' X 180.00' = 13,500 SF = 0.31 ACRE
MAX. LOT COVERAGE (30%)	5,130 SF
PRE-FABRICATED BUILDINGS (19%)	2,520 SF

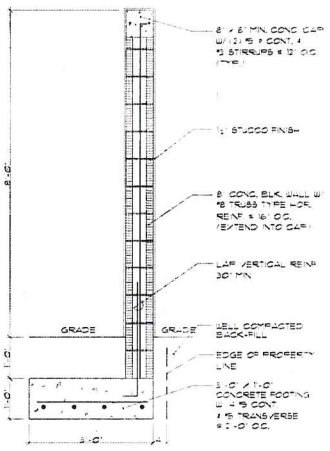
OCCUPANT LOAD FOR ADDITION:

NUMBER OF CHILDREN	60
NUMBER OF TEACHER	6
NUMBER OF ADM. & CLERICAL	0
NUMBER OF NEW CLASSROOM	3
TOTAL OF S. F. OF CLASSROOMS AREA	2,280 S.F.
TOTAL OF S. F. OF NON-CLASSROOMS AREA	123 S.F.
RECREATION/PLAY AREA	1,350 S. F.
NUMBER OF PARKING FOR AUTO STACKING SPACES	0
NUMBER OF PARKING FOR STAFF	9
PROPOSED HEIGHT OF THE STRUCTURE	15'-0"
TOTAL OF S. F. OF CLASSROOMS AREA REQUIRED	2,040 S.F.
TOTAL OF S. F. OF CLASSROOMS AREA PROVIDED	2,280 S.F.
TOTAL OF S. F. OF OUTDOOR RECREATION AREA REQUIRED	1,350 S.F.
TOTAL OF S. F. OF OUTDOOR RECREATION AREA PROVIDED	1,350 S.F.
TOTAL S. F. OF SITE: 75' X 180' = 17,100 / 13,500	0.31 ACRES
28 TREES PER ACRE REQ. - REQUIRED	9
PROVIDED	9
10 SHRUBS PER TREE REQ. - REQUIRED	120
PROVIDED	120
S. F. OF GRASS AREA FOR ORGANIZED SPORTS/PLAY	1,530 S.F.
S. F. OF LAWN AREA (EXCLUSIVE OF ORGANIZED SPORTS	810 S.F.



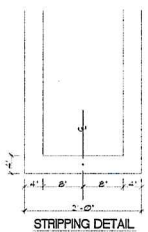
METAL FENCE ELEVATION (TYP.)

SCALE : 1/4" = 1'-0"



1 / A-1 CONCRETE WALL SECTION

SCALE : 3/4" = 1'-0"

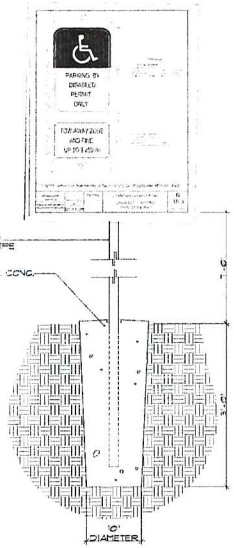


STRIPPING DETAIL

SCALE: NTS

5'-0" x 5'-0" PAINTED TRAFFIC YELLOW HANDICAP SIGN ON ASPHALT PAVEMENT

NOTE:
SIGN SHALL COMPLY WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 1997 EDITION AND WITH THE LATEST REQUIREMENTS OF GOVERNING BODIES HAVING JURISDICTION.

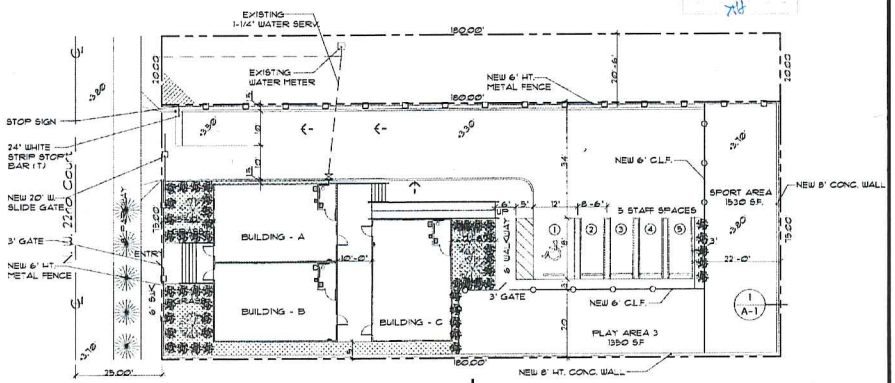


HANDICAP PARKING SIGN

SCALE 1/8" = 1'-0"

LEGEND

-> EXIT ROUTE



NORTH

SITE PLAN

SCALE : 1" = 16'-0"

Academy Of Knowledge
New Portable Classrooms – Phase 1
22440 NW 119th Street
Miami-Dade, Florida 33167

Charles C. Mitchell, P. E.
Consulting Engineer No. 11127
305.336.5069
924 N. FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

10-5-15

G.C.
C. M.
29 May 2015
AS SHOWN
13-2015

A-1

4 of 12

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GENERAL NOTES

1. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN EVENT OF CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADES SO THAT PROPER OPENINGS AND CHASES SHALL BE PROVIDED.
3. CONCRETE SHALL HAVE A SLUMP OF 5" MAX. AND A MIN. COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

   FOUNDATIONS AND SLABS ON GRADE 3000 PSI
   COLUMNS AND BEAMS 3000 PSI

   CONCRETE COVER FOR ALL POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS:

   FOUNDATIONS 3 INCHES
   COLUMNS 1-1/2 INCHES
   SLABS IN FILL WWF. AT CENTER OF SLAB

4. GROUT STRENGTH 3000 PSI WITH 9" MAX. SLUMP.
5. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A615 SPECIFICATIONS FOR NEW DEFORMED BILLET STEEL AND TO GRADE 60 SPEC. WITH A MIN. YIELD STRENGTH OF 60,000 PSI. IT SHALL BE DETAILED, FABRICATED AND PLACED AS RECOMMENDED BY A.C.I.
6. WELDED WIRE FABRICS (WWF.) SHALL CONFORM TO A.S.T.M. A-185, DOUBLE WWF. 36" ON EACH SIDE OF BEARING WALLS AND 30" AROUND PERIMETER OF MONOLITHIC FOOTINGS
7. CONCRETE MASONRY UNITS BE LOAD BEARING TYPE CONFORMING TO A.S.T.M. C270, TYPE M.
8. ALL STRUCTURAL LUMBER SHALL BE #2 SOUTHERN PINE OR BETTER. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. ALL ROOF JOISTS, TRUSSES, OUTLOOKERS, BEAMS AND GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS AND ANCHORS TO TIE BEAMS OR BEARING PARTITIONS. PROVIDE PRODUCT CONTROL NOTICE OF ACCEPTANCE.
10. ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
11. TERMITE TREATMENT: TREAT ALL SOIL UNDER SLAB AND WITHIN A DISTANCE OF 4'-0" BEYOND ALL FOOTING AND SLAB EDGES AS PER REQUIREMENTS OF THE FLORIDA STATE BOARD OF HEALTH, MEMORANDUM #73 JULY 31, 1978
12. ALL PIPING AND CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2'-0" CLEAR OF UNDERSIDE OF FOOTING.
13. THE CONSTRUCTION DOCUMENTS COMPLY AND HAVE BEEN PREPARED IN COMPLIANCE WITH THE RESPECTIVE 2010 EDITION OF FBC.

LEGEND:

1. NEW PREFABRICATED BUILDING (SEE ATTACHED SHOP DRAWINGS)
2. NEW NON-SLIP SURFACE PLATFORM
3. NEW NON-SLIP SURFACE RAMP
4. NEW NON-SLIP INTERIOR FINISH- FLOORING
5. 3'-0" X 6'-0" METAL DOOR WITH PANIC HARDWARE AND 1/2" TRESHHOLD
6. 5 LB. ABC FIRE EXTINGUISHER WITH MIN. RATING OF 2A 10BC MOUNTED AT 48" A.F.F. TO TOP OF HANDLE, NOT TO EXCEED 75' TRAVEL DISTANCE, NEAR EXITS, & BE CURRENTLY DATED AND TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY.
7. KID'S SIZE WHITE FLUSH TANK WATER CLOSET - SEAT AT 14" A.F.F.
8. KID'S SIZE WHITE WALL MOUNTED LAVATORY 30" A.F.F. MAX. AND SINGLE LEVER CHROME FAUCET
9. KID SURFACE MOUNTED, 1 1/2" DIAM., STAINLESS STEEL GRAIP BAR AT 24" A.F.F.
10. SURFACE WALL SINK 30" A.F.F. MAX WITH STAINLESS STEEL CABINET AND TOP BY HAWS, MODEL HUCAB OR EQUAL.
11. KID ACCESSIBLE, SURFACE MOUNTED ELECTRIC DRINKING FOUNTAIN 30" A.F.F. MAX WITH STAINLESS STEEL CABINET AND TOP BY HAWS, MODEL HUCAB OR EQUAL.
12. POST PERMANENT SIGN WITH 1 INCH LETTERS ON THE INSIDE FACE OF THIS DOOR TO INSIDE READING:

    THIS EXIT TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED
13. THE CONSTRUCTION DOCUMENTS COMPLY AND HAVE BEEN PREPARED IN COMPLIANCE WITH THE RESPECTIVE 2010 EDITION OF FBC.

DOOR SCHEDULE

	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL	DOOR TYPE	FRAME MAT.	FRAME REMARKS
(A)	3'-0"	6'-8"	1 3/4"	METAL	SWING	WOOD	SELF CLOSING HINGES, LEVER STYLE HARDWARE
(B)	3'-0"	6'-8"	1 3/4"	WOOD	SWING	WOOD	SELF CLOSING HINGES, LEVER STYLE HARDWARE

No. : 12-0320.21
EXPIRED: APRIL 20, 2016

OCCUPANT LOAD

DAYCARE ROOM #A: 760 SF ÷ 20 KIDS = 2 TEACHERS
DAYCARE ROOM #B: 760 SF ÷ 20 KIDS = 2 TEACHERS
DAYCARE ROOM #C: 760 SF ÷ 20 KIDS = 2 TEACHERS
TOTAL: 2271 SF ÷ 60 KIDS = 6 TEACHERS

TOTAL OCCUPANTS OF ALL BUILDINGS = 66

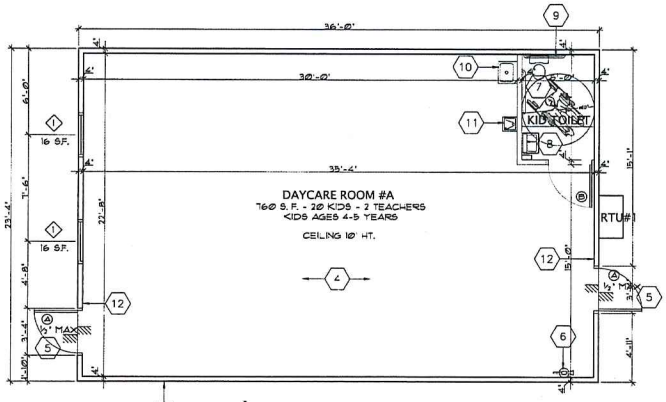
F.B.C. COMPLIANCE - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

SCOPE OF WORK

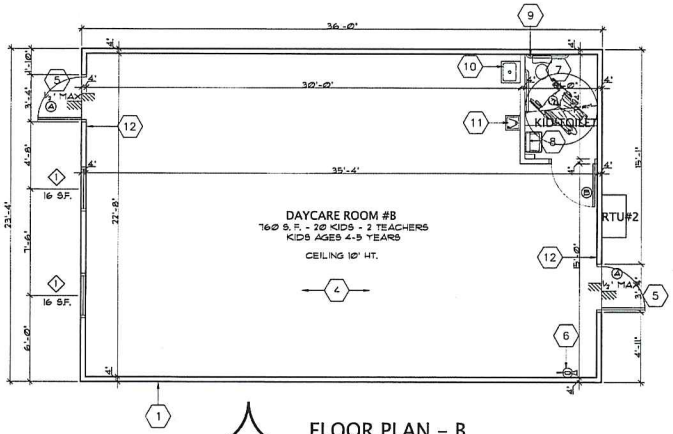
1. ADDITION OF NEW CLASSROOMS WITH PRE-FABRICATED BUILDINGS IN VACANT LOT TO AN EXISTING DAYCARE
2. ROOF - PERMIT BY OTHERS
3. MISCELLANEOUS STUCCO WORK - NONE
4. PAINTING - EXTERIOR AND INTERIOR
5. PLUMBING - NEW TOILETS
6. MECHANICAL - NEW CU, AHU UNITS, AND NEW DUCTS
7. ELECTRICAL - NEW LIGHTS, OUTLETS, AND SWITCHES

FIRE ALARM SYSTEM WILL BE PROVIDED
SPRINKLER SYSTEM IS NOT REQUIRED, AND WILL NOT BE PROVIDED

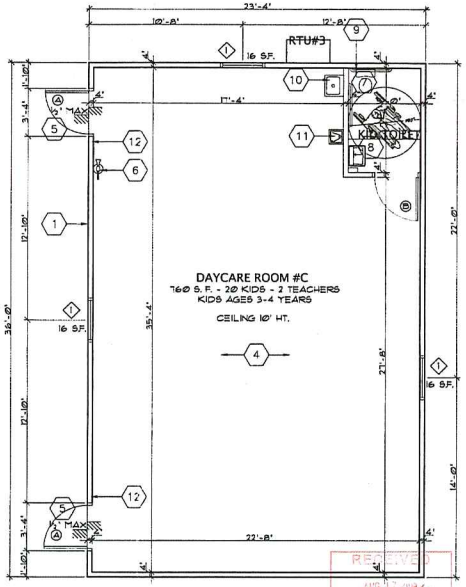
CONSTRUCTION TYPE: V (UNPROTECTED)
CLASS A INTERIOR FINISH
FLAME SPREAD: 0 – 25
SMOKE DEVELOPED: 0-450
DAYCARE – GROUP D
MAXIMUM OCCUPANCY : 22 PEOPLE EACH WHEN THIS BUILDING IS OCCUPIED
NUMBER OF EMPLOYEES: 2
NUMBER OF KIDS: 20
ALL EGRESS DOORS TO BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



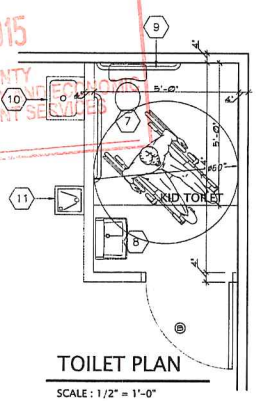
FLOOR PLAN – A
SCALE : 1/4" = 1'-0"



FLOOR PLAN – B
SCALE : 1/4" = 1'-0"



FLOOR PLAN – C
SCALE : 1/4" = 1'-0"



TOILET PLAN
SCALE : 1/2" = 1'-0"

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

Academy Of Knowledge
New Portable Classrooms
2240 NW 119th Street
Miami-Dade, Florida 33167

Charles C. Mitchell, P. E.
Consulting Engineer No. 11127
305-336-5069
924 N. FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

DRAWN BY	G.C.
CHECKED	C. M.
DATE	29 May 2015
SCALE	AS SHOWN
JOB NO.	13-2015
SHEET	A-2

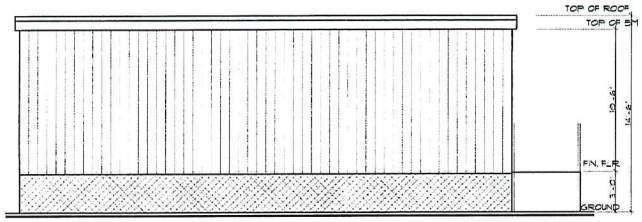
5 OF 12 SHEETS

32

WINDOWS SH IMPACT NOA
No : 12-0320.07
EXPIRED: APRIL 24, 2018

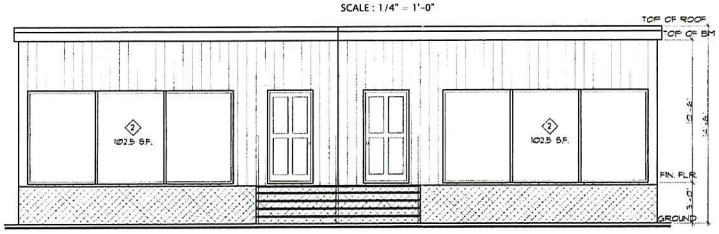
WINDOW SCHEDULE

MARK	SIZE		GLASS THK.	GLASS FIN.	U-FACT	SHGC	FRAME MATERIAL	FRAME FINISH	REMARKS
1	SH 25	3'-1" WIDE x 5'-3" HIGH	STD	TINTED	U0	050	ALUM.	BRONZE	SINGLE HUNG
2	-	19'-0" WIDE x 6'-10" HIGH	5/16"	TINTED	U0	050	ALUM.	BRONZE	FIXED



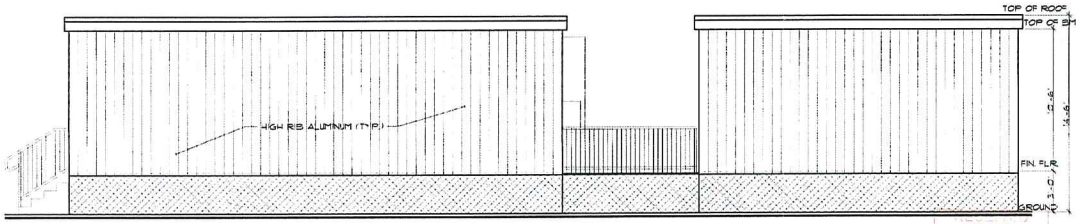
EAST ELEVATION

SCALE : 1/4" = 1'-0"



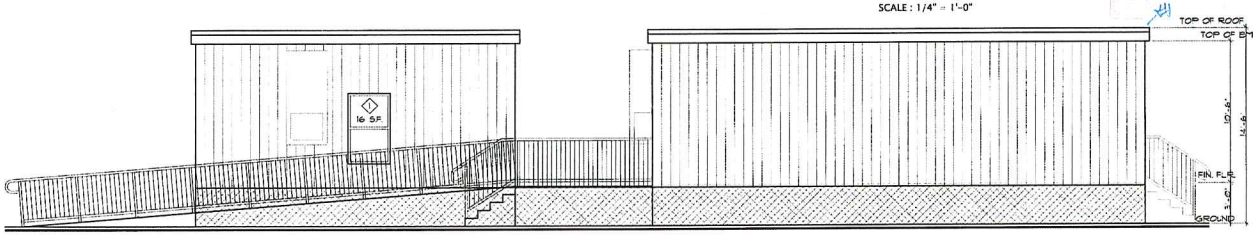
WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"

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OCT 05 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS	BY

Academy Of Knowledge
New Portable Classrooms
2240 NW 119th Street
Miami-Dade, Florida 33167

Charles C. Mitchell, P. E.
Consulting Engineer No. 11127
305.336.5069
924 N. FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

DRAWN BY: G.C.
CHECKED: C. M.
DATE: 29 May 2015
SCALE: AS SHOWN
JOB NO: 13-2015
SHEET: A-3

6 OF 12 SHEETS

33

LANDSCAPE LEGEND

TRANSECT ZONE: DUPLEXES - GENERAL LOT AREA: 13,500 S.F. ACRES: 0.31

OPEN SPACE	REQUIRED	PROVIDED
A. S. F. OF LANDSCAPE OPEN SPACE LOT AREA = 13500 SF X 20%	2,700	4,093
B. S. F. PARKING LOT OPEN SPACE NUMBER OF PARKING SPACES 5 X 10 S.F.	500	500
C. TOTAL S. F. OF OPEN SPACE: A+B	3,200	4,593
LAWN AREA CALCULATION		
A. TOTAL S. F. OF OPEN SPACE	3,200	4,593
B. MAXIMUM LAWN AREA PERMITTED: 50% X 13500	6,750	2,145
TREES		
A. No. OF TREES PER LOT: .22 X 0.31 =	7	9
B. % OF PALMS: TREES PROVIDED X 30% =	-	-
C. NATIVE TREES: TREES PROVIDED X 30% =	7	9
D. DROUGHT TOLERANT: TREES PROV. X 20% =	7	9
E. STREET TREES (MAX. AVG. SPACING OF 30'): 282 LINEAR FEET ALONG STREET / 30 =	3	5
F. STREET TREES BENEATH POWER LINES: (MAX. AVG. SPACING OF 25' O.C.: 0 LINEAR FEET ALONG STREET / 25 =	0	0
SHRUBS		
A. No. OF SHRUBS PER LOT No. OF TREES REQUIRED X 10 =	70	80
B. % OF NATIVE SHRUBS PER LOT No. OF SHRUBS PROVIDED X 30% =	21	21
C. % OF DROUGHT TOLERANT SHRUBS No. OF SHRUBS PROVIDED X 20% =	21	21

LANDSCAPING. NOTES

ALL PLANTING MATERIALS SHALL BE FLORIDA NO1 GRADE OR BETTER AND SHALL CONFORM TO ALL APPLICABLE LAWS OF "MIAMI DADE COUNTY".
HEDGES SHALL BE (SEE TABLE) PLANTED AT 30" O.C. AND SHALL BE 18" HIGH AT TIME OF PLANTING.

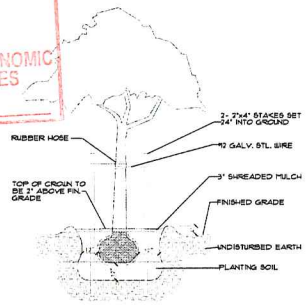
ALL TRANSPLANTING SHALL BE PERFORMED BY COMPETENT PERSONNEL TRAINED IN SUCH WORK AND IN ACCORDANCE W/ APPLICABLE RECOGNIZED INDUSTRY STANDARDS.
TREES SHALL BE (SEE LANDSCAPE LEGEND) AND SHALL BE STAKED IN GOOD WORK MANLIKE MANNER AT PLANTING TIME. NAIL STAKING IS ABSOLUTELY NOT ALLOWED.

ALL OTHER LANDSCAPED AREAS SHALL RECEIVE SOD AND SUCH SOD SHALL BE ST. AUGUSTINE GRASS (STENOTAPHRUM SECUNDATUM) SOLID SOD LAID W/ ALTERNATING

SYMBOL ON PLAN		PLANT NAME		NATIVE SPECIE		CALIPER	HEIGHT		CANOPY DIAM.	QUANT.
SYMBOL	NEW	COMMON NAME	SCIENTIFIC NAME	YES	NO	SYMBOL	INSTAL'D	ESTIM. @ MATUR.	ESTIMATED @ MATURITY	
	*	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	*			18' MIN.	15'-20'		100
	*	ST. AUGUSTINE GRASS								
	*	MAHOGANY	SWIETENNIA MAHOGANI		*		12'	50-60'		4
	*	YLANG YLANG	SWIETENNIA MAHOGANI		*		12'	50-60'		5

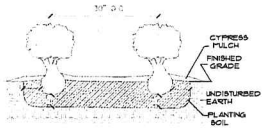
ALL EXISTING, PROTECTED TREES IF ANY, WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

STREET TREES SHALL BE 12 FEET HIGH AT TIME OF PLANTING & SHALL BE PLANTED IN RIGHT OF WAY
STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15 FEET FROM STREET LIGHT POLES
REQUIRED FOR TREES LOCATED UNDERNEATH OR ADJACENT TO POWERLINES AND PALMS USED AT 1:1 RATIO

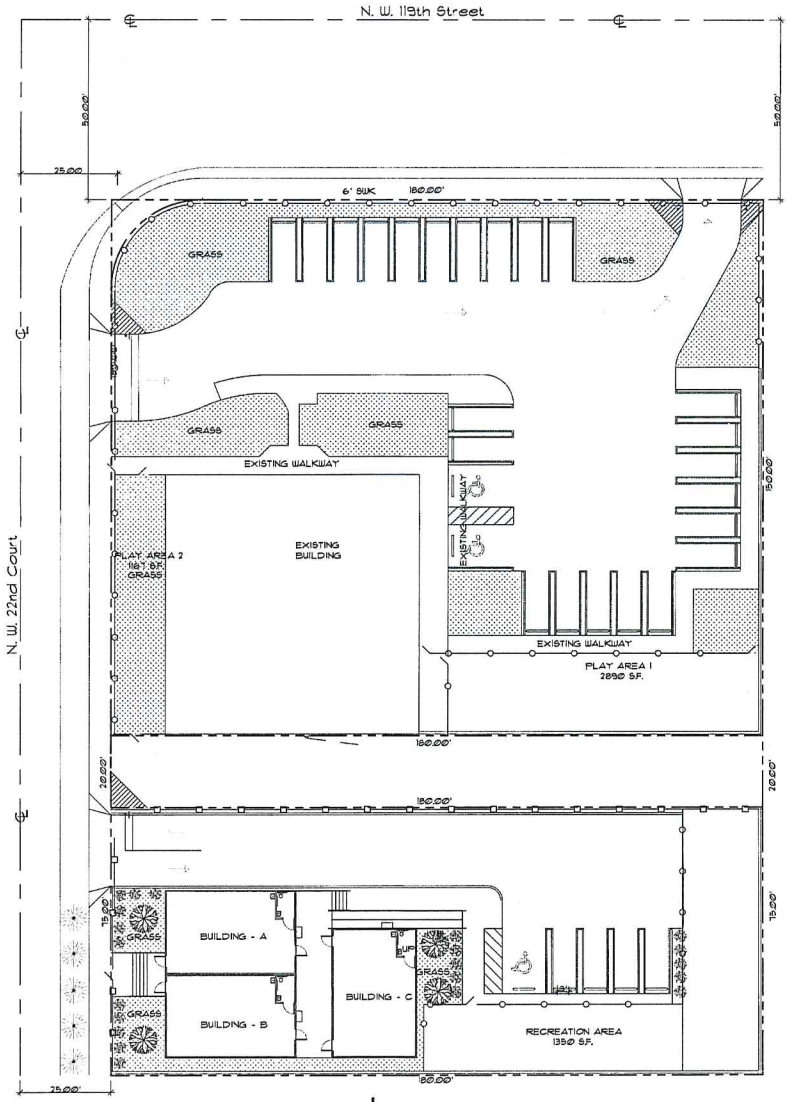


NOTE: BRACE HEIGHT SHALL BE 1/3 OF TREE HEIGHT OR 6' FROM GRADE, WHICHEVER IS GREATER

TREE PLANTING DET.



SHRUB PLANTING DETAIL



NORTH

LANDSCAPE PLAN

SCALE : 1" = 16'-0"

RECEIVED
215-086
AUG 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

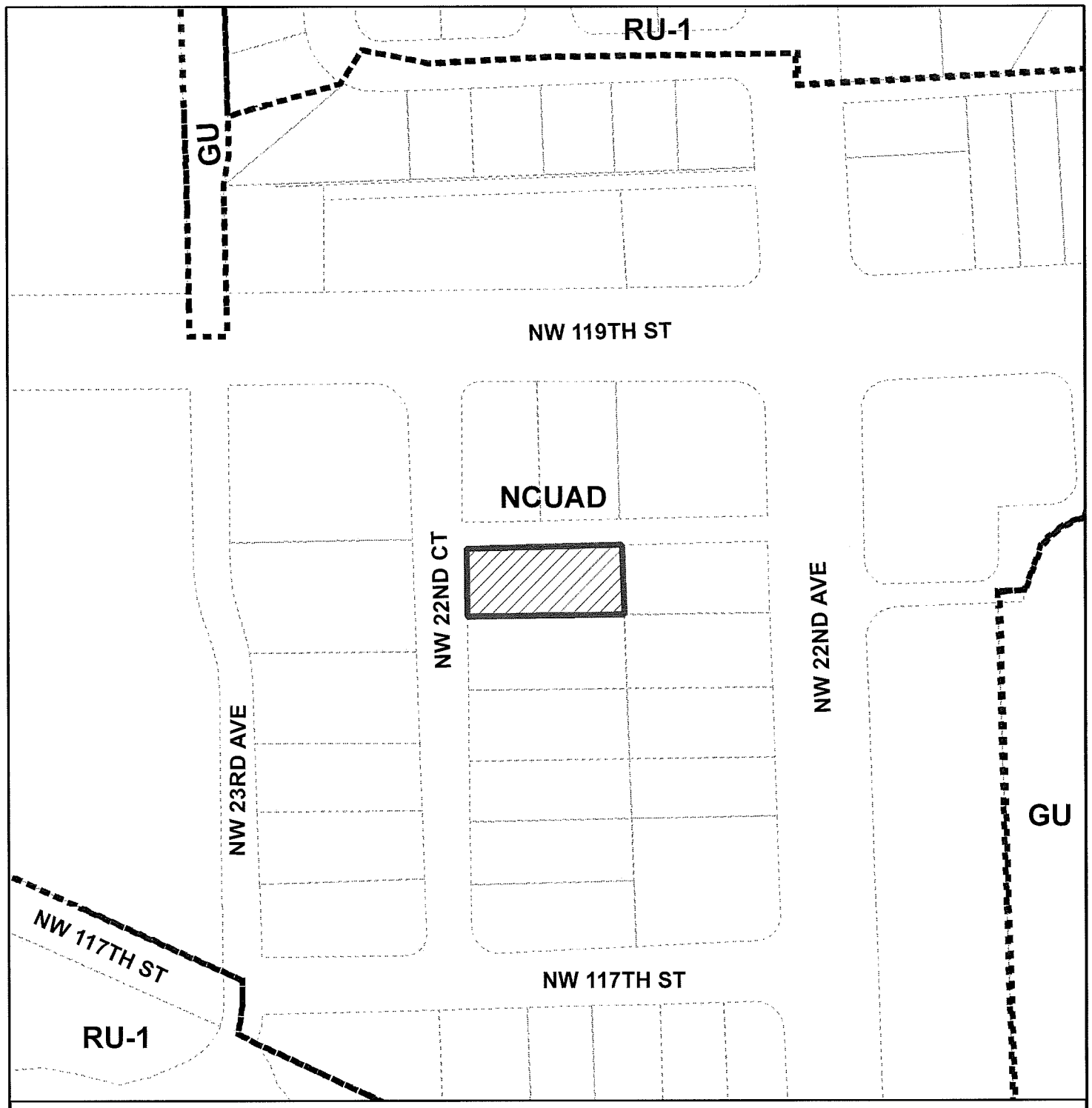
RECEIVED
215-086
AUG 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
for SDE

REVISIONS	BY

Academy Of Knowledge
New Portable Classrooms
2240 NW 119th Street
Miami-Dade, Florida 33167

Charles C. Mitchell, P. E.
Consulting Engineer No. 11127
305.336.3069
304 NE FEDERAL HIGHWAY
HOLLYWOOD, FLORIDA 33020

DRAWN BY G.C.
CHECKED C. M.
DATE 29 May 2015
SCALE AS SHOWN
JOB NO. 13-2015
SHEET LA-1
12 OF 12 SHEETS



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000086

Legend

Subject Property Case

Zoning

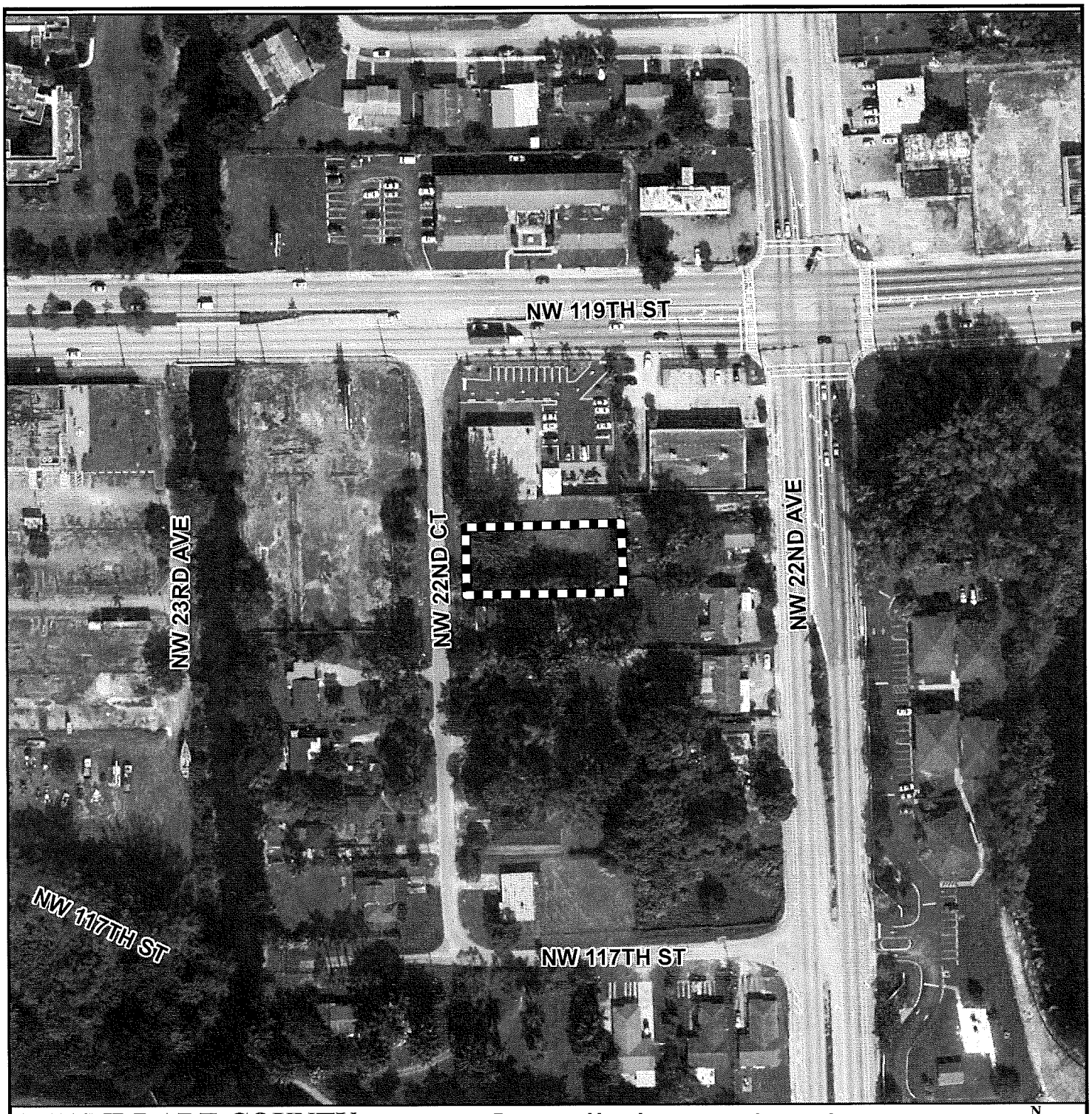
N W E S

Section: 34 Township: 52 Range: 41
Applicant: BROWN INVESTMENT PARTNERS.
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, August 28, 2015

REVISION	DATE	BY
		34



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000086

Legend

Subject Property

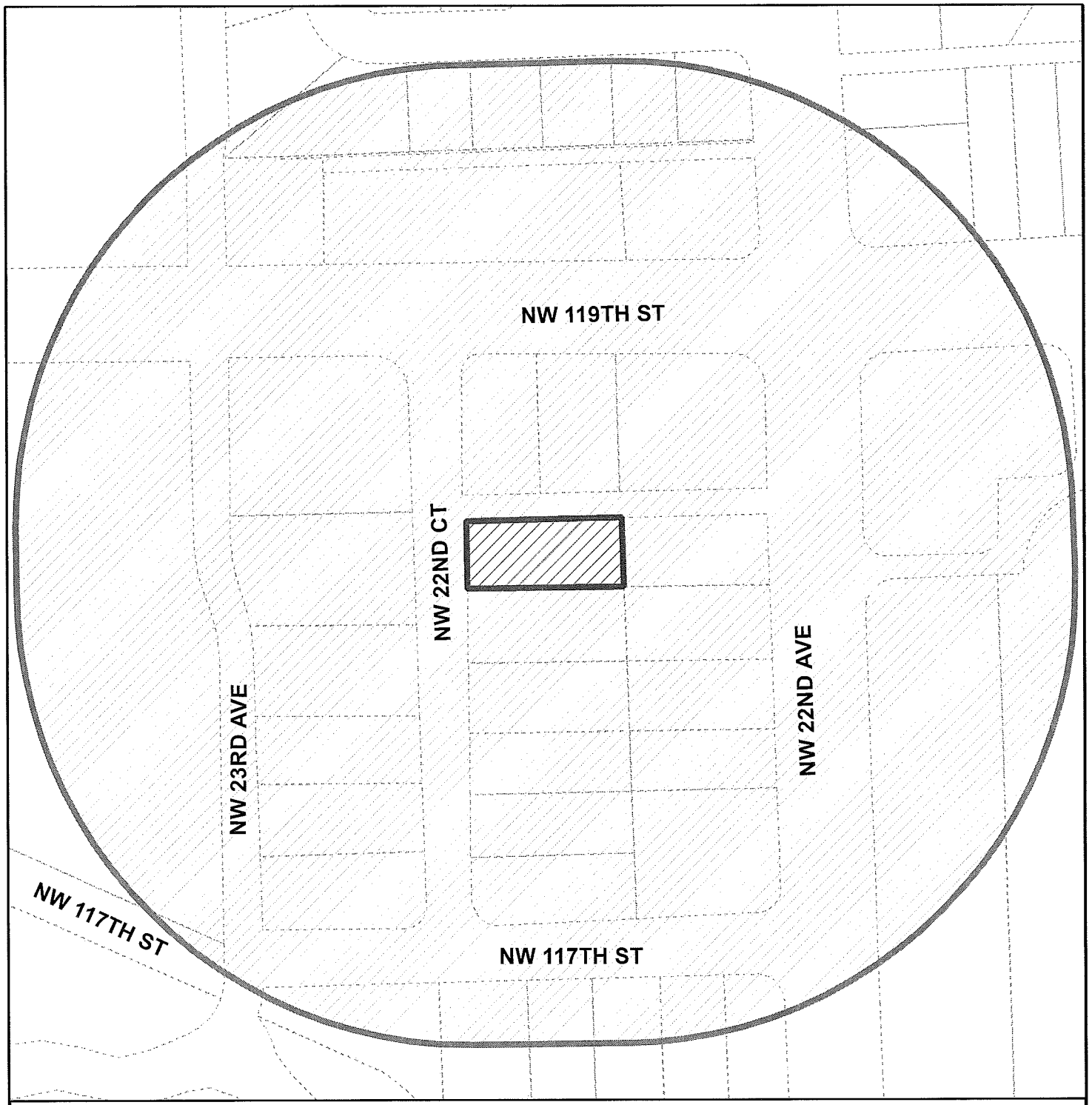
N
W E
S

Section: 34 Township: 52 Range: 41
Applicant: BROWN INVESTMENT PARTNERS.
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, August 28, 2015

REVISION	DATE	BY
		35



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000086

RADIUS: 500

Section: 34 Township: 52 Range: 41
Applicant: BROWN INVESTMENT PARTNERS.
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

Legend

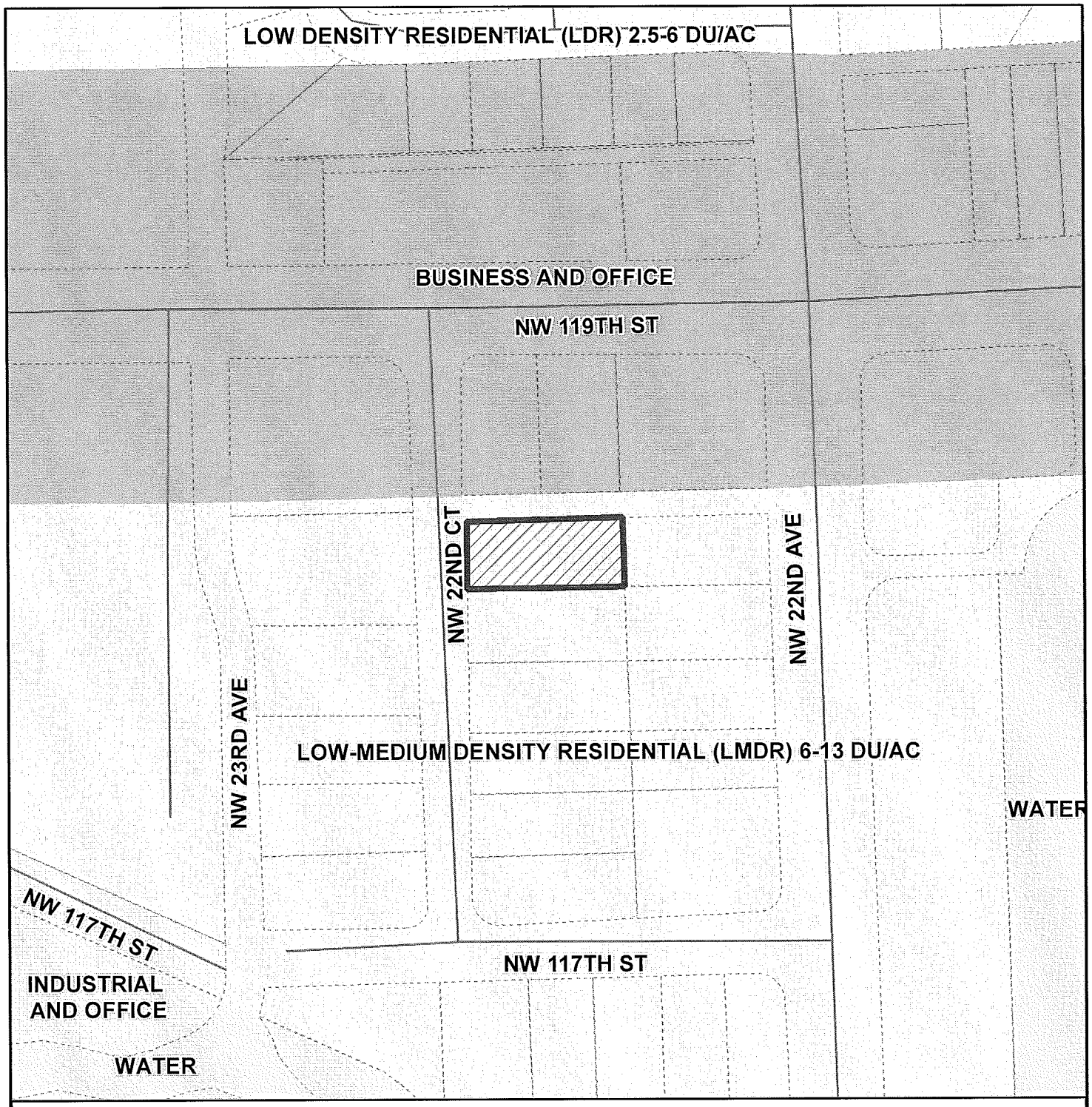
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, August 28, 2015

REVISION	DATE	BY
		36



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000086

N
W E
S

Legend

Subject Property Case

Section: 34 Township: 52 Range: 41
Applicant: BROWN INVESTMENT PARTNERS.
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, August 28, 2015

REVISION	DATE	BY

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

PH: Z15-122 (16-4-CZ8-3) **April 20, 2016**

Item No. 3

Recommendation Summary	
Commission District	2
Applicant	Palms Convalescent Care, Inc.
Summary of Requests	The applicant seeks approval on Parcel A to modify the conditions from a prior resolution in order to build a 2nd floor addition and to increase the number of residents at an existing nursing home. The applicant is also seeking approval to allow more floor area ratio and less parking spaces than required, along with a waiver of the required landscape buffer on Parcel A. On Parcel B the applicant is seeking approval of a building setback less than required on a dual frontage lot.
Location	14601 West Dixie Highway and 14601 NE 16 Avenue, Miami-Dade County, Florida
Property Size	2.13-acre
Existing Zoning	BU-1; nursing home BU-3; restaurant
Existing Land Use	Nursing home and restaurant
2020-2030 CDMP Land Use Designation	Business and Office Low Density Residential, 2.5 - 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	**Consistent** with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards Section 33-311(A)(4)(b), Non-Use Variance standards *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions of requests #1 through #5 and #7 and withdrawal of request #6.**

REQUESTS:

REQUESTS #1 - #6 ON PARCEL A

1. MODIFICATION of Conditions #2 and #5 of Resolution CZAB8-5-07, last modified by Resolution CZAB8-12-10, passed and adopted by Community Zoning Appeals Boards #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Exterior Improvements for: Plaza North Long Term Care,' as prepared by Rafael D. Ballesteros, Architect, Sheet A1 last revised 5/27/10, Sheet LA1 dated last revised 5/27/10 (satisfying Board's request to submit revised sheets after the hearing and providing the required number of parking spaces, drive aisle width and masonry wall) and the remaining sheets dated stamped received 10/20/09 with a total of 7 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Palms Convalescent Skilled Nursing Facility" as prepared by SRS Architecture . Planning Interior Designs and Witkin

Hults Design Group. Sheets A-201, A-202 & A-203, dated stamped received 11/17/15, consisting of 3 sheets. Sheets CVR-1, A-101, A-102, A2-1.0 & A2-2.0 dated stamped received 01/12/16, consisting of 5 sheets and the remaining 3 sheets dated stamped received 02/01/16 for a total of 11 sheets.

FROM: "5. That the use be approved for and be restricted to a maximum of 72 resident clients."

TO: "5. That the use be approved for and be restricted to a maximum of 116 resident clients."

The purpose of request #1 is to allow the applicant to submit a revise site plan showing a 2nd story addition and increase the resident clients count for the previously approved nursing facility.

2. NON-USE VARIANCE to permit a Floor Area Ratio of .71 (.51 maximum permitted).

3. NON-USE VARIANCE to permit 59 parking spaces (64 parking spaces required).

4. NON-USE VARIANCE to waive the zoning regulations requiring a 7'- wide parking buffer when a parking lot abuts a right-of-way.

5. NON-USE VARIANCE to permit parking spaces with a stall depth of 16' (18' required).

6. NON-USE VARIANCE to permit parking abutting a right-of-way with a 0' wide greenbelt (7' wide greenbelt required).

REQUEST #7 ON PARCEL B

7. NON-USE VARIANCE to permit a building setback of 15' (20' required) from the front (north) property line, on a dual frontage lot and setback a minimum of 8'-3" (15' required) from the side street (east) property line.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property has been the subject of several hearings between 1950 and 2010. In March 2007, the subject property was approved, pursuant to Resolution #CZAB8-5-07, to permit a modification of prior conditions from a prior resolution in order to allow the expansion of the facility to 110 beds, and to allow the subject property with greater lot coverage, fewer parking spaces and a reduced setback area.

In April 2010, the subject property was approved, pursuant to resolution #CZAB8-12-10, to permit a modification of prior conditions from a prior resolution in order to allow a reduction in the square footage of a previous approval with a reduction of residents from 110 residents to 72 residents with less parking spaces along with other ancillary variances.

The present site plan shows a two story, 38' high nursing on Parcel A that will accommodate one hundred sixteen (116) nursing home residents, and a one story restaurant on Parcel B. The site plan also shows that 40 parking spaces will be provided by the applicant for the nursing home, and that 19 parking spaces will be provided for the nursing home from Parcel B, shich has a surplus of parking spaces. The landscaping plan shows a row of trees along the north,

south, east and west property lines on Parcel A with trees and hedges in the middle of the parcel. On Parcel B, the landscaping plan shows a row of trees spaced around the parcel.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	BU-1; nursing home/BU-3; restaurant	Business and Office/Low Density Residential, 2.5 - 6 dua
North	BU-1A; retail outlet and shopping center	Low Density Residential, 2.5 - 6 dua
South	BU-1A, abandoned building/RU-2; duplex and single-family residences	Business and Office/Low Density Residential, 2.5 - 6 dua
East	RU-2; duplex and single-family residences	Low Density Residential, 2.5 - 6 dua
West	BU-1; retail outlet and private school	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located on two separate parcels (Parcels A and B), which are surrounded by commercial uses to the north, south, and west, an educational facility to the west, and residential uses to the south and east.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to expand an existing nursing home facility with a second floor, and to increase the number of residents from 72 residents to 116 residents. Based on the memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, the Division of Environment Resource Management (DERM) of RER, and the Miami Dade Fire Rescue Department, staff opines that approval of the requests would not create a negative impact on the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property consists of two parcels (Parcels A and B). Parcel A is 1.52 acres and contains the existing nursing home. Parcel B is 0.60 acres and contains a restaurant. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the northwest portion of Parcel A as **Business and Office**, and the southeast portion of Parcel A is designated as **Low Density Residential**. Parcel B is designated as Business and Office. When analyzing the two designations, the subject property is analyzed under the higher designation, which is **Business and Office**. *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).*

For reasons that will be expanded upon in the zoning analysis below, staff opines that the proposed nursing home with an ancillary requests are compatible with the surrounding area based on the criteria detailed in **Policy LU-4A**. Therefore, staff opines that for the reasons

previously discussed and discussed further in the zoning analysis, the proposed requests are **consistent** with the CDMP.

ZONING ANALYSIS:

Parcel A: Request 1 through #6

When analyzing request #1 to modify Conditions #2 and #5 of Resolution CZAB8-5-07 (last modified by Resolution CZAB8-12-10), as it pertains to the site plan and the increase in the residents of the nursing home, under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of the request would be **compatible** with the surrounding area. Staff notes that the submitted plans show a two story, 38' high nursing that will accommodate one hundred sixteen (116) nursing home residents. The site plan shows a floor a Floor Area Ratio of .71 (request #2), 59 parking spaces in (request #3), and parking spaces with a depth of 16' (request #5), and the landscape plan shows no landscape buffer to abutting the parking area (requests #4 and #6). For reasons that are expanded upon below in staff's analysis of said requests #2 through #6 under the Non-Use Variance Standards, staff opines that approval of said variances would not be detrimental or out of character with the surrounding area.

Staff opines that the request to modify the site plan and to increase the number of residents to the nursing home would not generate excessive noise, traffic, provoke excessive overcrowding of people, or tend to provoke a nuisance, as evidenced by the memoranda and proposed conditions submitted by the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, the Division of Environment Resource Management (DERM) of RER, and the Miami Dade Fire Rescue Department, which has no objections to the application. **Therefore, staff recommends approval with conditions of request #1 under the Generalized Modification Standards, Section 33-311(A)(7).**

When analyzing request #2, to permit a Floor Area Ratio of .71 (.51 maximum permitted) under Section 33-311(A)(4)(b), Non Use Variance, staff opines that approval of the request would be **compatible** with the surrounding area. Staff did research of the area and did not find any similar approvals. However, staff opines that the request is internal to the subject site and that approval of the request will not create visual impact to the neighboring properties in the area nor create negative impact to traffic in the area. As previously mentioned in staff's recommendation, the Platting and Traffic Review Section of RER has no objections to the application. Therefore, staff opines that approval of the request would maintain the basic intent and purpose of zoning and other land use regulations, which is to protect the stability and appearance of the community, and that approval of the request would be **compatible** with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of request #2 as a Non-Use Variance Standard, under Section 33-311(A)(4)(b).**

When analyzing the requests to permit 59 parking spaces (64 parking spaces required) (request #3) and to permit parking spaces with a stall depth of 16' (18' required) (request #5) as a Non-Use Variance under Section 33-311(A)(4)(b), staff opines that approval of the request would be **compatible** with the surrounding area. Staff notes that the parking for the nursing home consists of 40 parking spaces from Parcel A and 19 parking spaces from Parcel B (request #3). The applicant is using the 19 parking spaces from Parcel B in order to obtain the maximum parking for the nursing home under the Code. Staff has no objection to the use of the parking

from Parcel B. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources has no objections to the request.

In regards to the depth (request #5), staff opines that the 16' depth of the parking stalls, which is 2' less than required is minor and that approval of the request would not create a negative traffic flow within the parking area. Staff notes that the Platting and Traffic Review Section of RER also does not object to the request. As such, staff opines that approval of the number of parking spaces and parking stall depth (requests #3 and #5) would maintain the basic intent and purpose of zoning and other land use regulations, which is to protect the stability and appearance of the community, and that approval of the requests would be **compatible** with the surrounding land uses and would not be a detriment to the area. **Therefore, staff recommends approval with conditions of requests #3 and #5 as a Non-Use Variance, under Section 33-311(A)(4)(b).**

When analyzing request #4, to waive the zoning regulations requiring a 7- wide parking buffer when a parking lot abuts a right-of-way, staff opines that approval of the request would be **compatible** with the surrounding area. Staff notes that the landscape plan indicates a row of trees surrounding the property to north, south, east, and west, which staff opines will comply with required landscaping abutting the right-of-way. Therefore, staff opines that approval of request #4 would maintain the basic intent and purpose of the landscape regulations and that approval of the request would be in character with the surrounding area. **Therefore, staff recommends approval with conditions of request #4 as a Non-Use Variance, under Section 33-311(A)(4)(b).**

In regards to request #6, to permit parking abutting a right-of-way with a 0' wide greenbelt (7' wide greenbelt required), staff opines that the request is not needed due to the fact that this parking issue is adequately addressed by request #4. **Therefore, staff recommends that request #6 be withdrawn without prejudice.**

Parcel B: request #7

When analyzing the request to permit a building setback of 15' (20' required) from the front (north) property line, on a dual frontage lot and setback a minimum of 8'-3" (15' required) from the side street (east) property line, staff opines that approval of the request would be **compatible** with the surrounding area. Staff notes from the Geographic Information System (GIS) that the subject property is approximately 166' from the neighboring property to the north and approximately 52' from Parcel A to the east, which staff opines will mitigate any negative visual impacts on the neighboring properties to the north and east.

In addition, staff notes that the landscape plan indicates a staggered row of trees surrounding the subject property from the north, east, south, and west, which staff opines will provide a visual buffer for the subject property. Therefore, staff opines that approval of the requests would maintain the basic intent and purpose of zoning and other land use regulations, which is to protect the stability and appearance of the community and that approval of the request would be **compatible** with the surrounding land uses and would not be detrimental to the area. **As such, staff recommends approval with conditions of request #7 as a Non-Use Variance, under Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate that the subject property on Parcel A has an ingress/egress drive and an egress drive along NE 146 Street and

an egress drive along NE 147 Street. On Parcel B the plans indicate and ingress/egress drive along NE 146 Street and an ingress/egress drive along Wet Dixie Highway. The site plan shows 40 parking spaces on Parcel A and 26 parking spaces on Parcel B with 19 parking spaces from Parcel B being used for Parcel A.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of requests #1 through #5 and #7 and withdrawal of request #6.

CONDITIONS FOR APPROVAL: None.

1. That all the conditions of Resolutions CZAB8-5-07 and CZAB8-12-10 remain in full force and effect, except as herein modified.
2. That the use be limited to a maximum of 116 residents.
3. That the applicant obtain an annual renewable Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
4. That landscaping be installed prior to obtaining a certificate of use.
5. That the applicant complies with all applicable conditions and requirements, if any, from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources in their memorandum dated March 7, 2016.
6. That the applicant complies with all applicable conditions and requirements, if any, from the Platting and Traffic Review section of the Department of Regulatory and Economic Resources in their memorandum dated February 5, 2016.
7. That the additional nineteen (19) parking spaces from Parcel B be used only for the convalescent home, and that sale or separation of those parking areas from the convalescent use be prohibited.

NK:MW:NN:JV:EJ

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

NKN

PLANNING AND ZONING
APR 14 A 8:4
PLANNING AND ZONING
APR 14 A 8:4

ZONING RECOMMENDATION ADDENDUM

Palms Convalescent Care, Inc.
(15-122)

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

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

Low Density Residential (Pg. I-29)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by 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.*
Business and Office (Page I-40)	*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.* *Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are*

ZONING RECOMMENDATION ADDENDUM

Palms Convalescent Care, Inc.
(15-122)

	met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.
Policy LU-4A (Page I-9)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; 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 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.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required*

3. PALMS CONVALESCENT CARE,INC.
(Applicant)

16-4-CZ8-3(15-122)
Area 08/District 02
Hearing Date: 04/20/16

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:

Year	Applicant	Request	Board	Decision
1950	William A. McCollum	- Zone change from BU-1A to BU-3A to permit a car lot.	BCC	Approved
1960	James R. Burne	- Variance Convalescent home setback.	BCC	Approved
2004	Palms Convalescent Care, Inc.	- Unusual Use & Special Exception to permit a nursing home. - Non-Use Variance of lot coverage & landscaping.	BCC	Remanded
2007	Palms Convalescent Care, Inc.	- Unusual Use & Special Exception to permit a nursing home. - Non-Use Variance of lot coverage & parking setback.	C08	Approved with Condition(s)
2010	Palms Convalescent Care, Inc.	- Modification of Condition of Resolution. - Non-Use Variances of setback, fence height and wall requirement on thru the lot.	C08	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

MIAMI-DADE COUNTY

Date: March 7, 2016

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 #Z2015000122-3rd Revision
Palms Convalescent Care, Inc.
14601 West Dixie Highway and 14601 NE 16th Avenue
Modification of Site Plan for a previously approved nursing facility;
Non-Use Variance to permit a lesser FAR than required; and Non-Use Variance to permit less parking than required.
(BU-1) (2.12 Acres)
20-52-42

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.

Applicant is advised that the private pump station on site (DERM record PSO 99-160) is currently under Temporary Moratorium. Elapsed time readings must be provided to the Wastewater Engineering Section of DERM to update the status of the pump station.

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 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.

Tree Preservation
The project area contains tree resources that are subject to the Tree Preservation and Protection provisions of the Code. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the CDMP.

Finally, in accordance with Chapter 24 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at 305-372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History
The subject property has no open and three (3) 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: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum

MIAMI-DADE COUNTY

Date: February 5, 2016

To: Nathan Kogon, 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: Z2015000122
Name: Palms Convalescent Care, Inc.
Location: 14601 W. Dixie Highway
Section 20 Township 52 South Range 42

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

1. Right-of-way dedication required for all turning radii.
2. Sidewalk and curb gutter required.
3. Drainage is required within Public Right-of-way.
4. Entrance feature with Gate will not be permitted as part of this Development.

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

Memorandum

MIAMI-DADE COUNTY

Date: February 11, 2016

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: Palms Convalescent Care, Inc. update (#15_122)

The Department of Solid Waste Management (DSWM), Waste Operations, review of the above-referenced item is provided below. The review of this application updates a previous response dated December 23, 2015. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: ***Palms Convalescent Care, Inc.*** is requesting the following:

- Modification of two previously approved site plans for a 116-bed nursing center
- Modification of three non-use variances for rehabilitation of existing facilities on the property
- Removal of an automobile-related commercial facility

The site consists of two parcels, one containing an unfinished shell of a previously approved nursing facility, and the other consisting of several small businesses and a restaurant.

Size: The property is approximately 2.13 acres.

Location: The subject property is located at 14601 West Dixie Highway in 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 DSWM 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 24, 2015, 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

The existing and proposed uses on the property meet the County Code definition of "commercial establishments." Per the Code the following is required of commercial 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." The property as described in the application falls within the DSWM Solid Waste Collection Service Area, along Waste Collection Route No. 2101. Therefore, the landlord or property owner may fulfill this requirement either through the DSWM, which can provide commercial waste cart service, or through a private hauler that can provide waste and recycling collection service.

3. Recycling

The following language from **Section 15-2.3a** of the Code 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
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

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.

Section 15-2.3 of the Code 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.

Memorandum

MIAMI-DADE COUNTY

Date: March 7, 2016

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments - Palms Convalescent Care, INC.
Application # Z2015000122 - (Pre-Appl. # Z15P-160) – Revision # 4

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application.

Application Name: Palms Convalescent Care, INC.

Location: The proposed project is located at 14601 West Dixie Highway (the "West Parcel") with folio number 30-2220-002-3960 and 14601 NE 16 Avenue (the "East Parcel") with folio number 30-2220-002-2400, in unincorporated Miami-Dade County.

Proposed Development: To complete a state of the art 116 bed skilled nursing and rehabilitation facility for the elderly on the property.

Water: The proposed development is located within the City of North Miami Beach water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. Also, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to:
http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the City of North Miami sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum

MIAMI-DADE COUNTY

Date: February 9, 2016

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

From: Maria I. Nardi, Chief M.N.
Planning and Design Excellence
Parks, Recreation and Open Spaces Department

Subject: Z2015000122: PALMS CONVALESCENT CARE, INC. (PRE-APL Z15P-160)
Revised Plans Submitted Dated Stamped Received 2-01-2016

Application Name: PALMS CONVALESCENT CARE, INC. (PRE-APL Z15P-160)

Project Location: The site is located at 14601 W. DIXIE HIGHWAY, Miami-Dade County.

Proposed Development: The request is for MODIFICATION OF RESO AND NUVS for a nursing and rehabilitation facility for the elderly.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has 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. Based on our findings described herein **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 Planning Section Supervisor

REVISION 2

Memorandum

Date: 02-FEB-16

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2015000122

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the site plan dated 02/01/16.

Service Impact/Demand

Development for the above Z2015000122
located at 14601 W. DIXIE HIGHWAY & 14601 NE 16 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0399 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
N/A (Office)	square feet	N/A (institutional)	square feet
N/A (Retail)	square feet	20913 (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: No Impact. 14.03 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 22
The estimated average travel time is: 6.02 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: N/A
N/A

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PALMS CONVALESCENT CARE, INC	14601 W DIXIE HIGHWAY & 14601 NE 16 AVENUE MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
APRIL 20, 2016	Z20150000122
DATE	**HEARING NUMBER**

FOLIO's: 30-2220-002-2400 and 30-2220-002-3960

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 23, 2016

NEIGHBORHOOD REGULATIONS CASES OPEN:
FOLIO: 30-2220-002-2400
Case #201406001298, was opened on February 25, 2014, for Failure to obtain a Certificate of Use for operating the business MVP Luxury Auto Vendor. Civil Violation Notice #T046014, was issued on April 29, 2014, for Non-Compliance. The Citation was paid. The case was forwarded to the Lien/Collection Dept for Non-Compliance. Further Enforcement is pending the results/outcome of the requested Public Hearing. **There are no Settlement Agreements on file.**

Case #201504004214, was opened on July 10, 2015, for Failure to obtain a Certificate of Use for Operating an Auto Dealership. A Warning Letter was issued on September 23, 2015. Citation #T058150, was issued on December 16, 2015, for Non-Compliance. As of March 23, 2016, the Citation has not been paid and the Violation continues to exist. An Assessment Fees Hearing is pending. Further Enforcement is pending the results/outcome of the requested Public Hearing. **There are no Payment Arrangements or signed Settlement Agreements on file.**

Case #201504008370, was opened on December 16, 2015, for the Unauthorized Use of Outside Vehicle Storage in a Business-Limited District. A Warning Letter was issued the same day. Further Enforcement is pending the outcome/results of the requested Public Hearing.

FOLIO: 30-2220-002-3960
Case #201604000884, was opened on March 1, 2016, for Failure to Perform Lot Maintenance in a Non-Residential District [Overgrowth/Junk and Trash]. Further Enforcement is pending the outcome/results of the requested Public Hearing.

NEIGHBORHOOD REGULATIONS CLOSED:
There are no Closed Cases

BUILDING SUPPORT REGULATIONS OPEN:
Building Support **Case #F2015000219-U**, was opened on August 18, 2015, for Failure to obtain a 40 year Recertification. The case remains open pending review and the outcome/results of the requested Public Hearing.

BUILDING SUPPORT REGULATIONS CLOSED:
There are no Closed Cases

VIOLATOR:
Palms Convalescent Care, Inc.

OUTSTANDING LIENS AND FINES:
As of March 23, 2016:

Case #201406001298, has an Outstanding Lien amount of $12,906.69.

Case #201504004214, has an Outstanding Citation in the amount of $510.00/Possible pending Assessment Fees.

Case #201504008370, There are no Outstanding Liens, Fines, or Fees.

Case #201604000884, There are no Outstanding Liens, Fines, or Fees.

Case #F2015000219-U, These are no Outstanding Liens, Fines, or Fees

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: Palms Convalescent Care, Inc.

NAME AND ADDRESS	Percentage of Stock
See Attached Schedule	

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 _____

NAME AND ADDRESS	Percentage of Interest

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BY AU

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: _____

NAME AND ADDRESS	Percentage of Ownership

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

SCHEDULE OF OWNERSHIP

Name and Address	Percentage of Ownership
Abraham and Nancy Galbut, His wife 4770 Biscayne Blvd. Suite 1400 Miami, Florida 33137	33.055%
Russell Galbut 2200 Biscayne Blvd. Miami, Florida 33137	33.055%
Robert and Rita Galbut, his wife 515 West 47th Street Miami Beach, Florida 33140	5.00%
David and Gita Galbut, his wife 4770 Biscayne Blvd. Suite 880 Miami, Florida 33137	5.00%
Bruce Menin 2200 Biscayne Blvd. Miami, Florida 33137	13.89%
Daniel Galbut 4770 Biscayne Blvd. Suite 1080 Miami Beach, Florida 33137	10.00%

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NAME OF PURCHASER: _____

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

Date of contract: _____

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

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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 _____ Abraham A Galbut
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 25 day of September, 20 15. Affiant is personally know to me or has produced N/A as identification.

_____
(Notary Public)

DEANNA TURPEN
MY COMMISSION # EE 839483
EXPIRES: October 20, 2016
Bonded Thru Notary Public Underwriters

My commission expires: _____ Seal

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

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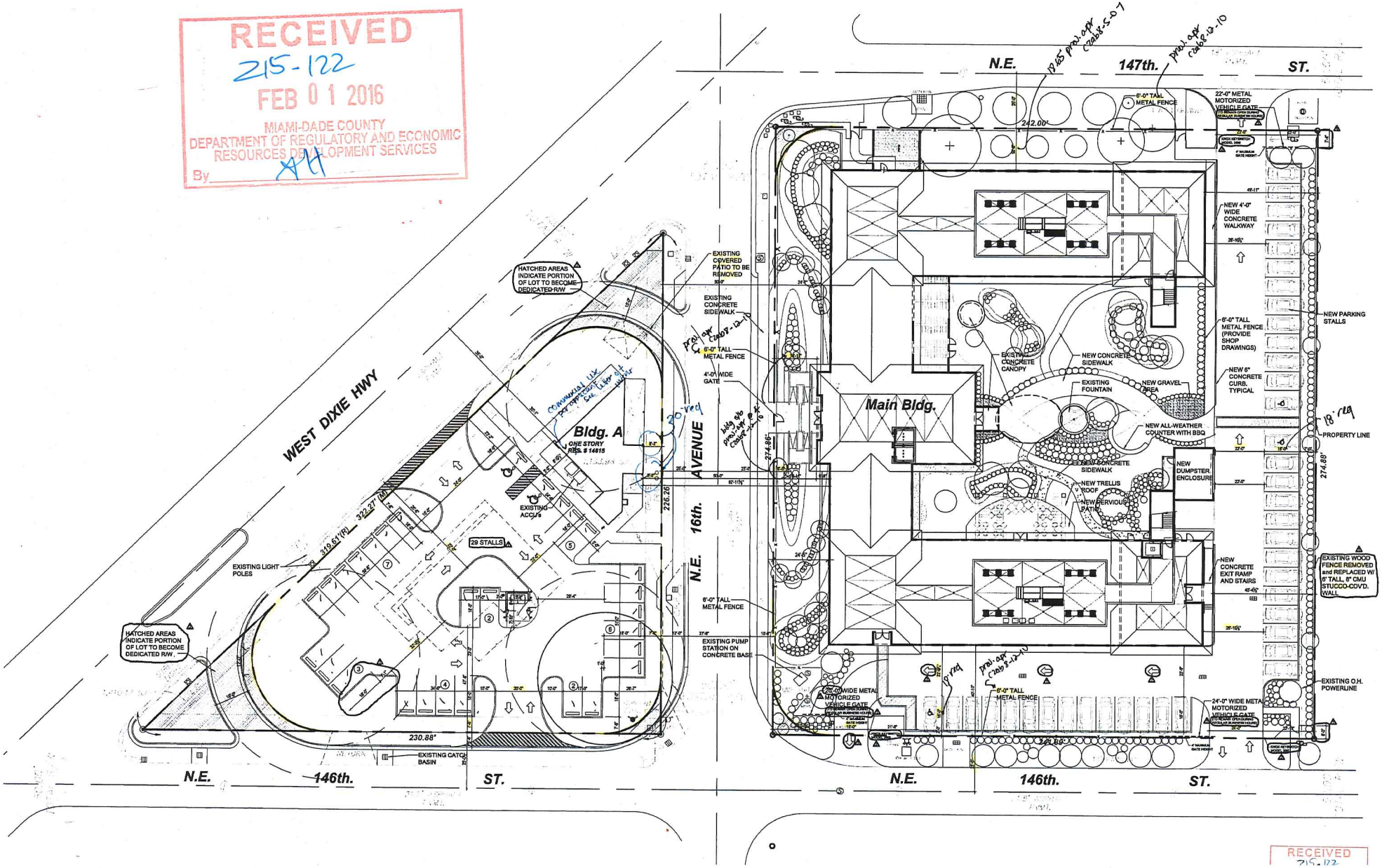

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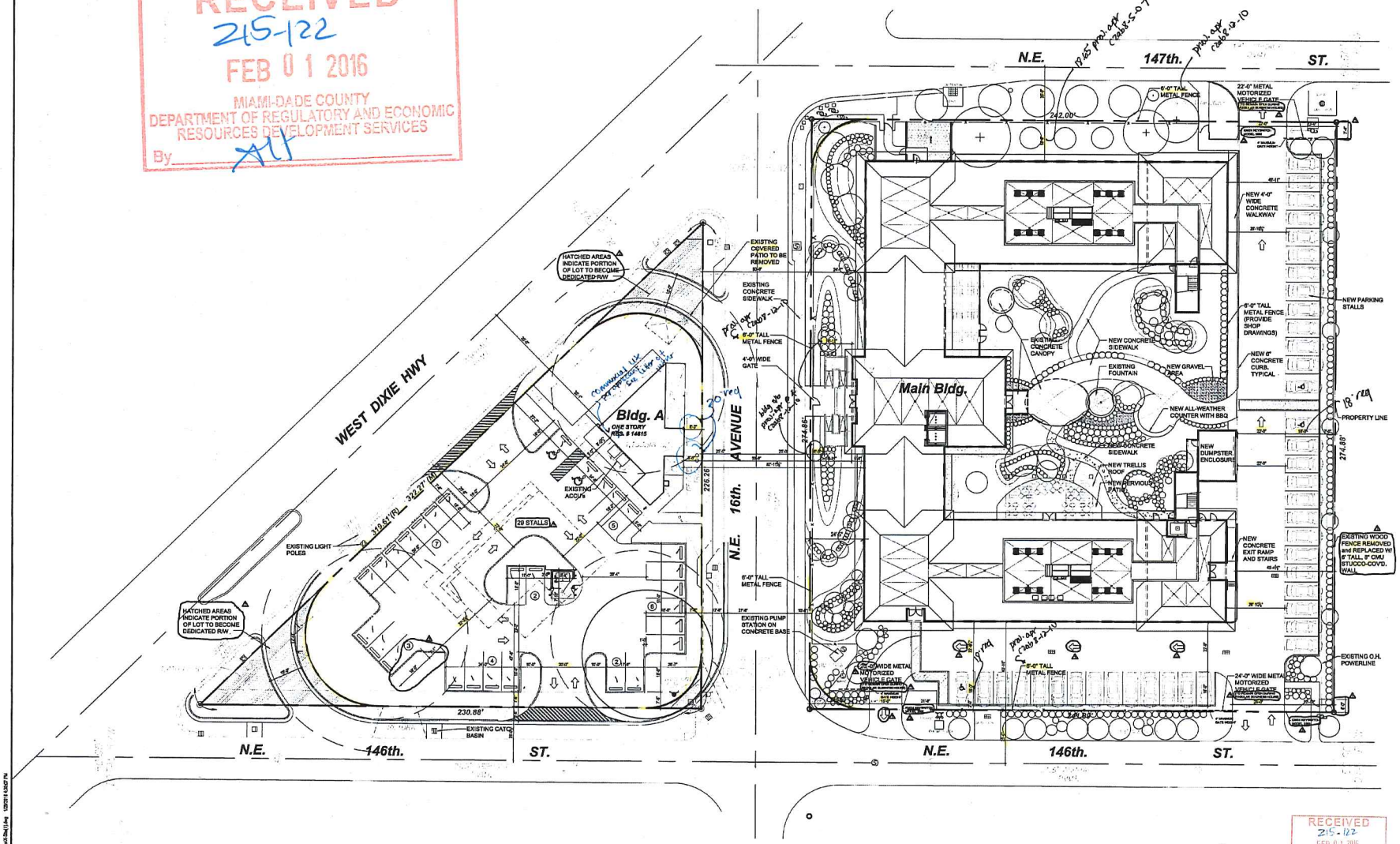

1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807
www.synalovski.com

Manuel Synalovski, AIA
AR 0011628
SEAL
1.28.16
LICENSE NO. AA26001863

PALMS CONVALESCENT SKILLED NURSING FACILITY

14601 NE 16TH AVENUE
NORTH MIAMI, FL 33161

CLIENT: PALMS CONVALESCENT CARE, INC.

REV	DATE	DESCRIPTION
1	12/22/15	SPA REVIEW COMMENTS
2	01/28/16	SPA REVIEW COMMENTS

DESIGN DELIVERABLE: SITE PLAN APPROVAL
ISSUE DATE: 11/12/2015

PROJECT NUMBER: 1247-141113
DRAWN BY: KW
CHECKED BY: MR

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SHEET TITLE:
PROPOSED MASTER SITE PLAN

SHEET NUMBER:
AS-002

PALMS CONVALESCENT

14601 NORTHEAST 16TH AVENUE
NORTH MIAMI, FLORIDA 33161

ARCHITECT:

SYNALOVSKI ROMANIK SAYE

1800 ELLER DRIVE, SUITE 500
FORT LAUDERDALE, FL 33316
PHONE: 954.961.6806
FAX: 954.961.6807

CIVIL ENGINEER (PARCEL "A"):

DEVELOTEC

6494 SW 24TH STREET
MIAMI, FL 33155
PHONE: 305.663.9650

LANDSCAPE ARCHITECT:

WITKIN HULTS

307 S 21ST AVENUE
HOLLYWOOD, FL 33020
PHONE. 954.923.9681

STRUCTURAL ENGINEER:

SAAD EL-HAGE CONSULTING ENGINEERS, INC.

601 NW 9TH AVENUE, SUITE 401
FORT LAUDERDALE, FL 33309
PHONE: 954.771.8149

CIVIL ENGINEER (PARCEL "B"):

OCEAN ENGINEER

333 NE 24TH STREET, SUITE 408
MIAMI, FL 33137
PHONE: 786.253.5252
FAX: 786.475.8250

M.E.P. ENGINEER:

FLORIDA ENGINEERING SERVICES

34 NW 168 STREET, SUITE 100
NORTH MIAMI BEACH, FL 33169
PHONE: 305.653.0212

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(A) parcel - east - (nursing home) 64 parking spaces req - providing 40
(B) parcel - west - (residential) 10 parking spaces req - providing 29
74 req
69 providing
* 19 surplus parking spaces

ZONING INFORMATION:

LEGAL DESCRIPTION (PARCEL A):
LOTS 201 & 202, ARCH CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 73 OF THE PUBLIC RECORDS OF THE MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION (PARCEL B):
LOT 100, ARCH CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 73 OF THE PUBLIC RECORDS OF THE MIAMI-DADE COUNTY, FLORIDA

ADDRESS (PARCEL A):
14601 NE 16th AVENUE
MIAMI, FL 33161

ADDRESS (PARCEL B):
14601 WEST DIXIE HIGHWAY
OPA LOCKA, FL 33161

SETBACKS: BU-1 ZONING

SETBACKS: BU-3 ZONING (PER COUNTY COMMISSION RESOLUTION No. 2647)

LAND USE: GENERAL (ASSISTED LIVING FACILITY)

	REQUIRED:	EXISTING:	PROPOSED:
FRONT (WEST)	20'	18.82'	18.82' (NO CHANGES)
REAR (EAST)	20'	48.54'	48.54' (NO CHANGES)
SIDE (SOUTH)	15'	46.82'	46.82' (NO CHANGES)
SIDE (NORTH)	19.68' PER RESOLUTION	19.67'	19.67' (NO CHANGES)
BUILDING SEPARATION.		N/A	

LAND USE: GENERAL (RESTAURANT)

			BLDG. A EXISTING:	BLDG. A PROPOSED:	BLDG. B EXISTING:	BLDG. B PROPOSED:
FRONT	20'	NORTHWEST (DIXIE HWY.)	35.04'	35.04' (NO CHANGE)	37.21'	N/A (BUILDING DEMOLISHED)
ST. SIDE (Exterior)	15'	EAST (NE 16th AVE.)	6.19'	6.19' (NO CHANGE)	SOUTHEAST N/A	N/A (BUILDING DEMOLISHED)
REAR	15'	N/A	N/A	N/A (NO CHANGE)	NORTHEAST 42.97'	N/A (BUILDING DEMOLISHED)
ST. SIDE (Exterior)	15'	SOUTHWEST (NE 14th ST.)	94.48'	94.48' (NO CHANGE)	SOUTHWEST 7.72'	N/A (BUILDING DEMOLISHED)
BLDG. DEPTH			N/A			N/A (BUILDING DEMOLISHED)

BUILDING HEIGHT:

MAXIMUM:	EXISTING:	PROPOSED:
2-STORIES (NOT TO EXCEED 35')	2-STORY, +/-33'-3"	3-STORY, 'W' ROOF @ +/-34'-10" 35'-10" (WITH ADDITIONAL 5'-0" AS PER SECTION 33-55 FOR CERTAIN STRUCTURES EXEMPT; MECH. EQUIP. SCREENING)

BUILDING HEIGHT:

MAXIMUM:	EXISTING:	PROPOSED:
UNLIMITED	1-STORY	NO CHANGE

AREAS - SITE:
TOTAL PROPERTY AREA: 66,454.85 SF (1.53 ACRES)

AREAS - SITE:
TOTAL PROPERTY AREA: 26,117.99 SF (.60 ACRES)

	REQUIRED:	EXISTING:	PROPOSED:
GREEN AREAS	15% GROSS (10,033 SF)	25,423.36 SF 38.26%	21,379.15 SF 32.17%

	REQUIRED:	EXISTING:	PROPOSED:
GREEN AREAS	15% GROSS (4,701 SF)	TOTAL PARCEL 4,213.29 SF 16.13%	9,795.87 SF 37.51% (5,582.28 SF ADDITION)

HARDSCAPE:

BUILDING FOOTPRINT	40% GROSS MAX 26,582 SF	19,054.56 SF 28.67%	23,638.08 SF 35.57%
COVERED AREAS		999.17 SF 1.50%	1,591.16 SF 2.39%
VEHICULAR PARKING & DRIVES		16,995.03 SF 24.97%	15,998.03 SF 24.07%
WALKS, PATIOS, ETC.		4,912.73 SF 7.40%	3,852.41 SF 5.80%

HARDSCAPE:

BUILDING FOOTPRINT	40% GROSS MAX 10,563 SF	BLDG. A 1,131.64 SF 4.33% BLDG. B 2,021.25 SF (REMOVED)	1,131.64 SF 4.33% (2,021.25 SF REDUCTION)
COVERED AREAS		BLDG. A 931.6 SF 3.57% BLDG. B 894.5 SF (REMOVED)	738.16 SF 2.82% (799.87 SF REDUCTION)
VEHICULAR PARKING & DRIVES		TOTAL PARCEL 16,796.66 SF 64.31%	11,859.87 SF 44.42% (5,183.79 SF REDUCTION)
WALKS, PATIOS, ETC.		TOTAL PARCEL 419.62 SF 1.61%	1,719.37 SF 5.58% (127.16 SF INCREASE)
		ROADWAYS for DEDICATED CORNERS	TOTAL PARCEL 0.00 SF 1,129.93 SF 4.33% (1,129.93 SF INCREASE)

PARKING COUNT:	PARCEL 'A' REQUIRED:	PARCEL 'A' PROPOSED:	PARCEL 'B' REQUIRED:	PARCEL 'B' PROPOSED:	TOTALS 'A'	TOTALS 'B'	TOTALS TOT. REQ'D.	TOTALS TOT. PROVD.	REMARKS
ASSISTED LIVING FACILITY									
1 STALL/2 RESIDENTS; (116 RESIDENTS)	58	40			40		58	40	49 ALLOWED AS PER PREV. RESOLUTION NO. CZAB8-6-07
1 STALL/2 EMPLOYEES; (12 EMPLOYEES)	6	0		10		10	6	10	SURPLUS PARKING FROM PARCEL 'B' * SECTION 33-128 STANDARD OFF STREET PKG.
RESTAURANT			REQUIRED:	PROPOSED:					
1/50 OF PATRON - 980 S.F. 49			20 10	20 10		19	20 10	19	
TOTAL PARKING:	64	40	20 10	29	40	29	83	69	* SECTION 33-124 STANDARD OFF STREET PKG.

not the instant case.

50 parking spaces provided - (on both parcels)

38 parking spaces per approved board in 72 cases CZAB8-10-12

AREAS - BUILDING	PARCEL 'A'	PARCEL 'B'	COMBINED TOTAL
TOTAL EXISTING GROSS BUILDING AREA:	26,362.56 S.F.	1,131.64 S.F.	27,494.20 S.F.
EXISTING GROSS BUILDING AREA (GROUND FLOOR ONLY)	19,054.56 S.F.	1,131.64 S.F.	20,186.20 S.F.
NEW GROSS BUILDING AREA (GROUND FLOOR ONLY)	4,583.52 S.F.	—	4,583.52 S.F.
TOTAL PROPOSED GROSS BUILDING AREA (GROUND FLOOR ONLY)	23,638.08 S.F.	1,131.64 S.F.	24,769.72 S.F.
EXISTING GROSS BUILDING AREA (2ND LEVEL & MECHANICAL MEZZANINES ONLY)	7,308.00 S.F.	—	7,308.00 S.F.
NEW GROSS BUILDING AREA (2ND LEVEL & MECHANICAL MEZZANINES ONLY)	16,330.08 S.F.	—	16,330.08 S.F.
TOTAL NEW GROSS BUILDING AREA (2ND LEVEL & MECHANICAL MEZZANINES ONLY)	23,638.08 S.F.	—	23,638.08 S.F.
TOTAL NEW GROSS BUILDING AREA (ALL FLOOR LEVELS; EXISTING & NEW)	47,276.16 S.F.	1,131.64 S.F.	47,276.16 S.F.
TOTAL ALLOWABLE BUILDING AREA TYPE I-A CONSTRUCTION : 2-STY; 9,000 S.F./FL TYPE II-A CONSTRUCTION : 2-STY; 15,000 S.F./FL (x2)* (PER FBC 2014, T. 503, INCREASE 506.3* & CALC'S).	30,000 S.F./FL	9,000 S.F./FL	60,000.00 S.F.
TOTAL SEMI-PRIVATE RESIDENT ROOMS (2 PER ROOM MAX.)	50	N/A	50
TOTAL PRIVATE RESIDENT ROOMS (1 PER ROOM)	16	N/A	16
TOTAL REQUIRED SHOWERS/TUBS 1 PER EA. 4 RESIDENTS	29	N/A	29
TOTAL PROPOSED SHOWERS/TUBS	59	N/A	59

FLOOR - AREA RATIO (F.A.R.)	PARCEL A: 0.51 (2 STORY) OF 66,454.85 SF : 33,882 SF MAX.		PARCEL B: 0.11 (2 STORIES) OF 26,117.99 SF : 34,580 SF MAX.	
MAX. F.A.R. ALLOWED = 43% (UNDER PREVIOUSLY APPROVED RESOLUTION) *SECTION 33-241, FLOOR AREA RATIO AND LOT COVERAGE. THE FLOOR AREA RATION SHALL BE .40 AT ONE STORY AND SHALL BE INCREASED BY .11 FOR EACH ADDITIONAL STORY.	EXISTING:	PROPOSED:	EXISTING:	PROPOSED:
	(0.40) 26,363 SF	(0.71) 47,276 SF	TOTAL PARCEL (0.12) 3,152.56 SF	(0.04) 1,131.64 SF (2,021.25 SF (0.06%) REDUCTION)
BUILDING COVERAGE	PARCEL A: 43% OF 66,454.85 SF : 28,576.57 SF MAX. ALLOWED		PARCEL B: 40% OF 26,117.99 SF : 10,587 SF MAX. ALLOWED	
MAX. ALLOWED = 43% (UNDER PREVIOUSLY APPROVED RESOLUTION)	EXISTING:	PROPOSED:	EXISTING:	PROPOSED:
*HARDSCAPE DOES NOT INCLUDE BUILDING FOOTPRINT	28.67% (19,054.56 / 66,454.85)	35.57% (23,638.08 / 66,454.85)	12.07% (3,152.56 / 26,117.99)	4.33 % (2,021.25 SF (7.74%) REDUCTION)

PURPOSE FOR PREVIOUSLY APPROVED VARIANCE:

CHANGE IN OCCUPANCY AND USE OF THE PROPERTY AT 14601 NW 16TH AVENUE. THE PROPERTY WAS ZONED AS BU-1 BUT HAS APPROVED RESOLUTION NO. CZAB8-6-07 (DESIGNATED FOR NURSING HOME).

THE NEW RECENTLY APPROVED OCCUPANCY AND USE IS FOR A SKILLED NURSING FACILITY UNDER OCCUPANCY GROUP I-2 (AS PER SECTION 308.3 OF THE FLORIDA BUILDING CODE, 2014 EDITION) VIA RESOLUTION CZAB8-12-10

OCCUPANCY AS PER NFPA 101 CHAPTER 32: NEW RESIDENTIAL BOARDING CARE NFPA 101 CHAPTER 43: RECONSTRUCTION AND CHANGE OF USE

SECTION 33-124 STANDARD OFF STREET PARKING

10% cov. parcel B - restaurant

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10% cov. parcel A nursing home
35.57% 23,638.08 / 66,454
10% cov. parcel A nursing home
47,276.71 / 66,454
.51 max permitted

PURPOSE FOR ADDITIONAL VARIANCE:

* ALLOW FOR DECREASE OF REQUIRED PARKING BY 14 SPACES
** ALLOW FOR SIDE SETBACK TO RETAIN EXISTING BUILDING ON PARCEL B "AS IS."
* INCREASE F.A.R. BY ADDITIONAL 0.20, FROM 0.51 TO 0.71.

1 ZONING INFORMATION

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design
1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807
www.synalovski.com

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AR 0011628
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PALMS CONVALESCENT SKILLED NURSING FACILITY
14601 NE 16TH AVENUE
NORTH MIAMI, FL 33161
CLIENT: PALMS CONVALESCENT CARE, INC.

REV	DATE	DESCRIPTION
1	12/23/15	SPA REVIEW COMMENTS

DESIGN DELIVERABLE: SITE PLAN APPROVAL
ISSUE DATE: 11/12/2015

PROJECT NUMBER: 1247-141113
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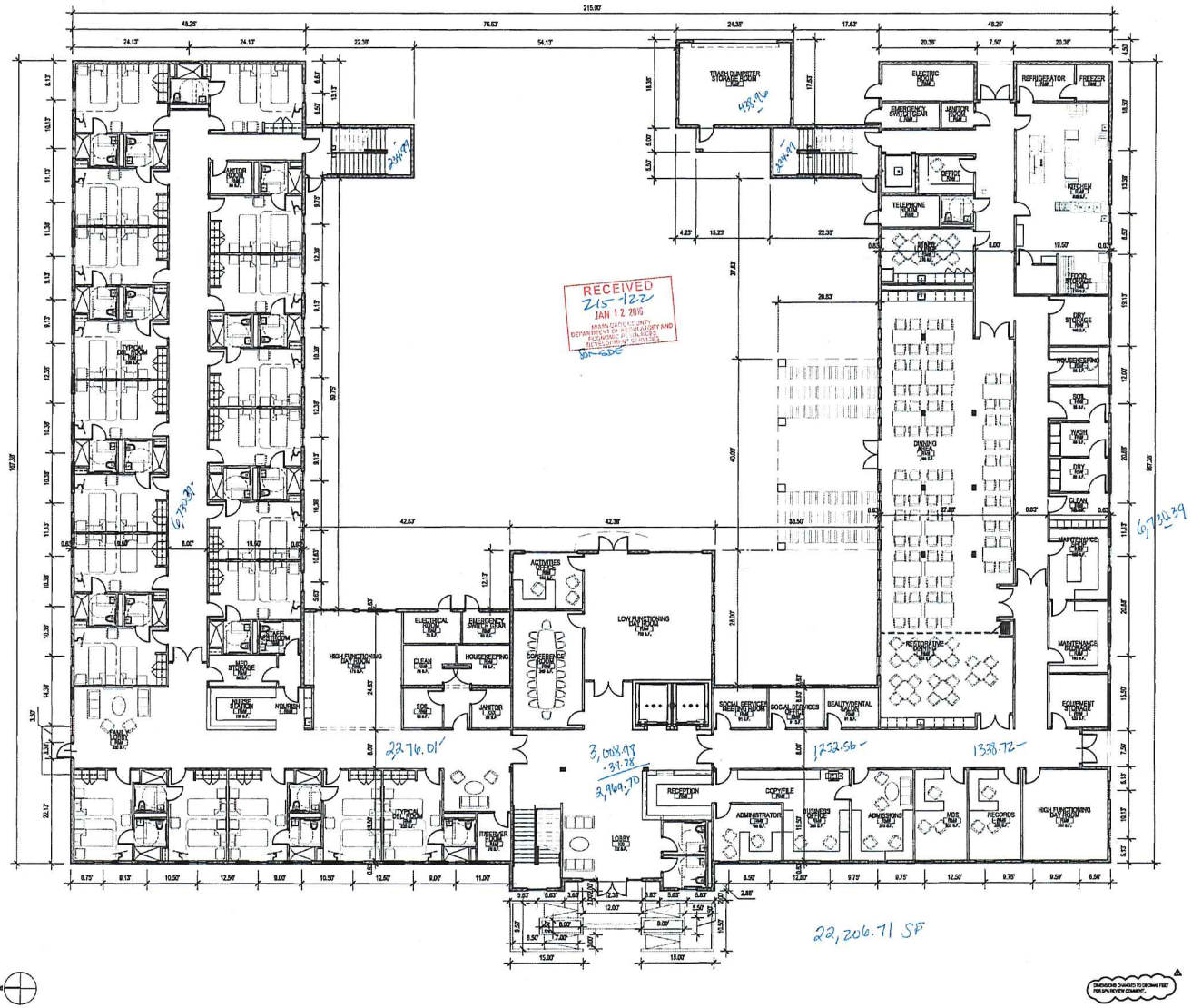
SHEET TITLE: COVER SHEET

SHEET NUMBER: CVR-1

28

29



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AR 0011623
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CLIENT: PALMS CONVALESCENT CARE, INC.

REV	DATE	DESCRIPTION
1	1/12/16	SPA REVIEW COMMENTS

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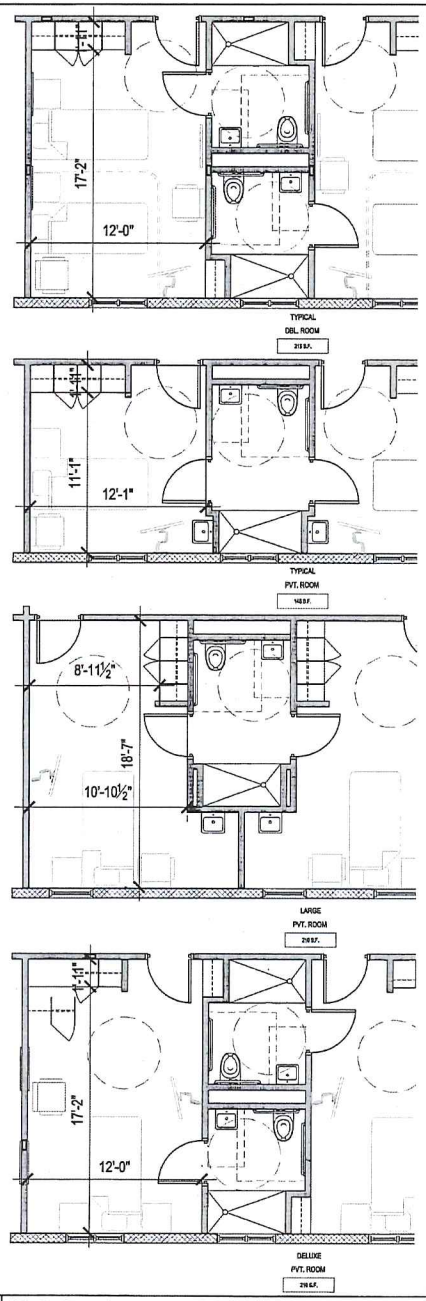
SHEET TITLE:
1ST FLOOR PLAN

SHEET NUMBER:
A-101

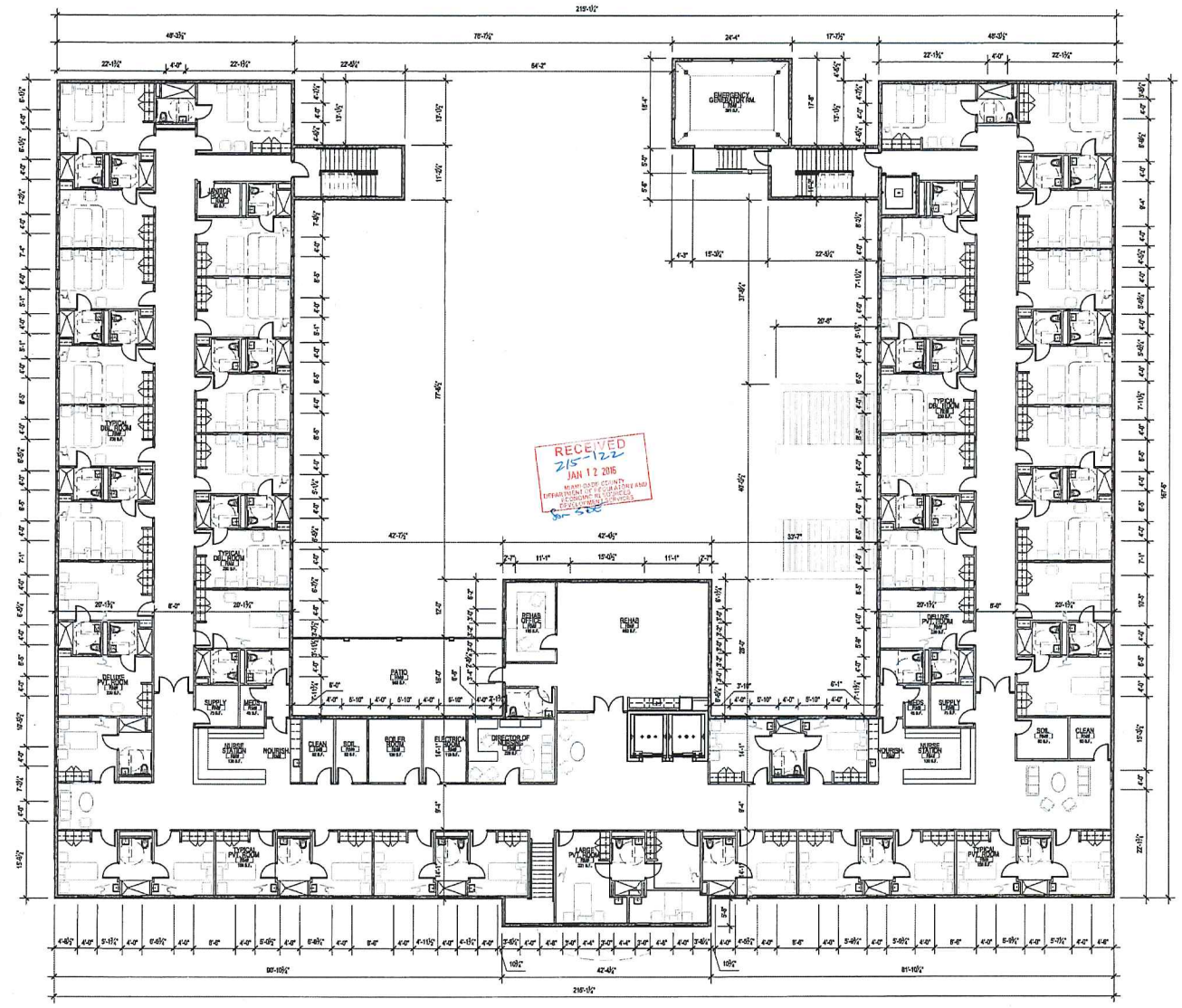
1 GENERAL NOTES

2 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

30



1 ENLARGED TYPICAL PATIENT ROOMS
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

DIMENSIONS CHANGED TO DECIMAL FEET PER SFA REVIEW COMMENTS.

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T 954.961.6806
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AR 0011698
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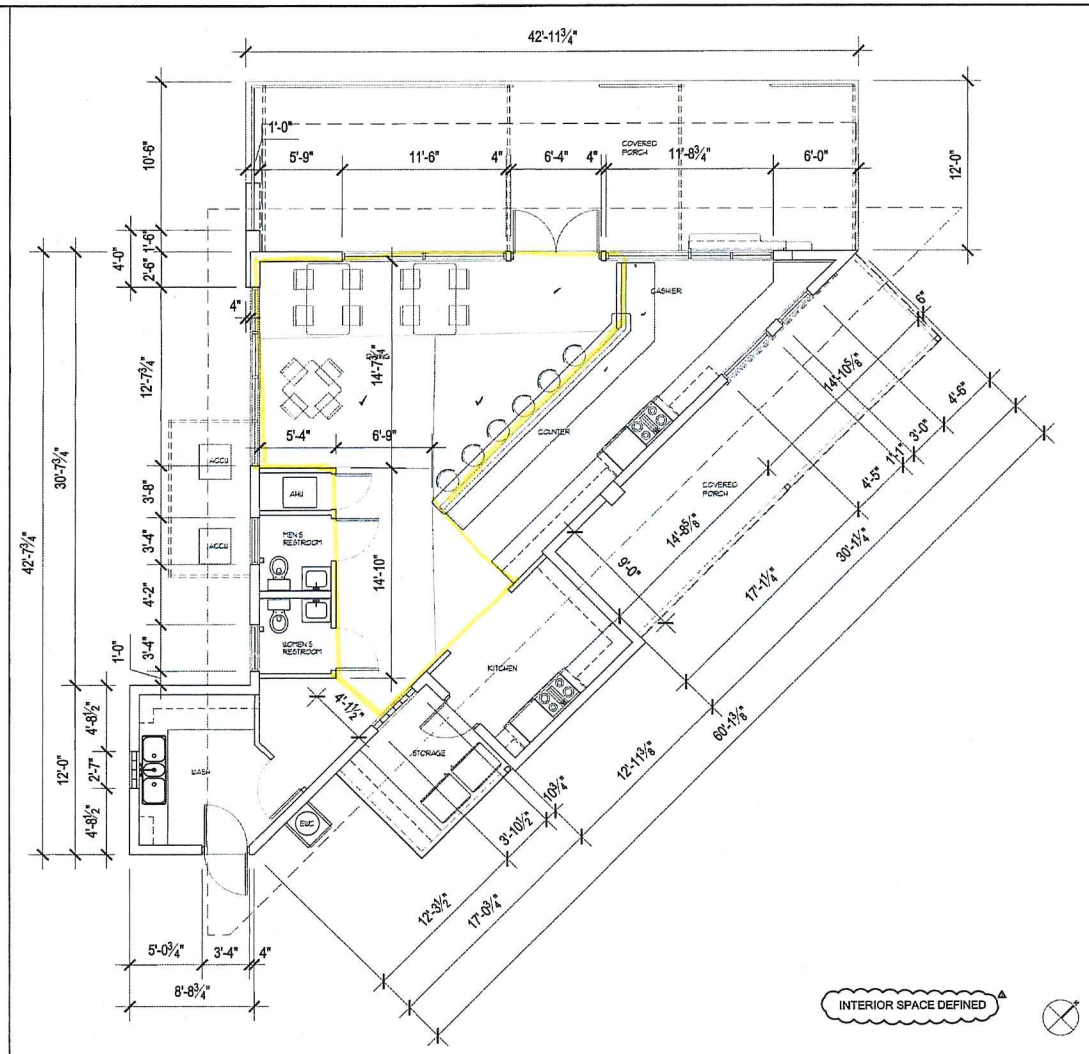
SHEET TITLE:
2ND FLOOR PLAN

SHEET NUMBER:
A-102

31



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

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F 954.961.6807
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SHEET TITLE:
BLDG. 2
FLOOR PLAN

SHEET NUMBER:
A2-1.0

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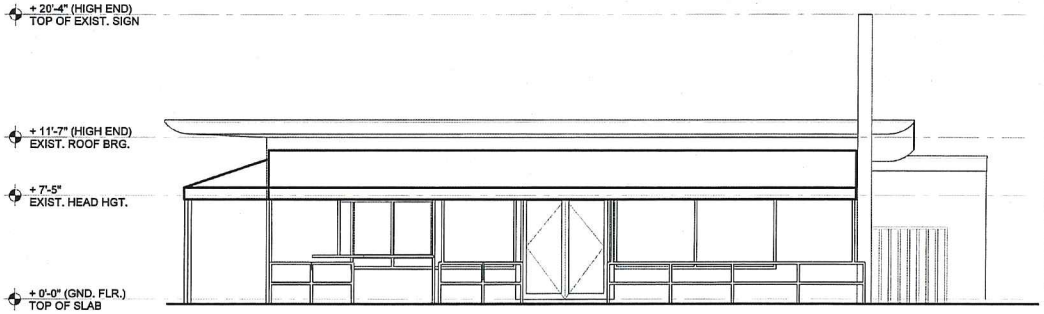
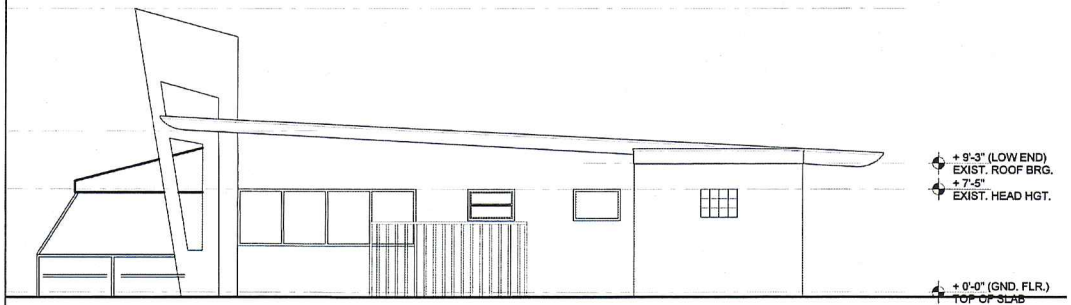


1 FRONT ELEVATION (Northwest Face)
1/4" = 1-0"



2 SIDE ELEVATION (Southwest Face)
1/4" = 1-0"

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3 SIDE ELEVATION (East Face)
1/4" = 1-0"

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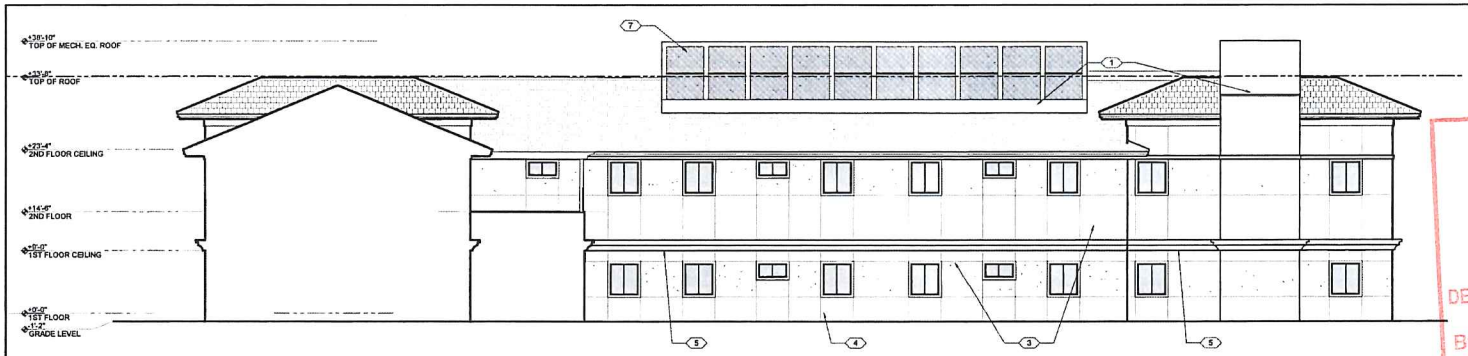
SHEET TITLE:
BLDG. 2
ELEVATIONS

SHEET NUMBER:
A2-2.0

33



4 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

1. CONCRETE ROOF TILE.
2. ALUMINUM CANOPY AWNING.
3. PAINTED STUCCO.
4. DECORATIVE STONE BASE.
5. DECORATIVE STUCCO BAND.
6. GENERATOR ENCLOSURE.
7. DECORATIVE MTL. MECHANICAL EQUIPMENT SCREEN ENCLOSURE

3 KEYNOTES

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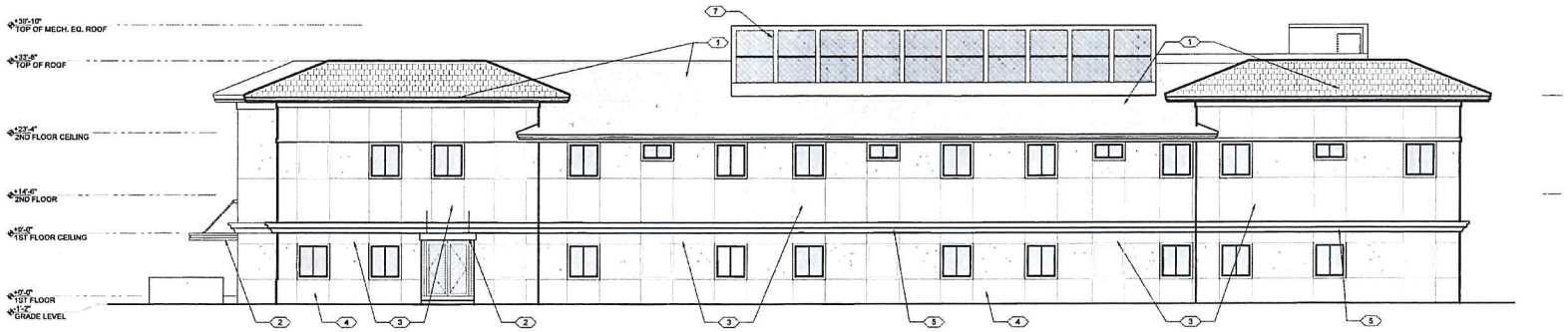
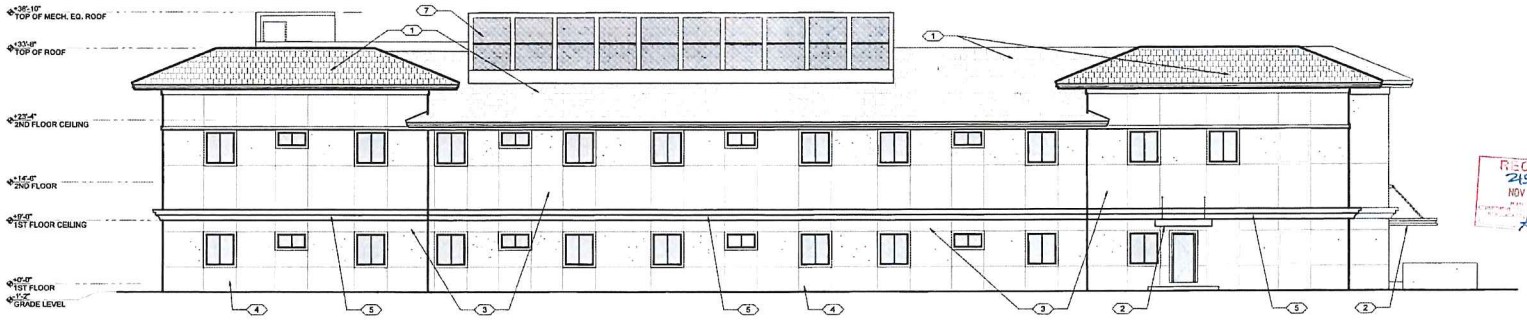


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-201

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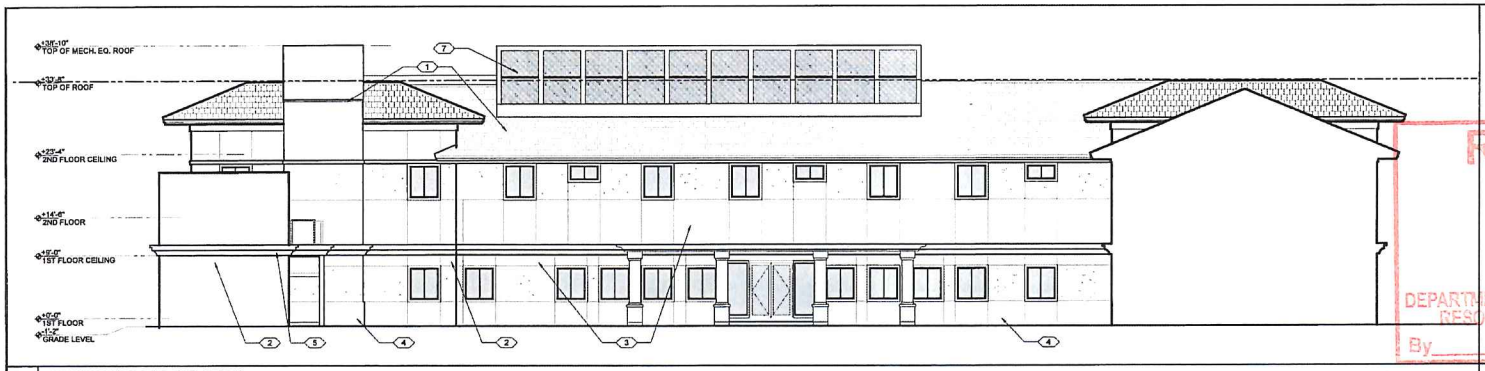
34



4 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

1. CONCRETE ROOF TILE.
2. ALUMINUM CANOPY AWNING.
3. PAINTED STUCCO.
4. DECORATIVE STONE BASE.
5. DECORATIVE STUCCO BAND.
6. GENERATOR ENCLOSURE.
7. DECORATIVE MTL. MECHANICAL EQUIPMENT SCREEN ENCLOSURE.

3 KEYNOTES

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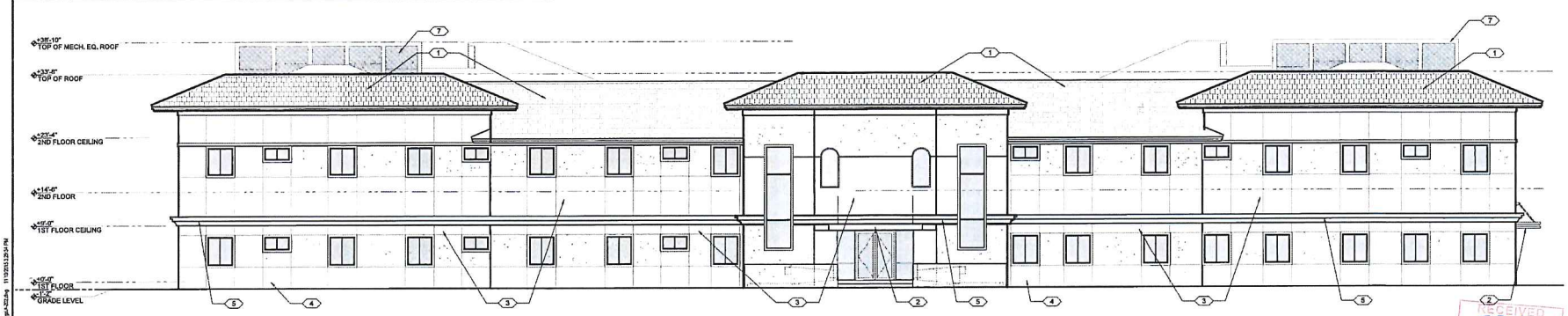
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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BUILDING ELEVATIONS

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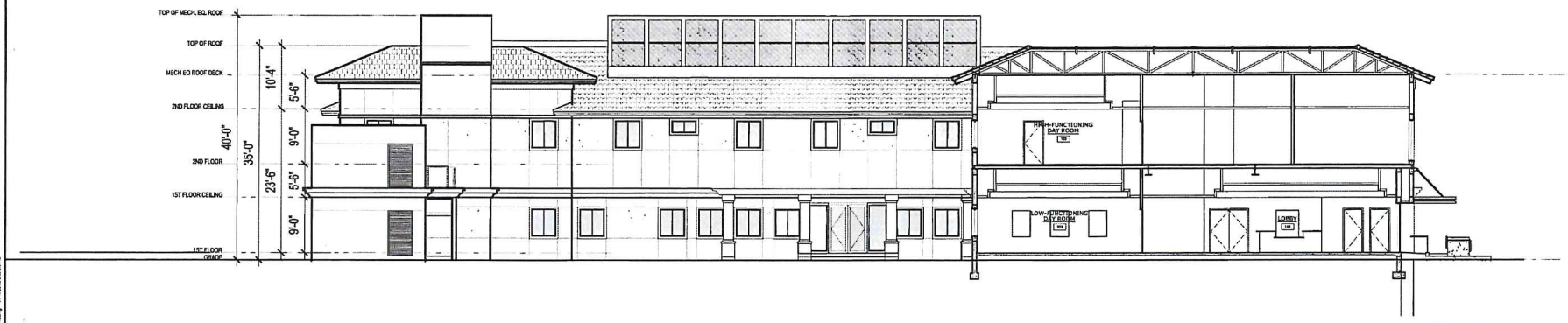
1 SECTION A-A
SCALE: 1/8" = 1'-0"



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2 SECTION B-B
SCALE: 1/8" = 1'-0"

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PALMS CONVALESCENT SKILLED NURSING FACILITY

14601 NE 16TH AVENUE
NORTH MIAMI, FL 33161

CLIENT: PALMS CONVALESCENT CARE, INC.

REV	DATE	DESCRIPTION

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SHEET TITLE:
SECTIONS
A-A & B-B

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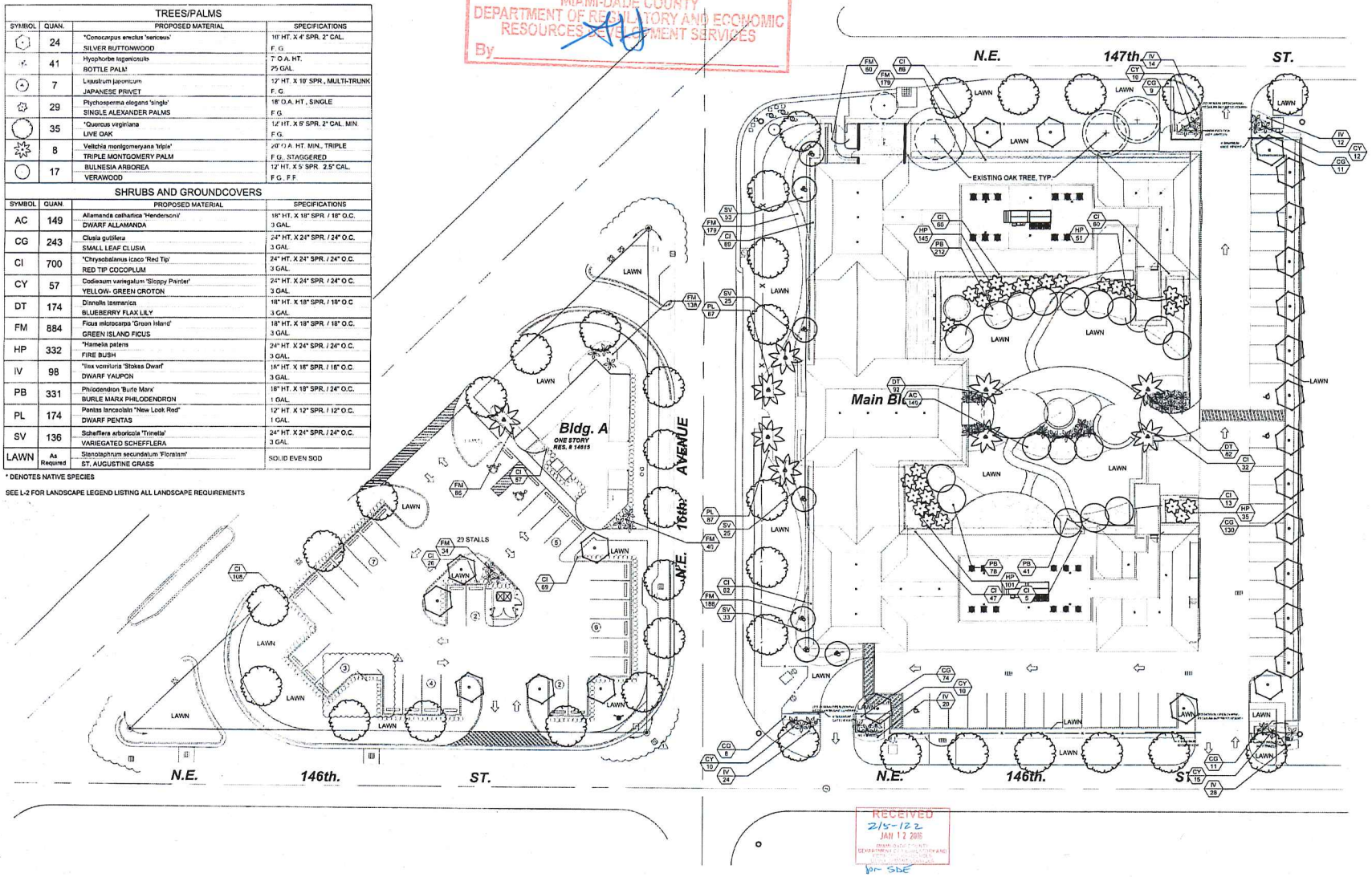
LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
	24	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	10' HT. X 4' SPR. 2" CAL. F. G.
	41	Hyophorbe lagenicaulis BOTTLE PALM	7' O.A. HT. 25 GAL.
	7	Ligustrum japonicum JAPANESE PRIVET	12' HT. X 10' SPR., MULTI-TRUNK F. G.
	29	Ptychosperma elegans 'single' SINGLE ALEXANDER PALMS	18' O.A. HT., SINGLE F.G.
	35	*Quercus virginiana LIVE OAK	12' HT. X 6' SPR. 2" CAL. MIN. F.G.
	8	Veitchia montgomeryana 'triple' TRIPLE MONTGOMERY PALM	20' O.A. HT. MIN., TRIPLE F.G., STAGGERED
	17	BULNESIA ARBOREA VERAWOOD	12' HT. X 5' SPR. 2.5" CAL. F.G., F.F.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AC	149	Allamanda cathartica 'Hendersoni' DWARF ALLAMANDA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CG	243	Clusia gutifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CI	700	*Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
CY	57	Codieaum variegatum 'Sloppy Painter' YELLOW- GREEN CROTON	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
DT	174	Dianella tasmanica BLUEBERRY FLAX LILY	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
FM	884	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
HP	332	*Hamelia patens FIRE BUSH	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
IV	98	*Ilex vomitoria 'Stokes Dwarf' DWARF YAUPON	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
PB	331	Philodendron 'Burle Marx' BURLE MARX PHILODENDRON	18" HT. X 18" SPR. / 24" O.C. 1 GAL.
PL	174	Pentas lanceolata "New Look Red" DWARF PENTAS	12" HT. X 12" SPR. / 12" O.C. 1 GAL.
SV	136	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

SEE L-2 FOR LANDSCAPE LEGEND LISTING ALL LANDSCAPE REQUIREMENTS



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215-122
JAN 12 2016
for SDE

LANDSCAPE PLAN

Scale: 1"=20'-0"

NORTH

WITKIN HULTS DESIGN GROUP
307 south 21st avenue hollywood, florida
phone: 954.923.6681 facsimile: 954.923.9689
www.witkinhultsgroup.com

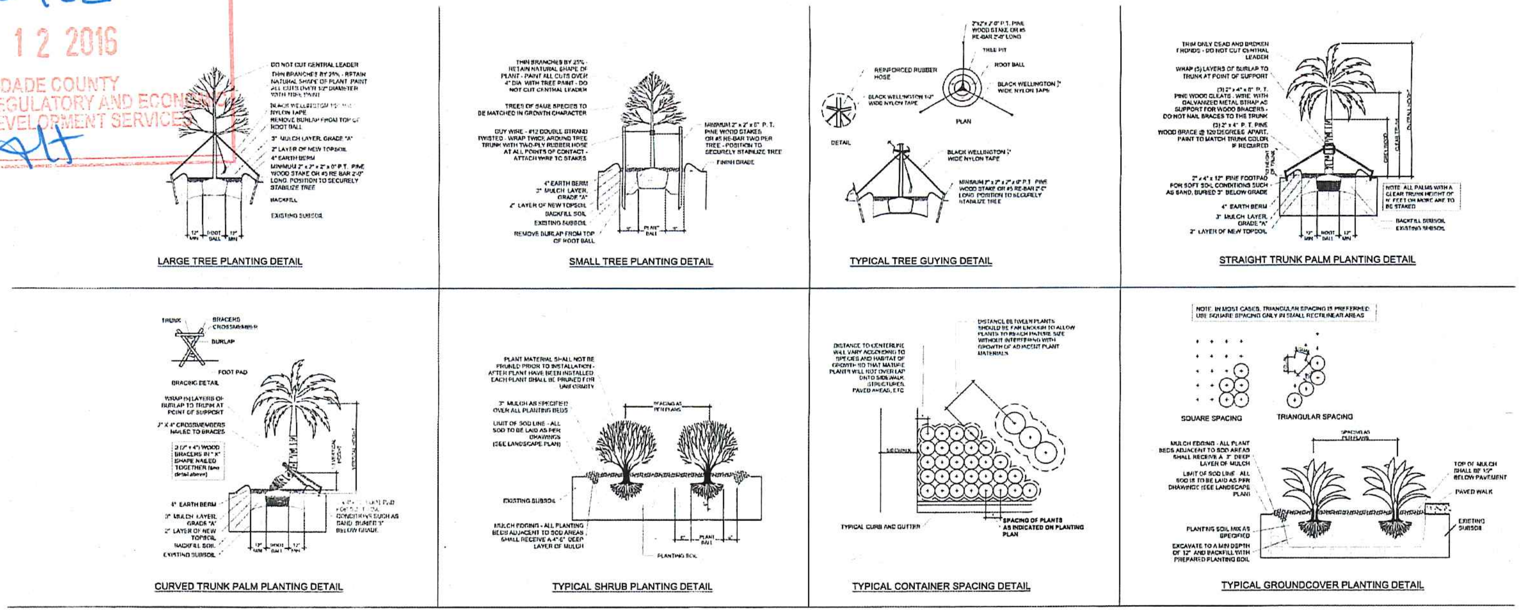
Project:
PALMS CONVALESCENT
SKILLED NURSING FACILITY
14601 NE 16TH AVENUE
LANDSCAPE PLAN

Revisions:
1) 10.28.2015 Site Plan Change
2) 01.06.2016 Site Plan Change

Seal:
JAN 07 2016
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 07/15/2015
Scale: See Left
Drawn by: CE
Sheet No.:
L-1
Cad Id.: 2015-064

RECEIVED
Z15-122
JAN 12 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By AH



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: BU-1 Net Lot Area 1.53 acres 66,646 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan Net lot area = 66,646 s.f. x 16 % = 10,663 s.f.	10,663	27,702
B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan No. outside/ground-level parking spaces 32 x 10 s.f. per parking spaces =	320	320
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	10,983	28,022
LAWN AREA CALCULATION		
A. 10,983 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 20 % x 10,983 s.f. =	2,196	2,196
TREES		
A. No. trees required per net lot acre Less existing number of trees meeting minimum requirements = 22 trees x net lot acres =	34	34
B. % Palms Allowed: No. trees required x 30% =	11	11
C. % Natives Required: No. trees provided x 30% =	11	11
D. Street trees (maximum average spacing of 35' o.c.) 759 linear feet along street =	22	23
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): ______ linear feet along street / 25 =	N/A	N/A
F. Total Trees Required A + D + E = 56 Total Trees	56	57
SHRUBS		
A. No. trees required x 10 = No. of shrubs allowed	560	755
B. No. shrubs allowed x 30% = No. of native shrubs required	255	302

SEE LANDSCAPE

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

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SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS DESIGN GROUP
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Project:
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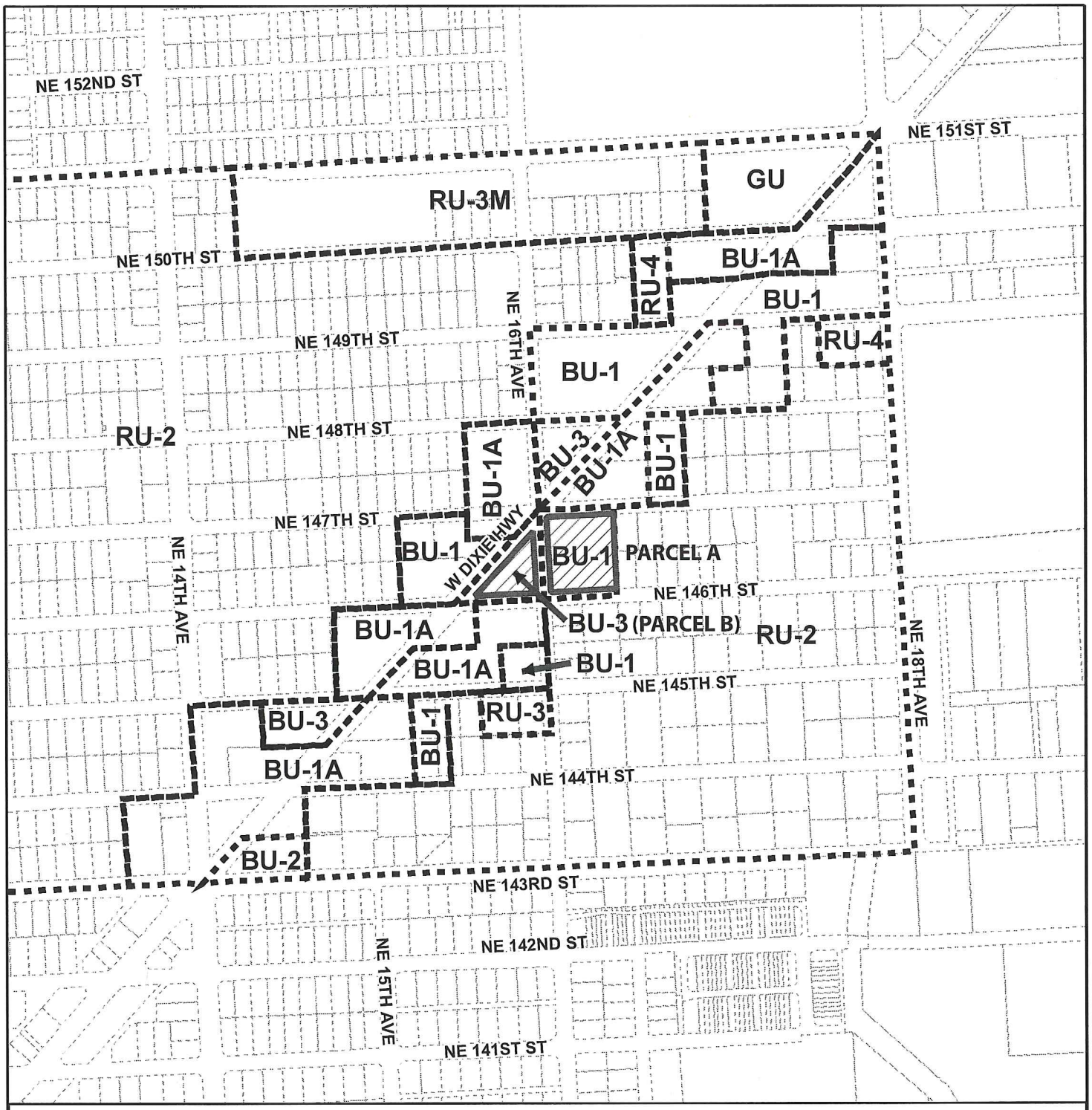
14601 NE 16TH AVENUE

LANDSCAPE DETAILS

Revisions:

Seal:
JAN 07 2016
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 07/15/2015
Scale: NTS
Drawn by: CE
Sheet No.:
L-2
Cad Id.: 2015-064



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000122

Section: 20 Township: 52 Range: 42
Applicant: PALMS CONVALESCENT CARE, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 18, 2015

REVISION	DATE	BY
		38

MIAMI-DADE COUNTY

AERIAL YEAR 2015

Process Number

Z2015000122

Legend

Subject Property

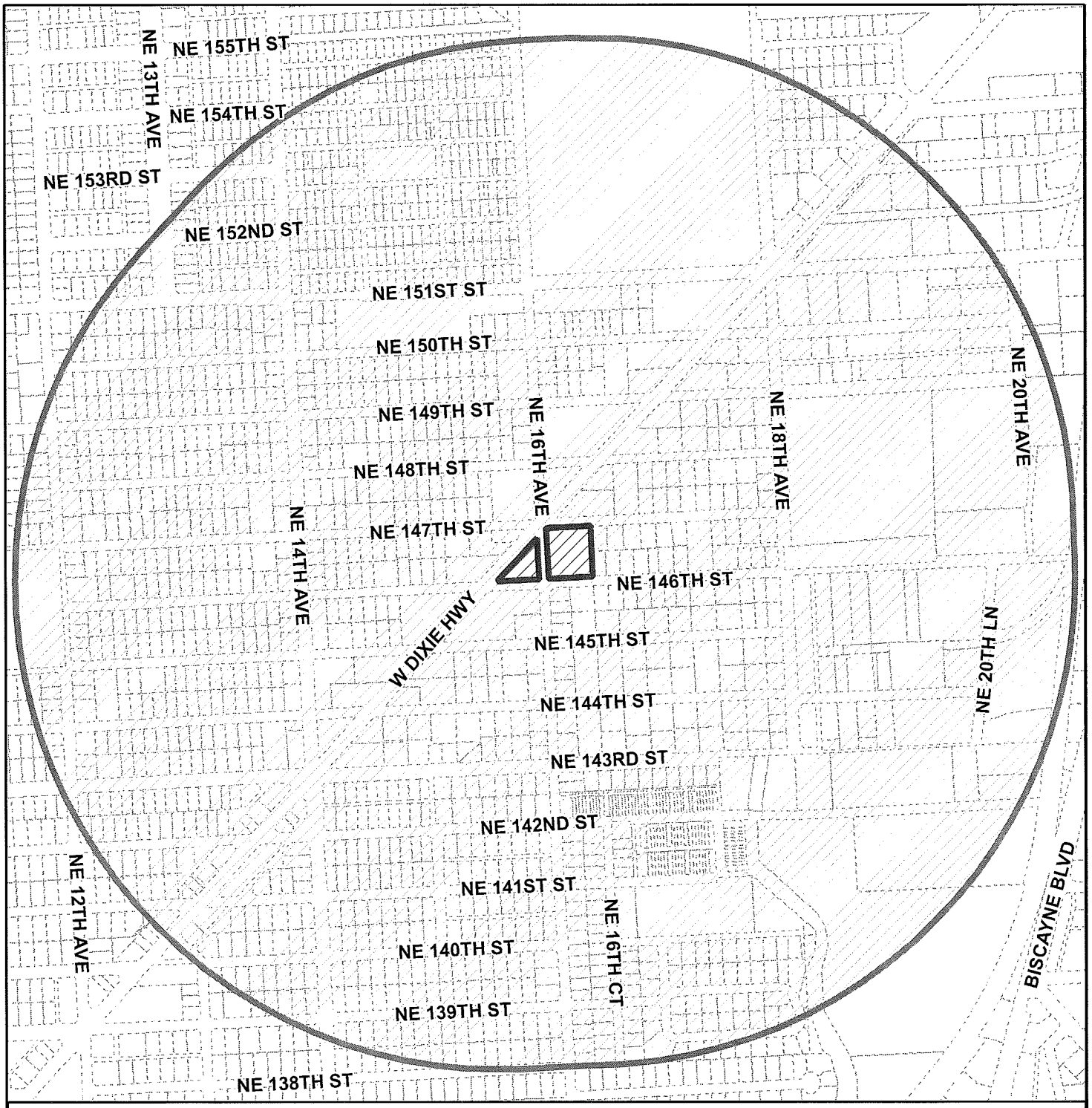
N W E S

Section: 20 Township: 52 Range: 42
Applicant: PALMS CONVALESCENT CARE, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 20, 2015

REVISION	DATE	BY
		39



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000122

RADIUS: 2640

Section: 20 Township: 52 Range: 42
Applicant: PALMS CONVALESCENT CARE, INC.
Zoning Board: C8
Commission District: 2
Drafter ID:E.CESPEDES
Scale: NTS

Legend

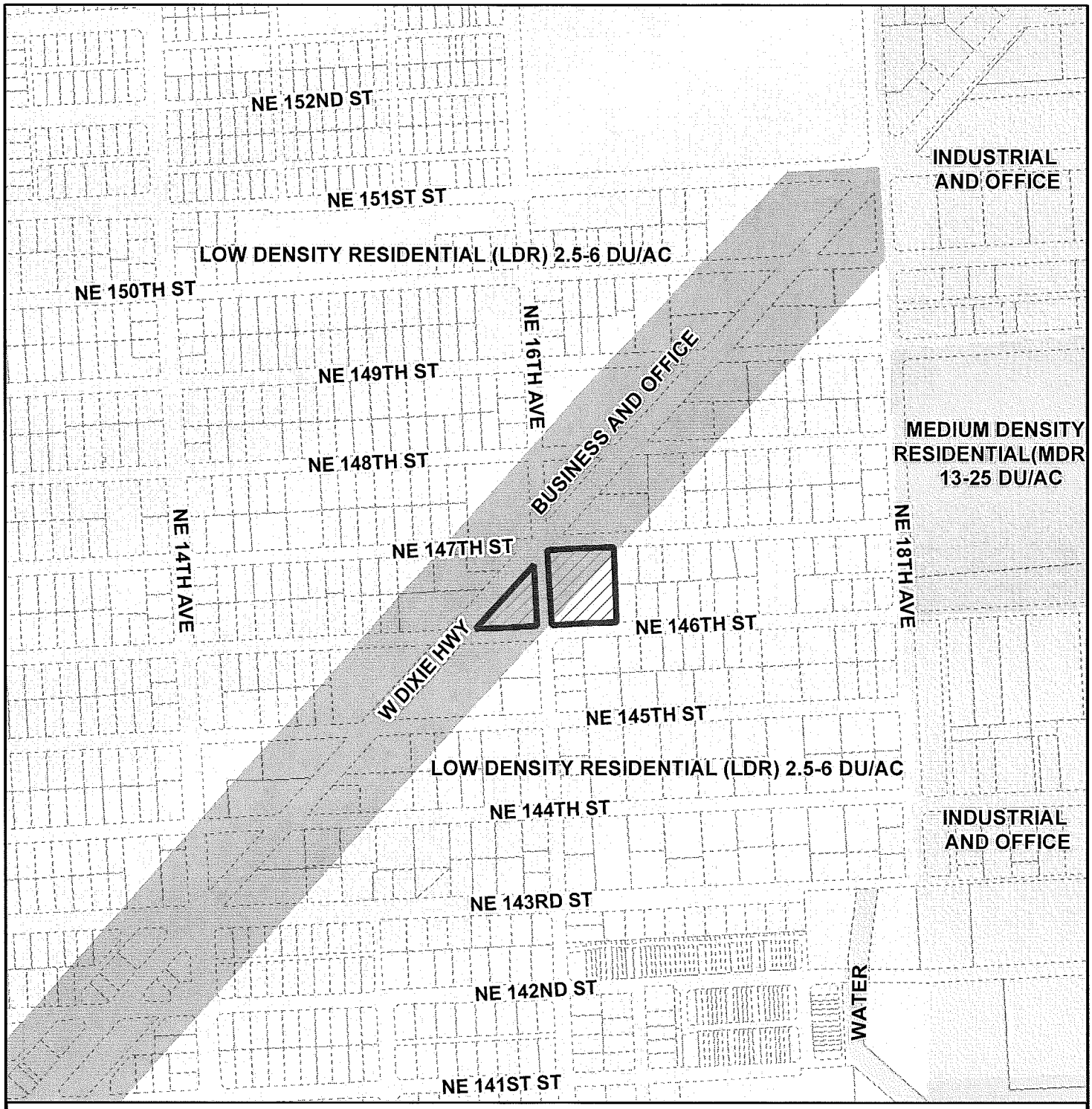
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, November 19, 2015

REVISION	DATE	BY
		40



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000122

Legend

Subject Property Case

N
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Section: 20 Township: 52 Range: 42
Applicant: PALMS CONVALESCENT CARE, INC.
Zoning Board: C8
Commission District: 2
Drafter ID:E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, November 20, 2015

REVISION	DATE	BY