

# FINAL AGENDA

5-26-2016 Version # 2



COMMUNITY ZONING APPEALS BOARD 8  
DR. MARTIN LUTHER KING JR. PLAZA  
2525 NW 62 Street, Miami  
Thursday, June 30, 2016 at 7:00 p.m.

## PREVIOUSLY DEFERRED

A. 16-5-CZ8-2     [MACULA FLORESTAL MERISE](#)     16-5     34-52-41

## CURRENT

1. 16-6-CZ8-1     [NORTHSIDE CENTRE, LLC PRE-APL  
\(Z16-194\)](#)     16-6     09-53-41     N

2. 16-6-CZ8-2     [7 ELEVEN, INC.](#)     16-25     16-53-41     N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, JUNE 30, 2016

DR. MARTIN LUTHER KING JR. PLAZA

2525 NW 62 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.







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



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

**PH: Z16-005 (16-5-CZ8-2)**

**June 30, 2016**

**Item No. A**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Macula Florestal Merise
<b>Summary of Requests</b>	The applicant is seeking approval to permit existing additions to a single family residence setback less than required from the front and interior side property lines.
<b>Location</b>	1881 NW 112 Terrace, Miami-Dade County, Florida.
<b>Property Size</b>	0.12 acres
<b>Existing Zoning</b>	RU-1, Single Family Residential 7,500 sq. ft. net
<b>Existing Land Use</b>	Single-family residence
<b>2020-2030 CDMP Land Use Designation</b>	Low-Medium Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variance <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

This item was deferred from the May 25, 2016 meeting of Community Zoning Appeals Board (CZAB) #8 in order for the applicant to address the Building Neighborhood Compliance section's memo regarding the lien on the subject property.

**REQUESTS:**

- (1) NON-USE VARIANCE of setback requirements to permit an existing single-family residence setback 16'.1" (25' required) from the rear (north) and setback 3'.2" (5' required) from the interior side (east) property line.
- (2) NON-USE VARIANCE to permit an existing 5'.0" high iron Fence (2'.5" high maximum permitted) within 10' from the edge of a driveway leading to a public Right-of-Way.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Merise Legalization" as prepared by Charles C. Mitchell, P.E. and dated stamped received 01/19/2016 & Elevation sheet dated and stamped 03/11/2016 for a total of 3 Sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The submitted plans show the existing single-family residence with a rear and interior side additions.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
<b>North</b>	RU-1, Institutional	Low-Medium Density Residential 6 to 13 dua
<b>South</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
<b>East</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
<b>West</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua

**NEIGHBORHOOD COMPATIBILITY:**

The 0.12-acre subject property consists of an existing single family home located at 1881 NW 112<sup>th</sup> Terrace. The surrounding area is characterized by single-family residences. Institutional use is located to the north.

**SUMMARY OF THE IMPACTS:**

Staff opines that because the additions are existing, approval of this application will not create any new visual impacts on the area. Further, the variance requested is not out of character with the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Low-Medium Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments.* The approval of the request 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 single-family residential use. Since the applicant is not requesting to add additional dwelling units or change the single-family residential use, approval of the application would be **consistent** with the uses allowed under the Low-Medium Density Residential land use category text in the CDMP and the threshold of the CDMP Low-Medium Density Residential LUP map designation.

**ZONING ANALYSIS:**

Staff supports this application under Section 33-311(A)(4)(b), Non-Use Variance Standards. The plans submitted in conjunction with this application depict the existing single-family residence with existing rear and interior side additions. Staff further notes that these additions consist of the existing residence (living room, bedrooms and covered patios) that, in staff's opinion, will continue to provide the applicant with indoor living area and outdoor recreational area. However, based on the configuration of the floor plans for the existing single-family residence and the existing detached storage building, staff opines that future owners could easily convert same into an additional residential units. As such, staff recommends as a condition for approval that the

applicant proffers a Declaration of Use Agreement restricting the subject property to a single-family use. Staff further opines that in order to properly mitigate these existing conditions, the applicant must install and maintain a 6' high wood fence, or cbs wall, or opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code along the rear (north) and interior side (east) property lines denoted in the submitted survey. In staff's opinion, said 6' high wood fence, or cbs wall, or opaque fence or hedge would be sufficient to mitigate any negative visual impacts on the adjacent properties and, therefore, would not visually intrusive to the surrounding area.

In staff's opinion, the approval of the requested setback variances that will allow the existing single family residence setback 16.1' (25' required) from the rear (north) and setback 3.2' (5.0' required) from the interior side (east) property lines will not be out of character with other approvals (ex. CZAB8799, 5-ZAB-216-95) in the surrounding area. Additionally, the existing 5.0' high iron fence within the front (south) of property line is un-obtrusive and designed to well integrate with the front elevation of the single-family residence. Therefore, staff opines that approval of the subject application would not be an obvious departure from the aesthetic character of the immediate vicinity, and is not likely to have a major visual impact on the abutting properties.

Furthermore, the architectural style and scale of the addition has been designed in a manner that is consistent with that of the original house, and in staff's opinion, also adds curb appeal to the subject property as both the addition and the house are architecturally compatible with the surrounding residences. **Staff, therefore, recommends approval with conditions of this application under Section 33-311(A)(4)(b), Non-Use Variance standards.**

**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, "Merise Legalization" as prepared by Charles C. Mitchell, P.E. and dated stamped received 01/19/2016 & Elevation sheet dated and stamped 03/11/2016 for a total of 3 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 single-family residence prior to the issuance of a building permit.
6. That a 6' high wood fence, or cbs wall, or opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code shall installed and maintained along the rear (south) and interior side (east) property lines as denoted in the submitted survey prior to final permit approval, and if the wood fence, or cbs wall, or opaque fence or hedge is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

NK:MW:NN:JV:SS



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

NN

2016 JUN 21 A 6:28

PLANNING AND ZONING  
AGENDA OFFICE

# ZONING RECOMMENDATION ADDENDUM

Macula Florestal Merise  
Z16-005

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

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

<p><b>Low Medium Density Residential (Pg. I-29)</b></p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Medium Density Residential</b>. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**16-5-CZ8-2(16-005)**  
**Area 08/District 02**  
**Hearing Date: 06/30/16**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
None				

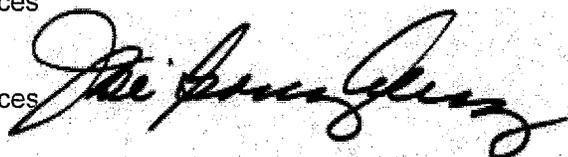
Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions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

# Memorandum



**Date:** March 18, 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 #Z2016000005-1<sup>st</sup> Revision  
Macula Florestal Merise  
1881 NW 112<sup>th</sup> Terrace  
Non-Use Variance to permit an addition setback less than required by code.  
(RU-1) (0.1216 Acres)  
34-52-41

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

#### Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements. Water services are provided by the City of North Miami.

#### Wastewater Disposal

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

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

#### 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 Chapter 24 of the County 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. 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.

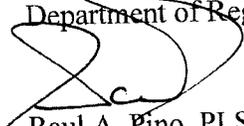
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 26, 2016

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

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

**Subject:** Z2016000005  
Name: Macula Florestal Merise  
Location: 1881 NW 112 Terr.  
Section 34 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 31 & 32, Block 6, Plat Book 20, Page 22.

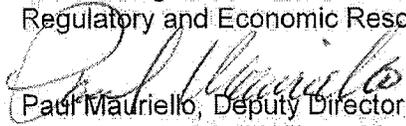
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

# Memorandum



**Date:** February 5, 2016

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

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

**Subject:** Macula Florestal Merise (#16\_005)

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The DSWM 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 to legalize an existing addition to the single family home located on the property. The application will have no DSWM 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



**Date:** May 10, 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 - Macula Florestal Merise  
Application No. Z2016000005

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below does not affect the Zoning Process.

Recommendation: WASD has no objection to this application.

Application Name: Macula Florestal Merise

Location: The project is located at 1881 NW 112 Terrace with Folio No. 30-2134-011-1131, unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to legalize the addition within the set back at the north end of the building.

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 water service area and the water supply will be provided by the North Miami Utility.

Sewer: The proposed development is located within the WASD sewer service area. The existing facility is currently on septic. There is no sanitary sewer connection in close proximity to this project.

Below please find additional links to the 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



**Date:** March 22, 2016

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

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

**Subject:** Z2016000005: MACULA FLORESTAL MERISE  
Revised Plans Submitted Dated Stamped Received 3-11-2016

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**Application Name:** MACULA FLORESTAL MERISE

**Project Location:** The site is located at 1881 NW 112 TER, Miami-Dade County.

**Proposed Development:** The request is for a NUV FOR SETBACK TO A SINGLE FAMILY HOME.

**Impact and demand:** This application is for an existing single family dwelling unit and therefore this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

**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

# Memorandum



**Date:** 18-MAR-16  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2016000005

**Recommendation:**

Fire Engineering & Water Supply Bureau has not received additional information. Status remains the same. Last site plan review on 01/25/2016.

**Service Impact/Demand**

Development for the above Z2016000005  
 located at 1881 NW 112 TER, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 590 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.28 alarms-annually.

**Existing services**

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

Station # 07

**Planned Service Expansions:**

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

N/A

N/A

**Fire Planning Additional Comments**

OK

# ***Building and Neighborhood Compliance***

## **ENFORCEMENT HISTORY**

MACULA FLORESTAL MERISE

1881 NW 112 TER,  
MIAMI-DADE COUNTY, FLORIDA

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**APPLICANT**

**ADDRESS**

June 30, 2016

Z2016000005

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**DATE**

**HEARING NUMBER**

### **REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

June 13, 2016

### **NEIGHBORHOOD REGULATIONS:**

There are no Open or Closed Cases

### **BUILDING SUPPORT REGULATIONS OPEN:**

**Building Support Case #20140168566-B** opened on August 5, 2014, for Failure to obtain required Building Permit(s) prior to commencing work on: A rear Addition including a kitchen, bedroom and bathroom. Civil Violation Notice P016413 issued on February 20, 2015. A Final Notice of Intent to Lien/Demand for payment was issued on May 28, 2015. The Lien was recorded on November 25, 2015. The Citation in the amount of \$510.00, was paid on May 16, 2016. There is an Outstanding Lien/Collection Fee in the amount of \$11, 202.94. Eddie Blanding (Applicant's Representative) came into the office [June 13, 2016] to resolve the concerns. An Agreement was submitted to Mr Blanding to review and sign. Mr Blanding was advised that along with the signed Agreement,

that a notarized letter displaying Power of Attorney on behalf of the actual applicant, is needed.  
The case remains open.

**Building Support Case #A2015002547-X**, was opened on June 11, 2015, for Failure to Renew Expired Permit #2014054392. A Notice of Violation was issued the same day. Civil Violation Notice P018406, was issued on November 30, 2015, for Non- Compliance. The Citation in the amount of \$510.00, was paid on May 16, 2016. The case remains open.

**BUILDING SUPPORT REGULATIONS CLOSED:**

There are no Closed Cases

**VIOLATOR:**

Macula Florestal Merise

**OUTSTANDING LIENS AND FINES:**

As of June 13, 2016, There is an Outstanding Recorded Lien on Building Support Case #20140168566-B. There is an Outstanding Balance of \$11, 202.94. There is a pending proposed Consent Agreement on file.

PHOTOGRA  
FRONT ELEVAT

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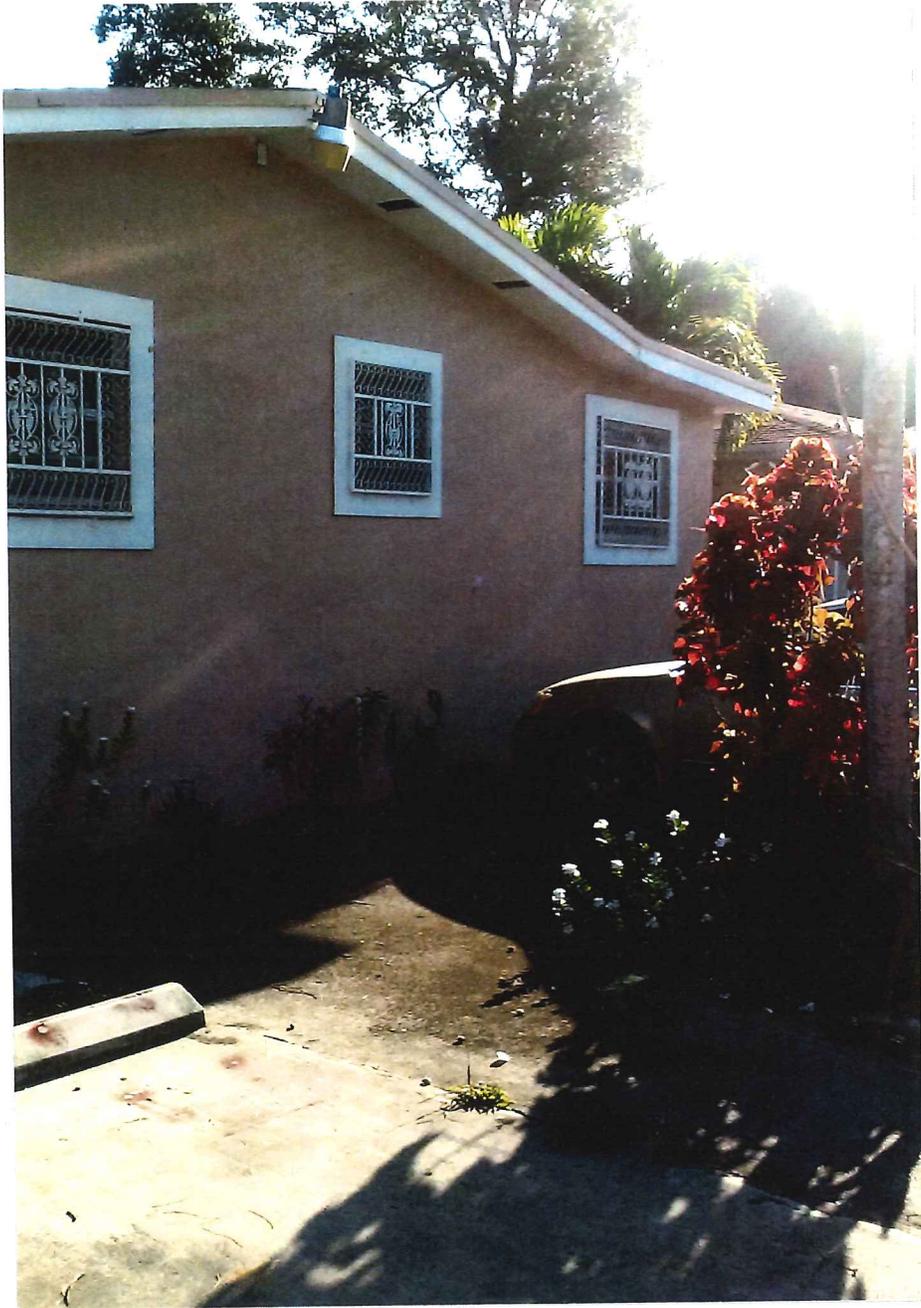
SIDE ELEVAT

REAR ELEVAT

**RECEIVED**  
216-005  
JAN 19 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

FOR DATA

Additional photos may be submitted



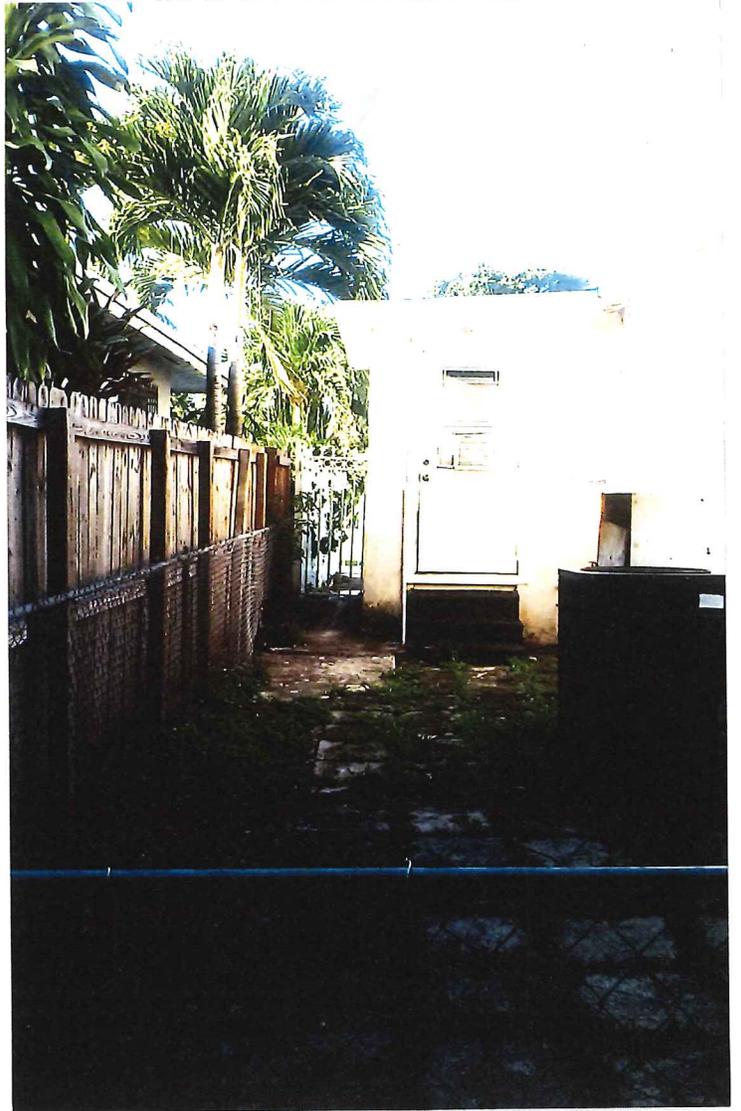
**RECEIVED**  
216-005  
JAN 19 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

FOR DATA



**RECEIVED**  
216-005  
JAN 19 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

FOR DATA



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

FOR OAH



**RECEIVED**  
216-005  
JAN 19 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

*BON DATT*

# Building Photographs

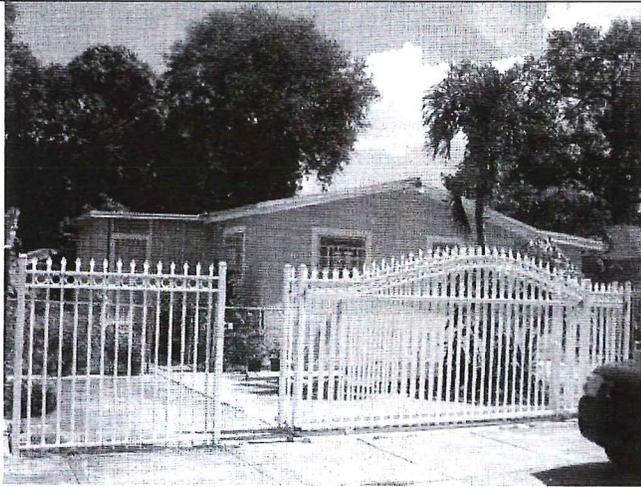
See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

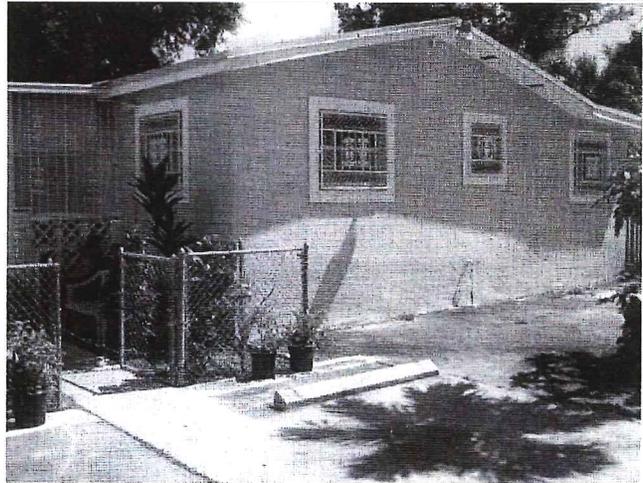
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1881 NW 112 Terrace		
City Miami	State FL	ZIP Code 33167

FOR INSURANCE COMPANY USE	
Policy Number:	
Company NAIC Number:	

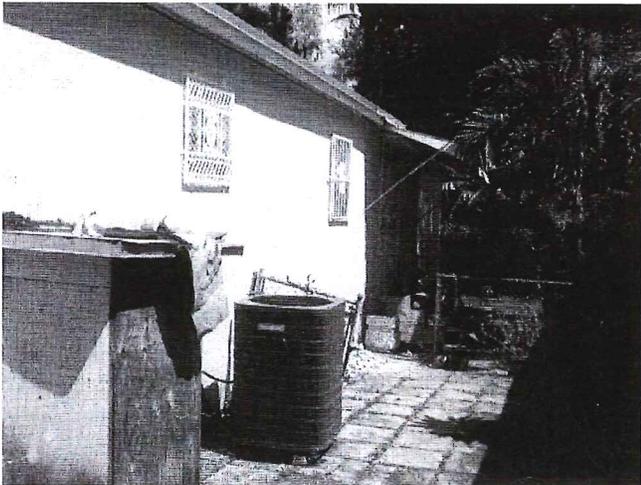
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



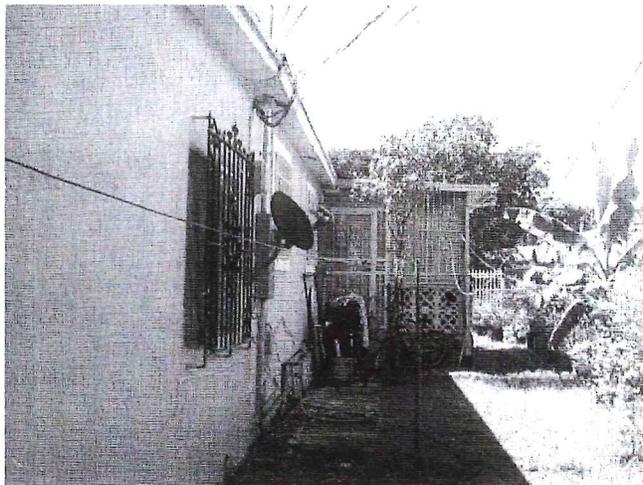
08/13/2014 Front View



08/13/2014 Front View Close-up

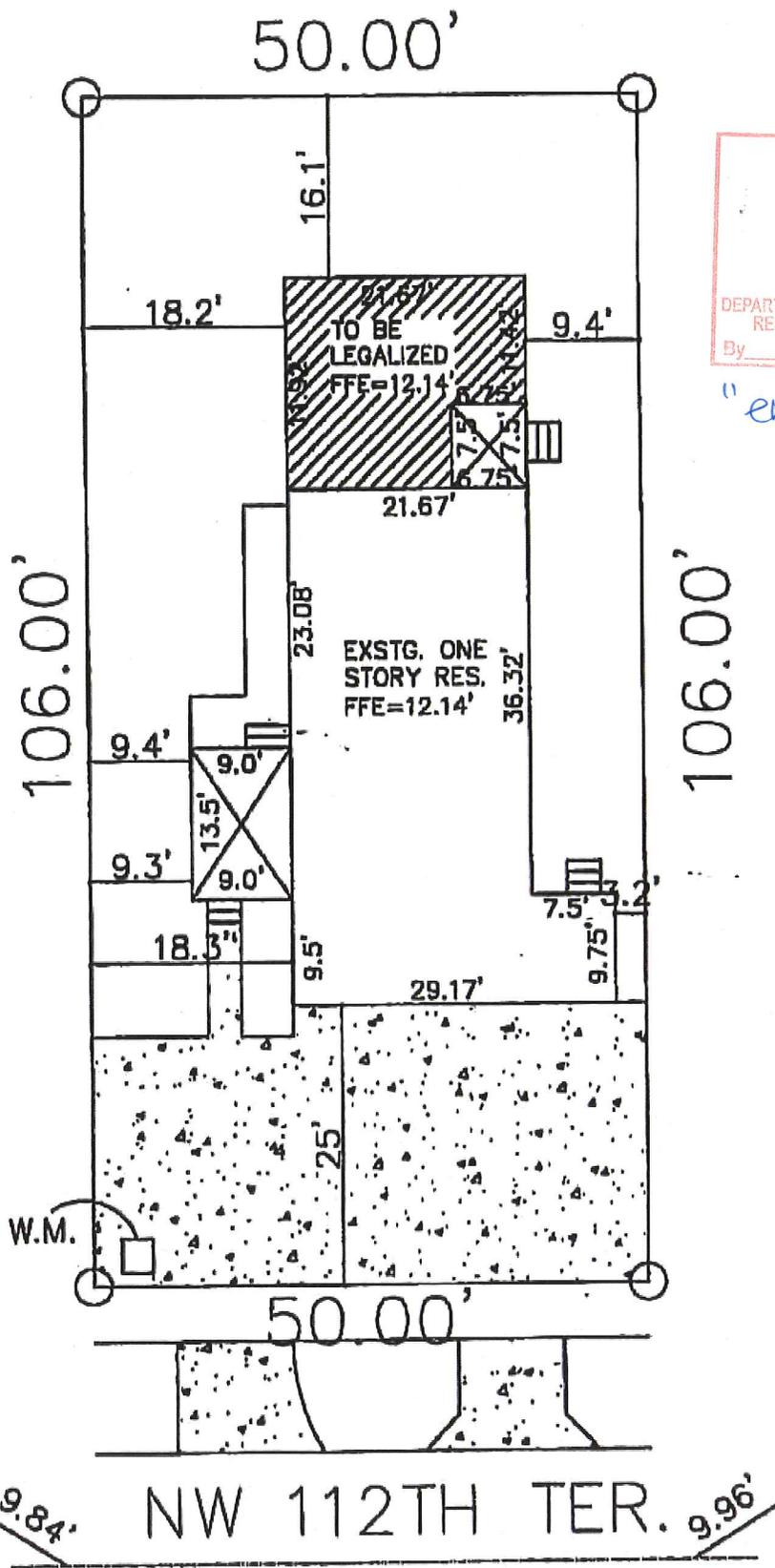


08/13/2014 A/C Unit



08/13/2014

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*for OAH*

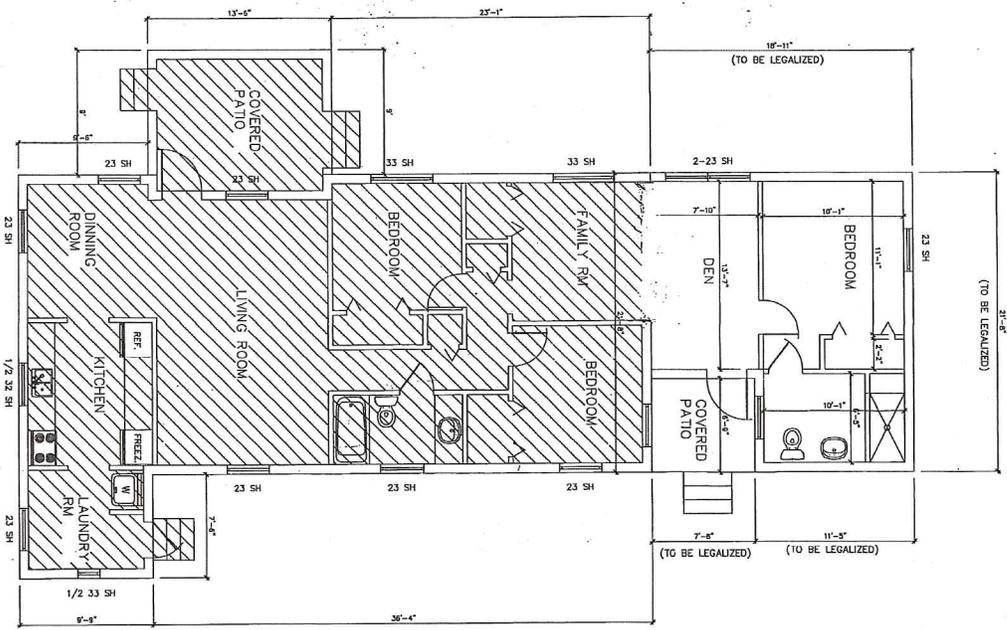


**RECEIVED**  
 216-005  
 MAR 11 2016  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 By *for S.S.*

*"enlarge site plan"*

**SITE PLAN**

NEW PLAN  
1/4"=1'-0"



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2/16-005  
JAN 19 2016  
MIAMI DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES  
PERMITTING SERVICES  
By *Pa S.S.*

**ZONING LEGEND**  
Single Family and Duplex

<b>ZONING</b>	R-1	
Height (To ridge of Roof)	13.67'	
Net Land Area	5,300	
Lot Coverage	1,602 SF DR 30%	
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT	25'	25.0'
SIDE	7.5'	9.3'
SIDE STREET	15'	3.2'
REAR	25'	16.10'

Area adjacent to lake or canal to be graded so as to prevent direct discharge of stormwater into lake or canal.  
Lot will be graded so as to prevent direct overland discharge or stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

**ANY APPLICABLE RESOLUTIONS**

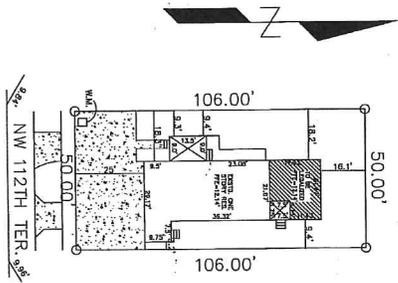
**NOTICE**  
In addition to the requirements of this permit, there may be additional restrictions applicable to this use that may be found in the Public Records of this County. Section 552.75 (1) Florida Statutes effective 7/1/07

**Applicant:** Will comply with Ordinance 80-90 (Section 13-13, 14 of the Miami-Dade County Code; Notice of road mining operations where blasting is permitted) prior to starting construction.

A separate permit will be required for all driveway approaches onto public right of way. Contact Public Works Department.  
The height of fences, walls, and hedges shall not exceed 2.5 feet in height within 10 feet of the edge of any driveway leading to a right of way.  
The height of fences is being measured from grade. Grade = Elevation of Public sidewalk or crown of road.

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2/16-005  
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PERMITTING SERVICES  
By *Pa S.S.*

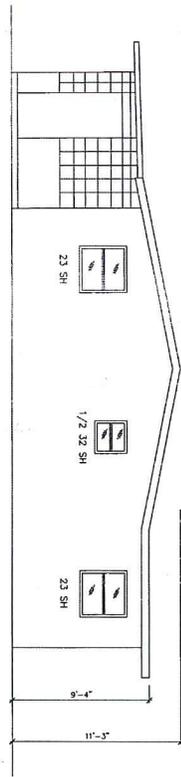
SITE PLAN  
1"=20'-0"



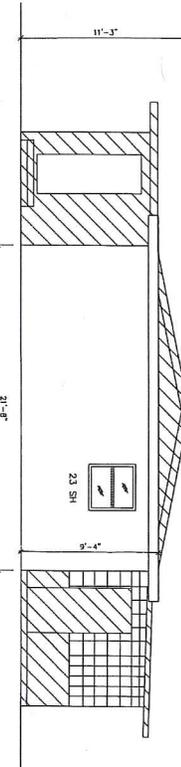
<b>MERISE LEGALIZATION</b>		CHARLES C. MITCHELL, P.E.
1881 NW 112TH TER MIAMI, FLA.		924 N. FEDERAL HWY. HOLLYWOOD, FLA. 33023 OFF: (305) 336-5069 CIVIL/STRUCTURAL ENG. FLA. REG. NO. #11127
A-1	DATE 9 MAY 2015 <i>Charles C. Mitchell</i>	23



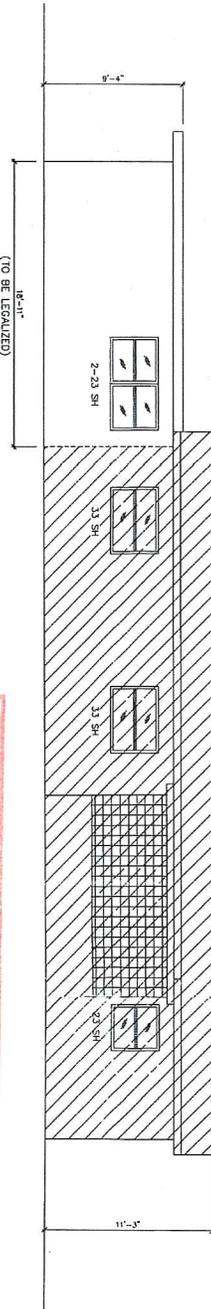
SOUTH ELEVATION  
 $\frac{1}{4}'' = 1' - 0''$



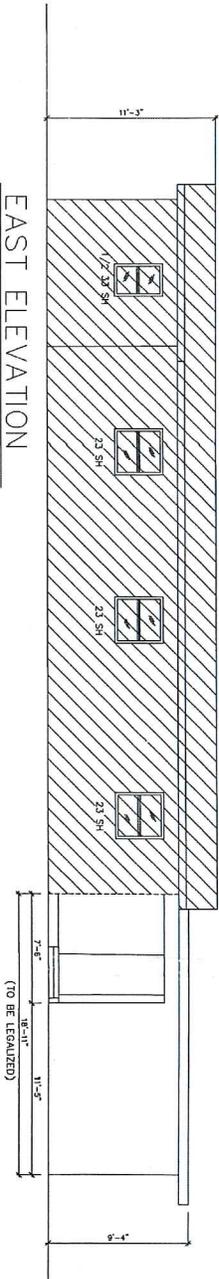
NORTH ELEVATION  
 (TO BE LEGALIZED)  
 $\frac{1}{4}'' = 1' - 0''$



WEST ELEVATION  
 (TO BE LEGALIZED)  
 $\frac{1}{4}'' = 1' - 0''$



EAST ELEVATION  
 $\frac{1}{4}'' = 1' - 0''$

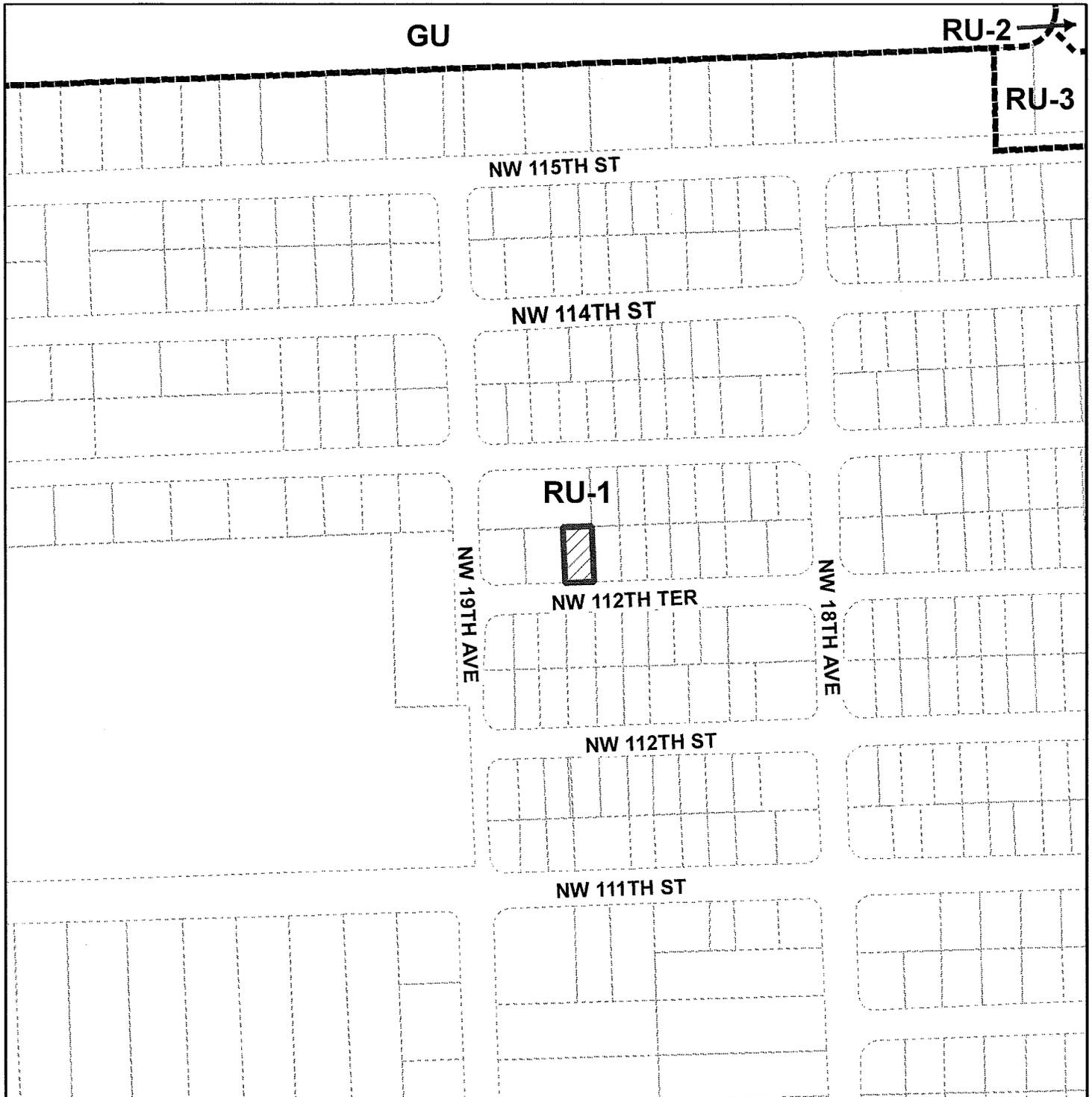


**RECEIVED**  
 216-005  
 MAR 11 2016  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES  
 CIVILIZATION SERVICES  
 By *SS*

216-005  
*SS*

*Charles C. Mitchell*  
 5-6-15

25



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

Process Number  
**Z2016000005**

Section: 34 Township: 52 Range: 41  
 Applicant: MACULA FLORESTAL MERISE  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, March 25, 2016

REVISION	DATE	BY
		26



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

**Process Number**  
**Z2016000005**

**Legend**  
 Subject Property

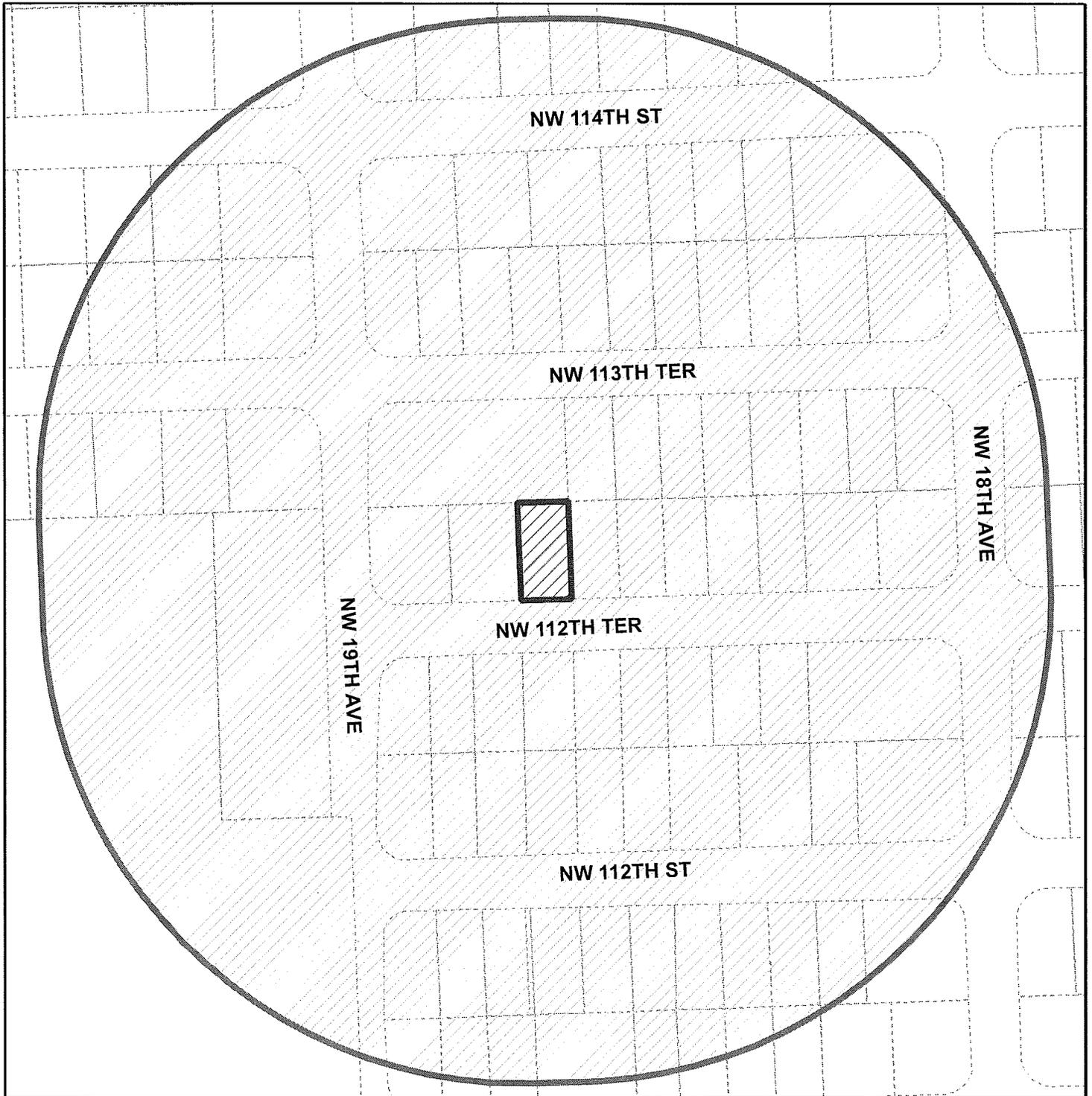


**Section: 34 Township: 52 Range: 41**  
**Applicant: MACULA FLORESTAL MERISE**  
**Zoning Board: C8**  
**Commission District: 2**  
**Drafter ID: E.CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Friday, March 25, 2016

REVISION	DATE	BY
		27



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

Section: 34 Township: 52 Range: 41  
 Applicant: MACULA FLORESTAL MERISE  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2016000005**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, April 1, 2016

REVISION	DATE	BY
		28

WATER

NW 115TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

NW 114TH ST

LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC

NW 19TH AVE

NW 112TH TER

NW 18TH AVE

NW 112TH ST

NW 111TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

MIAMI-DADE COUNTY

Process Number

CDMP MAP

**Z2016000005**

Legend



Subject Property Case

Section: 34 Township: 52 Range: 41  
Applicant: MACULA FLORESTAL MERISE  
Zoning Board: C8  
Commission District: 2  
Drafter ID: E.CESPEDES  
Scale: NTS



SKETCH CREATED ON: Friday, March 25, 2016

REVISION	DATE	BY

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

**PH: Z16-006 (16-6-CZ8-1)**

**June 30, 2016**

**Item No. 1**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Northside Centre, LLC
<b>Summary of Requests</b>	The applicant is seeking to modify a previously approved site plan showing a fast food restaurant
<b>Location</b>	7900 NW 27 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	33.73-acres
<b>Existing Zoning</b>	BU-2, Special Business District
<b>Existing Land Use</b>	Shopping center
<b>2020-2030 CDMP Land Use Designation</b>	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

MODIFICATION of site plan approved pursuant to Resolution 5-ZAB-229-96, passed and adopted by the Zoning Appeals Board, last modified by Condition #2 of Resolution CZAB8-7-13, passed and adopted by the Community Zoning Appeals Board #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, "Northside Shopping Center" as prepared by A.J. Cohen (2) A-2 sheets, A-2a, (2) A-3 sheets dated stamped received 06/05/12, Sheet A3a dated stamped received 10/10/12, and Sheet A1a dated stamped received 11/16/12 for a total of 7 sheets and plans entitled "North Side Shopping Center" as prepared by Wilkin Hults Design Group, Sheet TD-1 dated stamped received 10/10/12 and Sheet L-1 dated stamped received 11/16/12 for a total of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Taco Bell" as prepared by CKE Group, with 5 sheets dated stamped received 1/19/16 and 2 sheets dated stamped received 3/10/16, consisting of 7 sheets and plans entitled, "Northside Taco Bell" as prepared by Core States, dated stamped received 3/16/16, consisting of 2 sheets, for a total of 9 sheets."

The purpose of the above request is to allow the applicant to submit a new site plan showing a fast food restaurant within a previously approved shopping center.

**PROJECT DESCRIPTION:**

The site plan depicts an existing 525,392 sq. ft. shopping center with a proposed 2,152 sq. ft. fast food restaurant to be located on the southern portion of the site.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-2; shopping center	Business & Office
<b>North</b>	NCUAD/MC/MM & RU-1; bank branch & vacant	Community Urban Center Low Density Residential
<b>South</b>	NCUAD/MM; commercial, vacant and Metrorail	Community Urban Center Transportation
<b>East</b>	NCUAD/MM; commercial & FPL & fpl substation	Community Urban Center
<b>West</b>	NCUAD/R & MC & RU-1; commercial use, single-family residences and vacant	Community Urban Center Low Density Residential (2.5 – 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an existing shopping center located at 7900 NW 27 Avenue. The surrounding area is characterized by commercial uses and vacant land.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to submit revised plans showing a proposed one-story fast food restaurant within an existing shopping center. Based on the Departments memoranda, approval of the application will not create any impacts on the roadways or County resources in the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *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.* The approval of the request sought in this application will permit the applicant to modify the existing site plan to include a proposed fast food restaurant. In staff's opinion the proposed fast food restaurant is similar to the other retail and commercial uses within the existing shopping center.

As such, staff opines that the approval of the modification to allow the restaurant use is **consistent** with the Business and Office CDMP LUP map designation, the CDMP Land Use Element Interpretative text for Business and Office.

**ZONING ANALYSIS:**

When the application to permit the modification of a condition of a previously approved resolution is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval with conditions would be **compatible** with the surrounding area. Staff opines that the approval of the proposed fast food restaurant within the existing shopping center will not have an unfavorable economic impact on Miami-Dade County. Additionally, the Platting and Traffic Review Section of the RER indicated in its memorandum that the application will not generate any new additional daily peak hour trips because it lies within the urban infill area where traffic concurrency does the apply. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposed facilities will have a negative impact on fire rescue services in the area. Based on the aforementioned Department memorandums, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned. As such, staff opines that the approval of the modification (request #1) would be in keeping with the character of the surrounding commercial uses within the shopping center. Furthermore, the proposed restaurant will not create any new traffic impact on the abutting roadways. In addition, staff notes that the proposed use will not have a negative impact on the available parking within the existing shopping center.

**Based on the foregoing analysis, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:**

The submitted site plan depicts the existing shopping center with multiple ingress/egress points along NW 27 Avenue, NW 79 Street, NW 30 Avenue, NW 83 Street and NW 84 Street. There are 1,821 parking spaces, which is sufficient to support the existing and proposed uses.

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

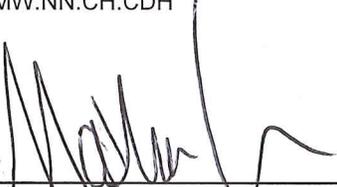
**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with a condition.

**CONDITIONS FOR APPROVAL:**

1. That all the conditions of Resolution No. 5-ZAB-229-96 and CZAB8-7-13 remain in full force and effect, except as herein modified.

NK:MW:NN:CH:CDH



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

*NKN*

PLANNING AND ZONING  
AGENDA OFFICE

2016 JUN 21 A 10:47

2016 JUN 21 A 6:36

PLANNING AND ZONING  
AGENDA OFFICE

# ZONING RECOMMENDATION ADDENDUM

Northside Centre, LLC  
Z16-006

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	No objection*
Platting Section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Public Works & Solid Waste Mgmt	No objection
Water and Sewer	No objection*
*Subject to conditions in their memorandum.	

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

<p><b>Business and Office (Pg. I-41)</b></p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>33-311(A)(7) Generalized Modification Standards</b></p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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5

**1. NORTHSIDE CENTRE, LLC**  
**(Applicant)**

**16-6-CZ8-1(16-006)**  
**Area 08/District 02**  
**Hearing Date: 06/30/16**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1956	Northside Centre, Inc.	- Creates separate parcels.	BCC	Approved with Condition(s)
1957	Northside Centre, Inc.	- Zone change from AU to BU-2A, BU-3, BU-3A & IU-1.	BCC	Approved with Condition(s)
1958	Northside Centre, Inc.	- Modification to permit signage.	BCC	Approved with Condition(s)
1960	Northside Centre, Inc.	- Non-Use Variance of signage regulation's.	BCC	Appeal Approved, Application Approved
1960	Northside Centre, Inc.	- Non-Use Variance of signage regulation's.	BCC	Denied
1961	Northside Centre, Inc.	- Unusual Use amusement rides & concessions.	BCC	Approved with Condition(s)
1961	Northside Centre, Inc.	- Unusual Use amusement rides.	BCC	Approved with Condition(s)
1962	Northside Shop Centre, Inc.	- Unusual Use & Variance for miniature golf course building.	ZAB	Approved with Condition(s)
1962	Northside Centre, Inc.	- Variance size requirement.	BCC	Appeal Approved, Application Approved
1962	Northside Centre, Inc.	- Non-Use Variance of sign regulations.	ZAB	Denied

1963	Northside Shopping Centre, Inc.	- Variance of alcohol spacing.	ZAB	Approved
1964	Northside Centre, Inc.	- Unusual Use promotional activity.	ZAB	Approved with Condition(s)
1964	Northside Bank	- Variance of signage.	ZAB	Approved
1967	John P. Fitzgibbon	- Variance of zoning requirement. - Variance cubic contents.	ZAB	Approved
1968	Greenfield Investment Trust	- Variance permit detached directional sign.	ZAB	Approved
1969	Greenfield Real Estate Investment Trust	- Unusual Use amusement ride. - Modification of condition of resolution.	ZAB	Approved with Condition(s)
1973	James Redmond and Gordon Whitn Jr.	- Unusual Use to permit amusement rides.	ZAB	Approved with Condition(s)
1975	Greit Realty Trust	- Unusual Use shopping center promotional activities.	BCC	Approved with Condition(s)
1977	Radio Broward	- Use Variance & Unusual Use for studio & radio tower.	ZAB	Approved with Condition(s)
1978	Greit Realty Trust	- Variances for 7 detached signs.	ZAB	Approved with Condition(s)
1978	Greit Realty Trust	- Variances of signage regulations.	BCC	Approved
1982	Walgreen Company	- Special Exception of spacing requirement for alcohol.	ZAB	Approved
1983	Tashi Valley N.V.	- Modification of condition of resolution.	ZAB	Approved
1984	McDonald's Corporation D/B/A McDonald's Corporation A Delaware Company	- Modification condition of resolution. - Non-Use Variance of signage.	ZAB	Approved with Condition(s)
1987	McDonald's Corp. & Tashi Dalley	- Non-Use Variance of signage.	ZAB	Approved with Condition(s)

1994	Walgreen Co.	- Special Exception for alcohol.	ZAB	Approved with Condition(s)
1996	Tashi Valley Co.	- Non-Use Variance of landscape regulation's.	ZAB	Approved with Condition(s)
2013	Northside Centre, LLC	- Modification of previous resolution. - Non-Use Variance of signage.	C08	Approved with Condition(s)

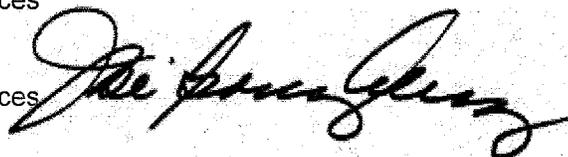
Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions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

# Memorandum



**Date:** February 25, 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 #Z2016000006-2<sup>nd</sup> Revision  
Northside Centre, LLC  
7900 NW 27<sup>th</sup> Avenue, Miami, FL 33147  
Modification of a previous resolution to permit a fast food restaurant  
within a previously approved shopping center; and Non-Use  
Variance to permit more signage than permitted.  
(BU-2) (33.39 Acres)  
09-53-41

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

#### Potable Water Service and Wastewater Disposal

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

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

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

#### Stormwater Management

Stormwater 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.

Applicant is advised that the proposed surface water management system must be approved by the DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305) 372-6700 for additional information.

A Class VI Permit from DERM Water Control Section maybe required for the construction of the proposed surface water management system.

#### Pollution Remediation

The subject property has records of current contamination issues under North Clean Inc. (DERM file IW5-5114). The site is a dry cleaning solvent contaminated site. Any construction, development, drainage, and dewatering at the subject site will also require review and approval from the PRS as it relates to environmental contamination issues. There are no records of current contaminated sites abutting the subject folio number.

#### Tree Preservation

Tree Removal/Relocation Permit #4669 was issued for the property on December 19, 2013 and expired on December 19, 2015. Please be advised that a new Tree Removal/Relocation Permit is required for the removal and/or relocation of additional trees on the subject property that are subject to the Tree Preservation and Protection provisions of the Code.

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 (diameter at breast height equal to or greater than 18 inches) 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 permitting procedures and requirements.

#### Enforcement History

The subject properties have seven (7) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information at (305) 372-6902.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for

potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

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

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

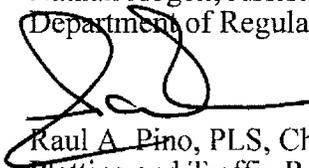
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** May 12, 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:** Z2016000006  
Name: Northside Centre, LLC  
Location: 7900 NW 27 Ave.  
Section 09 Township 53 South Range 41 East

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

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

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

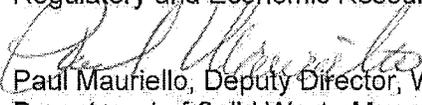
12

# Memorandum



**Date:** February 5, 2016

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

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

**Subject:** Northside Centre, LLC (#16\_006)

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The Department of Solid Waste Management (DSWM) has **no objections to the proposed application.**

**Application: Northside Centre, LLC** is requesting a non-use variance to install additional signage at the Northside Shopping Centre, modification of the approved site plan, and modification of the approved location for a multi-tenant sign. The existing shopping center on the property meets the Miami-Dade County Code definition of a commercial establishment. 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." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

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

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.

**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."

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.

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

# Memorandum



**Date:** May 24, 2016

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

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

**Subject:** Zoning Application Comments – Northside Shopping Center (Taco Bell)  
Application Z2016000006 – (Pre-app. # Z16P-194) – Revision # 2

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Northside Shopping Center (Taco Bell)

Location: The proposed project is located at 7900 N.W. 27<sup>th</sup> Avenue with folio No. 30-3109-000-0120, in unincorporated Miami-Dade County.

Proposed Development: 2,152 S.F. Taco Bell Restaurant.

The total water demand will increase by 1,076 (gpd).

Water: The subject project is located within WASD service area. The source of water for the project is the Hialeah-Preston Water Treatment Plant. The project site is currently being served by WASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

For the future facility, there is a 12-inch water main on NW 79<sup>th</sup> Street to where the developer may connect to provide water service to the development. Also note that there is existing 8-inch water main within the shopping center that may be available to connect. If said water main is in conflict with the new proposed development, it will need to be relocated. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant request connection to the water infrastructure.

A Water Supply Certification (WSC) from the Water and Sewer Department will be required for the proposed development. The WSC will be issued at the time the applicant request connection to the water system. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

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](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 from this site is currently being transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

Currently the existing property has a private sewer systems and a private pump station. The new development may connect to the existing private sewer system for sewer service. A Unity of Title will be required to connect to the private system. In addition, there is an existing 12-inch sanitary sewer force main along N.W. 32<sup>th</sup> Avenue to where the developer may connect and extend an 8-inch sewer force main easterly in N.W. 79<sup>th</sup> street to the developer's property as required. A private sewage pump station will be required. Please note that final points of connection and capacity approval for connection to the sewer system will be issued at the time the applicant requests connection to the sewer infrastructure.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement. Note, there are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them.

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.

Below please find additional links to the 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



**Date:** March 24, 2016

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

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

**Subject:** Z2016000006: NORTHSIDE CENTRE, LLC PRE-APL (Z16-194)  
Revised Plans Submitted Dated Stamped Received 3-16-2016

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**Application Name:** NORTHSIDE CENTRE, LLC PRE-APL (Z16-194)

**Project Location:** The site is located at 7900 NW 27 AVENUE, Miami-Dade County.

**Proposed Development:** The request is for modification of a previous resolution for retail use.

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

**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



# Memorandum

**Date:** 25-APR-16  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2016000006

**Recommendation:**

Fire Engineering & Water Supply Bureau determines that the attached FINAL AD wording has no bearing on any previous site access review disposition

**Service Impact/Demand**

Development for the above Z2016000006 located at 7900 NW 27 AVENUE, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 790 is proposed as the following:

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

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 # 02  
 The estimated average travel time is: 6.01 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**

NORTHSIDE CENTRE, LLC

7900 NW 27 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA

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**APPLICANT**

**ADDRESS**

JUNE 30, 2016

Z2016000006

---

**DATE**

**HEARING NUMBER**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

May 18, 2016

**NEIGHBORHOOD REGULATIONS OPEN:**

There are no open cases

**NEIGHBORHOOD REGULATIONS CLOSED:**

**NEIGHBORHOOD COMPLIANCE CASE #201504002267**, was opened on April 17, 2015, for the Parking Premises violation of Failure to provide a sufficient amount of Handicapped Parking spaces. The adequate amount of parking spaces were added and marked. The case is closed.

**CASE #201504005815**, was opened on August 27, 2015, for Failure to obtain a Certificate of Use prior to operating the business known as "For Womens Apparel and Accessories." The Certificate was obtained. The case is closed.

**BUILDING SUPPORT REGULATIONS OPEN:**

There are no open cases

**BUILDING SUPPORT REGULATIONS CLOSED:**

**Building Support Case #A2015003162X**, was opened on August 11, 2015. Civil Violation Notice Number P018521 was issued for Failure to obtain a mandatory inspection for work under permit number 2015004015. Compliance was met and the Civil Violation Notice was paid and closed. The case was closed.

**Case # A2016000944**, was opened on January 11, 2016. Notice of Violation was issued for Failure to obtain a mandatory inspection for work under permit number 2015031927. Compliance was met. The case was closed.

**VIOLATOR:**

Northside Centre, LLC

**OUTSTANDING LIENS AND FINES:**

As of May 18, 2016, There are no Outstanding Liens, Fines, or Fees.







RECEIVED  
316-006  
JAN 13 2006  
MID-LEVEL OFFICE  
GENERAL INVESTIGATIVE DIVISION  
FEDERAL BUREAU OF INVESTIGATION  
DEVELOPMENT

FOR SDE



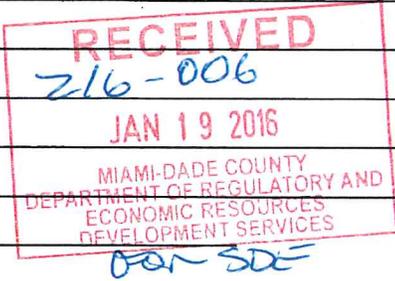


NAME OF PURCHASER: \_\_\_\_\_

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: \_\_\_\_\_

(Applicant)

Sworn to and subscribed before me this 30<sup>th</sup> day of Nov, 20 15. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)



My commission expires: 7/2/17

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.

**NORTHSIDE INVESTMENT PROPERTIES, LLC**

<b>PARTNER NAME</b>	<b>% OF OWNERSHIP</b>
YORAM & YLEANA IZHAK	50%
ERIC MALLER	20%
REUBEN EZEKIEL	20%
YEHOUDA CHEUBAR	5%
ITSHAC BEN TOV	5%
<hr/> TOTAL	<hr/> 100%

**RECEIVED**  
216-006  
JAN 19 2016  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES

*FOR SIDE*

**NS NORTHSIDE, LLC**

<b>PARTNER NAME</b>	<b>% OF OWNERSHIP</b>
SENDER SHUB	50%
NELSON MENDA	50%
<b>TOTAL</b>	<b>100%</b>

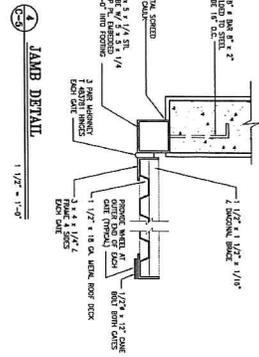
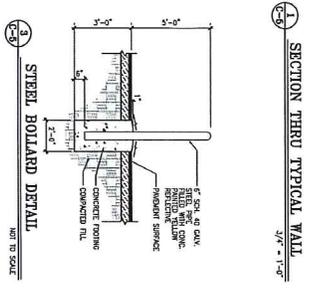
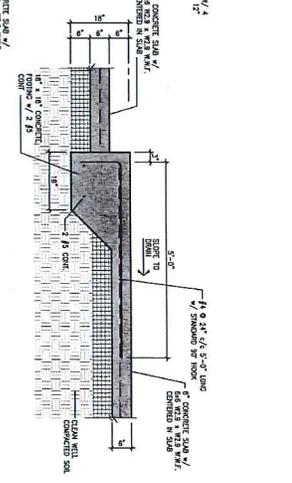
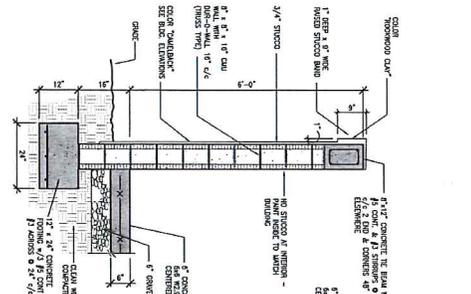
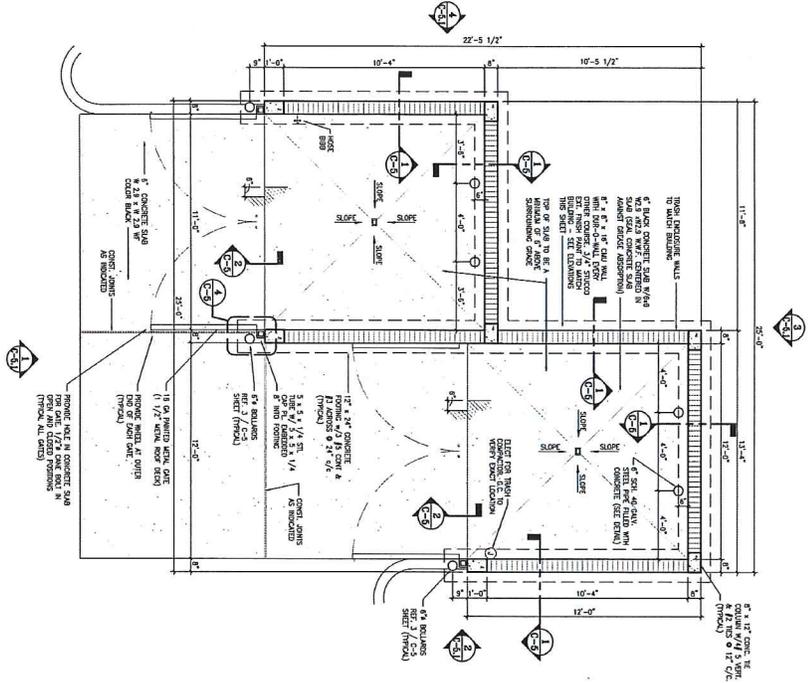
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*216-006*  
**JAN 19 2016**  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
ECONOMIC RESOURCES  
DEVELOPMENT SERVICES  
*FOR SDE*







**TRASH & RECYCLING ENCLOSURE PLAN**  
1/2" = 1'-0"



**RECEIVED**  
216-006  
JAN 19 2016  
MAIN AND COUNTY  
DEPARTMENT OF RESIDENTIAL AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES  
BY: *ASH*

**RECEIVED**  
216-0113-006  
JAN 19 2016  
TRASH AND RECYCLING ENCLOSURE  
CONTRACT NO. 15-006  
BY: *ASH*

**CKE GROUP**  
INCORPORATED  
10000 W. 10TH AVENUE  
DENVER, CO 80201  
TEL: 303.751.1000  
WWW.CKEGROUP.COM

**PROJECT:** TRASH & RECYCLING ENCLOSURE  
**CONTRACT NO.:** 15-006  
**DATE:** 01/19/16  
**BY:** *ASH*

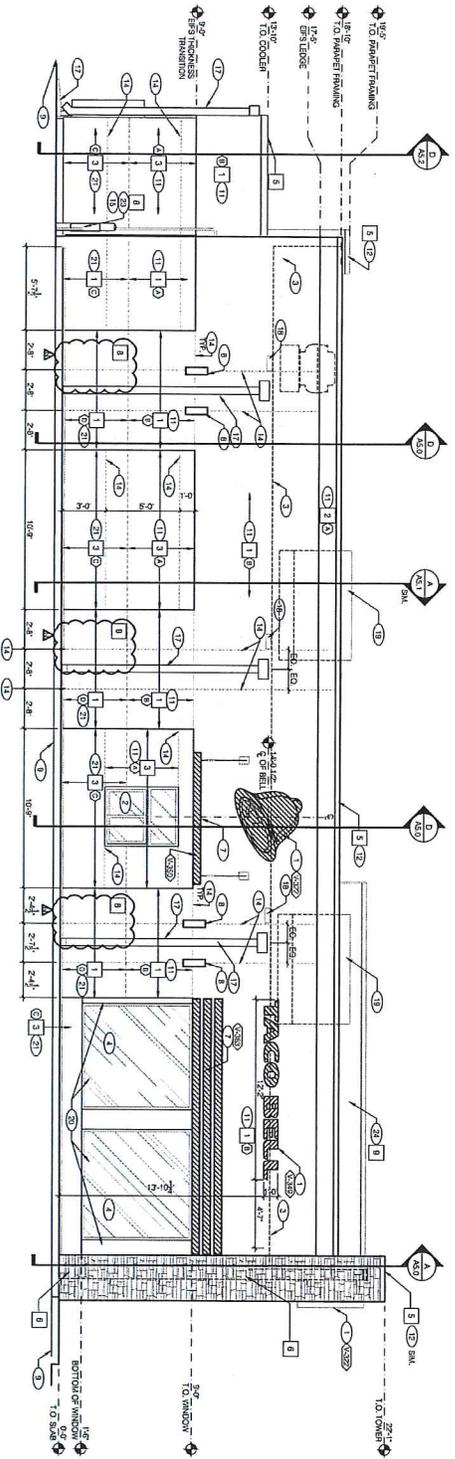






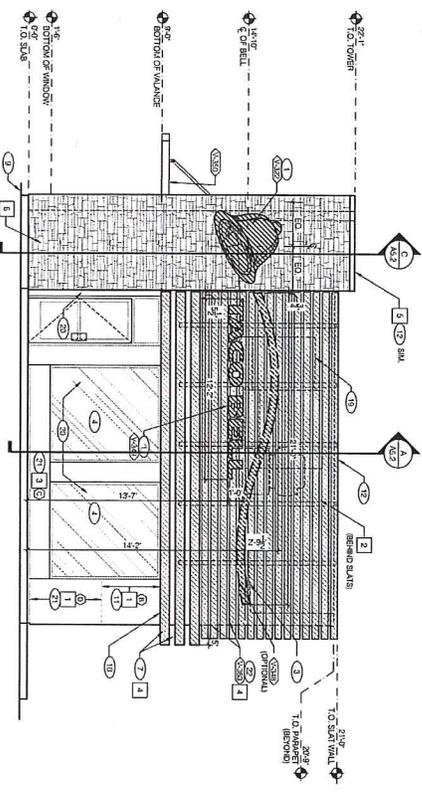
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 216-066  
 MAR 16 2016  
 INDIANAPOLIS COUNTY  
 DEPARTMENT OF HEALTH, ENVIRONMENT & ECONOMIC  
 RESOURCES - PLANNING SERVICES  
 BY **APD**

**RECEIVED**  
 216-066  
 MAR 11 2016  
 DEPARTMENT OF HEALTH, ENVIRONMENT & ECONOMIC  
 RESOURCES - PLANNING SERVICES

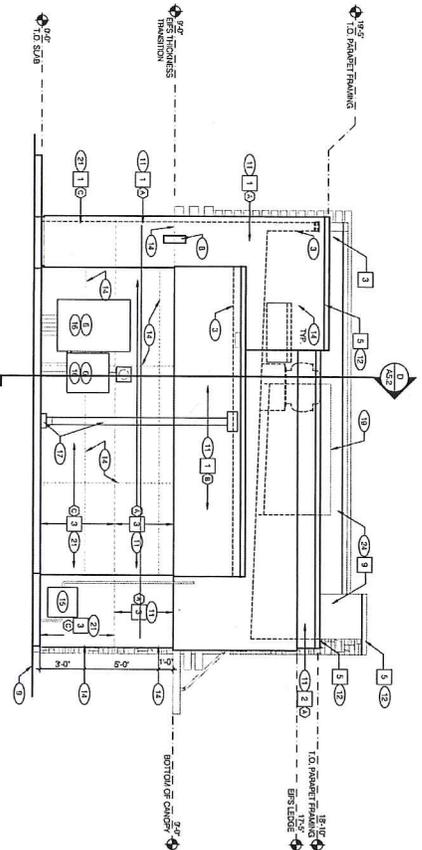


LEFT SIDE ELEVATION 1/4" = 1'-0" A

NOTE: WALL SIGNAGE SHOWN  
 ARE NOT PART OF THIS SITE PLAN  
 APPROVAL



FRONT ELEVATION 1/4" = 1'-0" C



REAR ELEVATION 1/4" = 1'-0" B

**CORE STATES GROUP**  
 58 Mt. Bethel Rd., Suite 301  
 Warren, NJ 07059  
 Phone (908) 462-9700  
 Fax (908) 462-9700  
 Fax (908) 548-0875

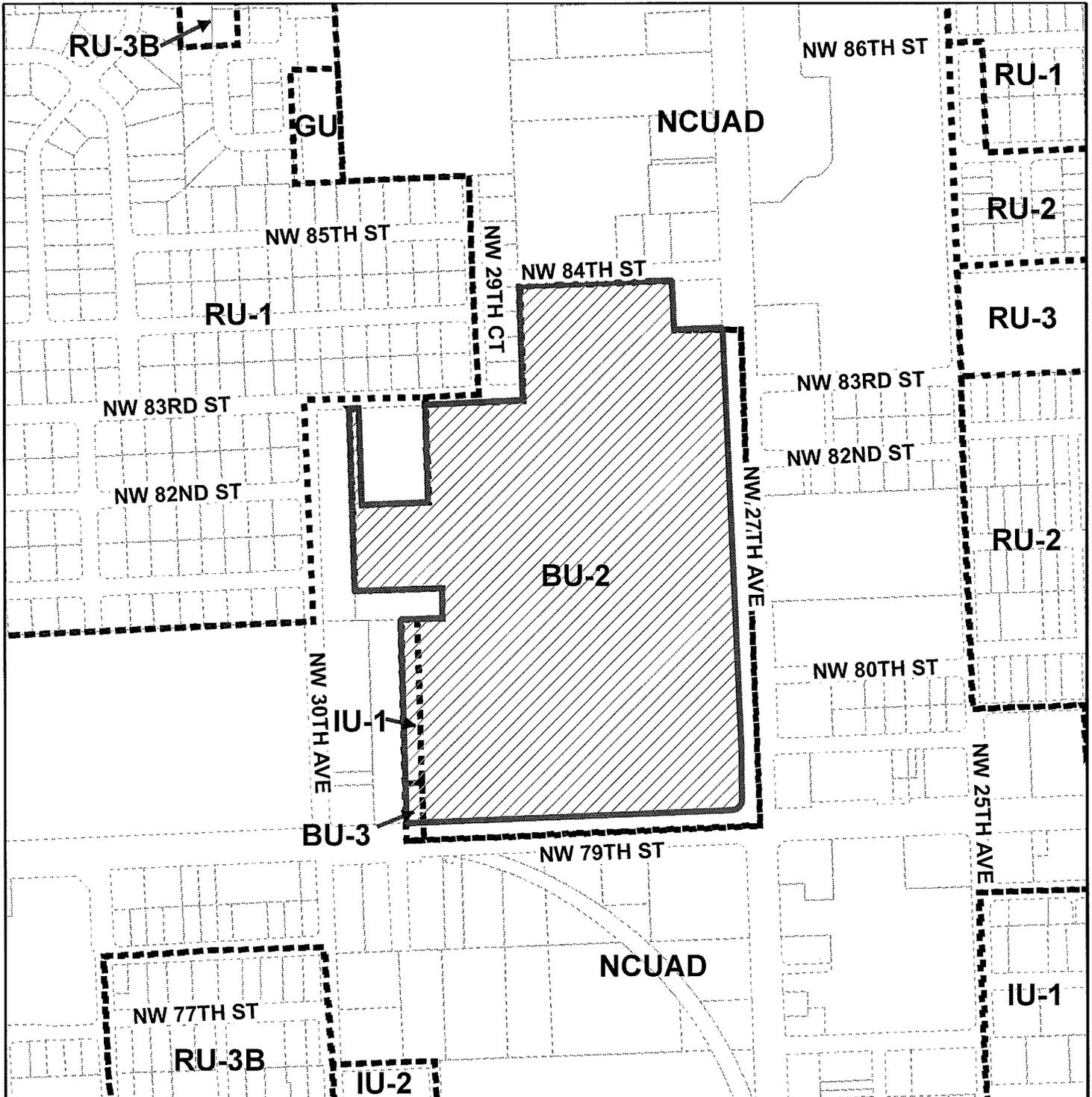
ARCHITECT OF RECORD

CONTRACT DATE: 02.28.15  
 BUILDING TYPE: LIVE LARK MEDICAL  
 PLAN VERSION: FEBRUARY 2015  
 SITE NUMBER: 310-489  
 SITE ADDRESS: 42700  
 NORTHSIDE TACO BELL  
 140 79th St. & 27th Ave  
 MARIETTA, GA 30067

**A4.1**  
 FLOORS

**EXTERIOR ELEVATIONS**  
 LIVE WAS  
 HIGHLAND





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

Process Number

**Z2016000006**

**Legend**

-  Subject Property Case
-  Zoning



Section: 09 Township: 53 Range: 41  
 Applicant: NORTHSIDE CENTRE, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, February 26, 2016

REVISION	DATE	BY
		37



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

Process Number  
**Z201600006**

Legend  
 Subject Property

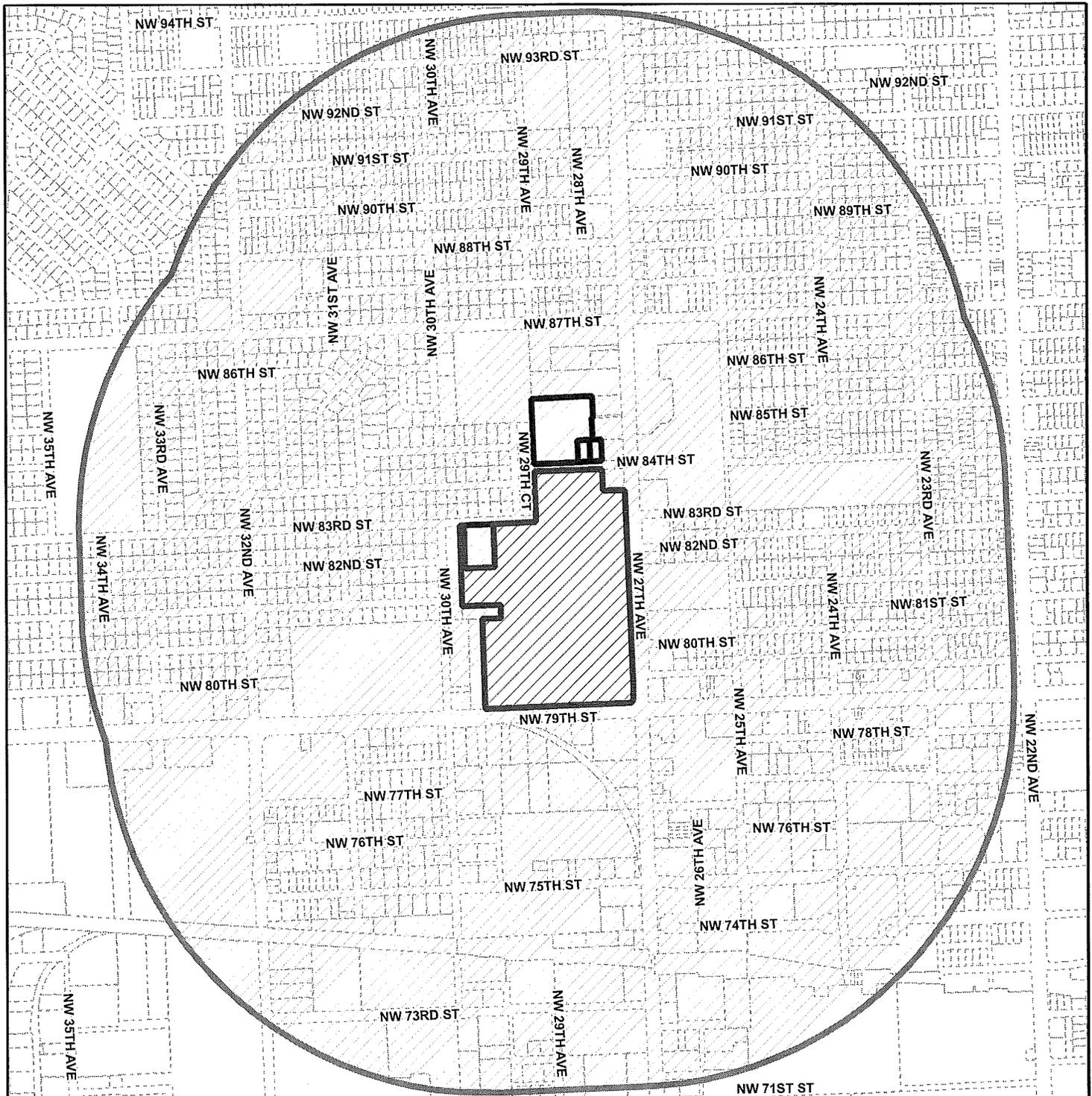


Section: 09 Township: 53 Range: 41  
 Applicant: NORTHSIDE CENTRE, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, February 26, 2016

REVISION	DATE	BY
		38



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 09 Township: 53 Range: 41  
 Applicant: NORTHSIDE CENTRE, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2016000006**  
 RADIUS: 2640

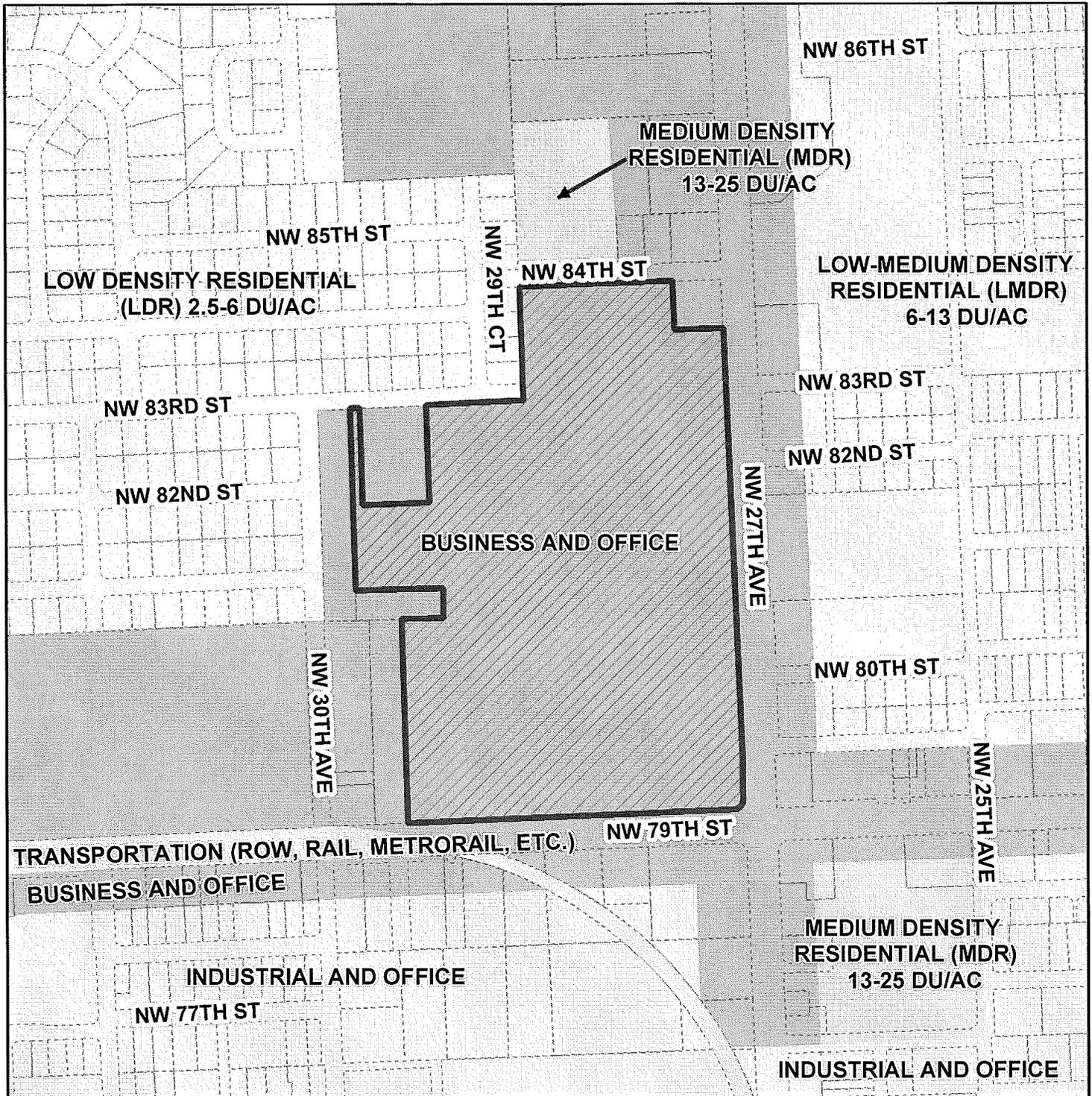
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 26, 2016

REVISION	DATE	BY
		39



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

Process Number  
**Z2016000006**

**Legend**

 Subject Property Case



Section: 09 Township: 53 Range: 41  
 Applicant: NORTHSIDE CENTRE, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, February 26, 2016

REVISION	DATE	BY

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

PH: Z16-025 (16-6-CZ8-2)

June 30, 2016

Item No. 2

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	7- Eleven, Inc.
<b>Summary of Requests</b>	The applicant is seeking to approve additional signage beyond that allowed by the sign regulations for a proposed convenience store and gas station.
<b>Location</b>	The Northeast corner of NW 62 Street & NW 32 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	1.46 acres
<b>Existing Zoning</b>	BU-2, Special Business District
<b>Existing Land Use</b>	Commercial
<b>2020-2030 CDMP Land Use Designation</b>	Business and Office/ Low-Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON USE VARIANCE to permit a 2<sup>nd</sup> detached sign with an area of 49.8 sq. ft. (one (1) 138 square-foot sign permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "7-Eleven" as prepared by Harbinger, dated stamped received 3/04/2016, consisting of 8 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The applicant is seeking approval to permit a 2<sup>nd</sup> detached sign for a proposed convenience store and gas station on a 1.46 acre site.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-2; vacant	Business and Office/Low Density Residential
<b>North</b>	BU-2; Gas Station RU-1M(a) single family residences	Business and Office Low Density Residential, 2.5-6 dua
<b>South</b>	BU-3; Gas Station, Car lot BU-2; Park	Low Medium Density, 6-13 dua. Business and Office
<b>East</b>	BU-2; Commercial RU-1M(a) single family residences	Business and Office Low Density Residential, 2.5-6 dua
<b>West</b>	BU-3; Commercial & Industrial	Industrial

### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is vacant and located on the northeast corner of NW 62 Street, a half section line roadway, and NW 32 Avenue. The surrounding area is characterized by commercial and retail uses as well as residential uses located to the northeast of the subject parcel.

### **SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to erect an additional detached point of sale sign for the proposed convenience store and gas station. The additional sign would provide the store with more visibility at this intersection of two (2) well-travelled roadways and will facilitate a smoother flow of traffic along the abutting roadways of the 1.46 acre site.

### **CDMP ANALYSIS:**

The subject property is a vacant property that is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *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.* The eastern portion of the property is designated Low Density Residential on the CDMP LUP map. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. However, staff notes that the entire subject property is zoned BU-2 Special Business District. The BU-2 zoning district allows the gas station and retail uses. The CDMP Land Use Element interpretative text, states that existing zoning is deemed to be **consistent** with this Plan. The applicant seeks approval to permit additional signage beyond what is allowed by the Code. As such, the approval of the proposed signage for the convenience store and gas station will be consistent with the CDMP LU Element interpretive text for properties designated Business and Office and Low Density Residential on the LUP MAP.

### **ZONING ANALYSIS:**

When the applicant's request for approval of an additional detached sign of 49.8 sq. ft. (one 138-sq.ft. sign is permitted) is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of the request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the area. Staff notes that the 1.46-acre parcel of land is vacant and based on the letter of intent from the applicant, the proposed use for the property is to develop a convenience store and gas station. Approval of this application will allow the applicant to erect an additional point of sale sign along NW 62 Street as a part of a comprehensive sign program. The proposed retail facility is located at the intersection of NW 32 Avenue, a four (4) lane, north/south roadway and NW 62 Street, which is a half section line road. The area surrounding the subject property is primarily made up of retail stores, restaurants, gas station and car lot.

Staff opines that approval of the additional detached sign, although exceeding the number allowed by the signage regulations within the Code, will not have a negative visual impact on

the surrounding area. However, staff's review of the Department's records does not indicate that there were any previously approved sign variances in the area. Notwithstanding, staff opines that the approval of the requested detached sign will not create any new visual impact along NW 62 Street. Because there is a small parcel of land containing a park on the corner of NW 62 Street and NW 32 Avenue, staff opines that it restricts the ability of customers passing by on NW 62 Street from locating the gas station. As such, staff opines that the proposed sign will provide the applicant and customers with added visibility along the heavily travelled east bound roadway NW 62 Street. As such, staff opines that approval with conditions of the request would not affect the appearance and stability of the surrounding community and would be **compatible** with same. **Staff therefore, recommends approval with conditions of the request under Section 33-311(A)(4)(b).**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

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

**OTHER:** N/A

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, 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 "7-Eleven" as prepared by Harbinger, dated stamped received 3/04/2016, consisting of 8 sheets.
3. That the use be established and maintained in accordance with the approved plan.

NK:MW:NN:CH:DAH

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

*MW*

2016 JUN 21 A 6:36  
PLANNING AND ZONING  
ADMINISTRATIVE OFFICE

# ZONING RECOMMENDATION ADDENDUM

Applicants: 7- Eleven, Inc.  
PH: Z16-025

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

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

<p><b>Business and Office</b> (Page I-41)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
<p><b>Uses and Zoning Not Specifically Depicted on the LUP Map</b> (Pg. I-77)</p>	<p><i>Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area</i></p>

# ZONING RECOMMENDATION ADDENDUM

Applicants: 7- Eleven, Inc.  
PH: Z16-025

	<p><i>ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree, which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.</i></p>
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## **PERTINENT ZONING REQUIREMENTS/STANDARDS**

<p><b>Non-Use Variances From Other Than Airport Regulations. Section 33- 311(A)(4)(b)</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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**2. 7 ELEVEN, INC.**  
**(Applicant)**

**16-6-CZ8-2(16-025)**  
**Area 08/District 02**  
**Hearing Date: 06/30/16**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
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None

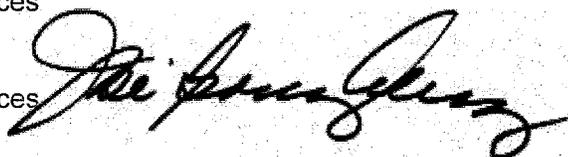
Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions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

# Memorandum



**Date:** March 29, 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:** #Z2016000025  
7-Eleven, Inc.  
NE Corner of NW 62<sup>nd</sup> Street and NW 32<sup>nd</sup> Avenue  
Non-Use Variance to permit several wall and detached signs on the property.  
(BU-2) (1.464 Acres)  
16-53-41

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

#### 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.

Please be advised that a Tree Removal/Relocation Permit is required for the removal and/or relocation of tree resources on the subject property that are 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 (diameter at breast height of 18") 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 permitting procedures and requirements.

Concurrency Review Summary

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

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

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

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

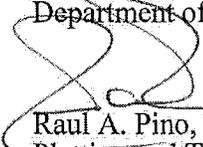
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** April 4,, 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:** Z2016000025  
Name: 7 Eleven, Inc.  
Location: NW 62 St. & NW 32 Ave.  
Section 16 Township 53 South Range 41 East

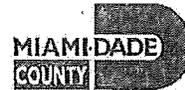
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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objection**

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

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

# Memorandum



**Date:** March 22, 2016

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

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

**Subject:** 7 Eleven, Inc. (#16\_025)

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The Department of Solid Waste Management, Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** *7 Eleven, Inc.* is requesting a variance of Section 33-106 of the Code of Miami-Dade County to permit two detached signs where only one detached sign is permitted in the BU-2 zoning district. The property is currently vacant.

**Size:** The subject property is approximately 1.46 acres.

**Location:** The property is located on the northeast corner of NW 32<sup>nd</sup> Avenue and NW 62<sup>nd</sup> Street.

## Analysis:

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (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

Should a 7 Eleven store be constructed on the property, it would meet the Miami-Dade County Code definition of a "commercial establishment." 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." 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       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

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



**Date:** April 11, 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 - 7 Eleven INC - Application No. Z2016000025 - (Pre-app. Z15P-164)

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: 7- Eleven INC

Location: The proposed project is located at the northeast corner of NW 62<sup>nd</sup> Street & NW 32<sup>nd</sup> Avenue with folio No. 30-3116-000-0264 in unincorporated Miami-Dade County.

Proposed Development: 2,993 S.F. 7 Eleven store with 16 fueling positions for regular gas and 3 fueling positions for diesel.

The total water demand will be 450 (gpd).

Water: The subject project is located within WASD's service area. The source of water for the project is the Hialeah-Preston Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

Per WASD Agreement 22625 and points of connection dated November 3, 2015, there are two options for connection to the water infrastructure:

**Option 1:** Connect to an existing 12-inch water main in NW 32<sup>nd</sup> Avenue, partially abutting the western boundary of the property and north of NW 62<sup>nd</sup> Street and extend the same southerly in NW 32<sup>nd</sup> Avenue to NW 62<sup>nd</sup> Street, interconnecting to an existing 12-inch water main at that location.

**Option 2:** Connect to an existing 12-inch water main in NW 62<sup>nd</sup> Street, east of NW 32<sup>nd</sup> Avenue and extend the same easterly in NW 62<sup>nd</sup> Street to the southeastern corner of the property, interconnecting to an existing 8-inch water main at that location.

Any public water main extension within the property shall be 12-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with 2 points of connection.

A Water Supply Certification (WSC) from the Water and Sewer Department was issued on March 10, 2016 for the proposed development. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

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](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

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

As per points of connection dated November 3, 2015, the applicant shall connect to an existing 18-inch gravity sewer line in NW 32<sup>nd</sup> Avenue, abutting the western boundary of the property and/or to an existing 8-inch gravity sewer line in NW 62<sup>nd</sup> Street, partially abutting the southern boundary of the subject property and/or to an existing 8-inch gravity sewer line in NW 31<sup>st</sup> Court, located in an easement abutting the northern boundary of the subject property. If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum in diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 115 & PS # 1. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 3.35 hrs. to 3.35 hrs. for PS # 115 and from 8.15 hrs. to 8.15 hrs. for PS # 1. The Moratorium Code status for both said pump stations is OK.

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.

Below please find additional links to the 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>

Zoning Application No. Z2016000025  
7 Eleven INC  
April 11, 2016  
Page 3

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

# Memorandum



**Date:** March 22, 2016

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

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

**Subject:** Z2016000025: 7 ELEVEN, INC

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**Application Name:** 7 ELEVEN, INC

**Project Location:** The site is located at the NEC OF NW 62 ST & NW 32 AVE, Miami-Dade County.

**Proposed Development:** The request is for NUV TO PERMIT SIGNS ON THE PROPERTY for a retail establishment.

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

**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

# Memorandum



**Date:** 16-MAR-16

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

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

**Subject:** Z2016000025

**Recommendation:**

Fire Engineering & Water Supply Bureau reviewed the site plan dated 03/04/16 and has no objections.

**Service Impact/Demand**

Development for the above Z2016000025  
 located at \*NEC OF NW 62 ST & NW 32 AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 916 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	square feet
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: No Impact. \_\_\_ 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: 5.02 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

# ***Building and Neighborhood Compliance***

## **ENFORCEMENT HISTORY**

7 ELEVEN, INC

THE NORTHEAST CORNER OF NW 62 STREET & NW  
32 AVENUE,  
MIAMI-DADE COUNTY, FLORIDA

---

APPLICANT

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ADDRESS

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JUNE 30, 2016

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Z2016000025

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DATE

---

HEARING NUMBER

### **REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

May 18, 2016

### **NEIGHBORHOOD REGULATIONS:**

There are no current open or closed cases

### **BUILDING SUPPORT REGULATIONS:**

There are no current open or closed cases

### **VIOLATOR:**

7 Eleven, Inc.

### **OUTSTANDING LIENS AND FINES:**

As of May 18, 2016, There are no Outstanding Liens, Fines, or Fees.

**PHOTOGRAPHS –submit photos showing entire site and all structures**

**FRONT ELEVATION**

Looking north along the east side of NW 32nd Avenue at property line

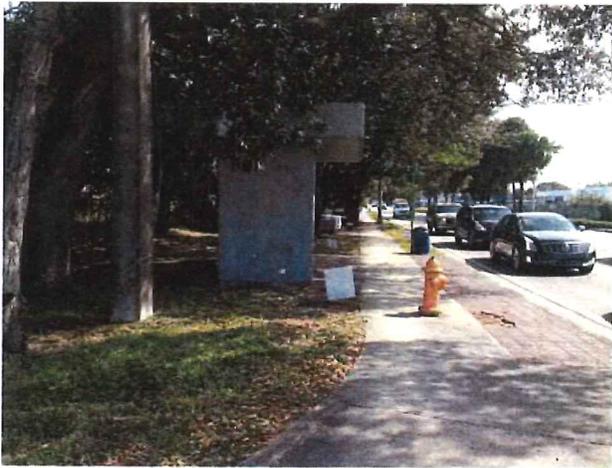


Looking north along NW 32nd Avenue from the NW corner of NW 32 Ave & NW 62nd Street



**SIDE ELEVATION**

Looking east along north side of NW 62 Street.



County owned property ( bus stop).



**REAR ELEVATION**

Looking east along NW 62nd Street from west side of NW 32nd Avenue



Additional photos may be submitted

ED  
520-075  
18

**PHOTOGRAPHS –submit photos showing entire site and all structures**

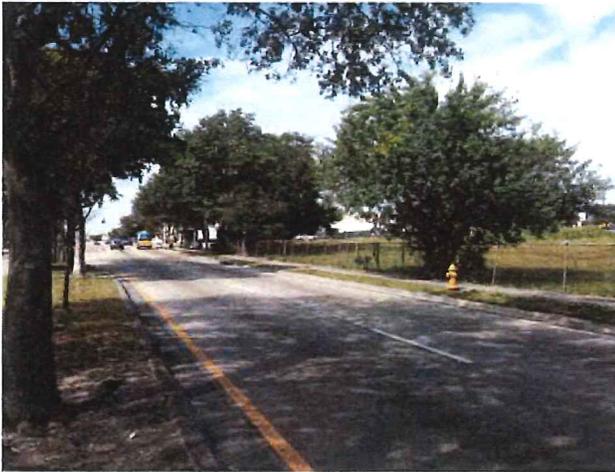
**FRONT ELEVATION**

Looking West along the north side of NW 62nd Street



**SIDE ELEVATION**

Looking West along the north side of NW 62nd Street from the median



Looking south along the east side of NW 32nd Avenue at property line



**REAR ELEVATION**

Looking northwest across property from NW 62nd Street to NW 32 Avenue



Additional photos may be submitted

216-025  
[Handwritten signature and stamp]

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: 7-Eleven, Inc.

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

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

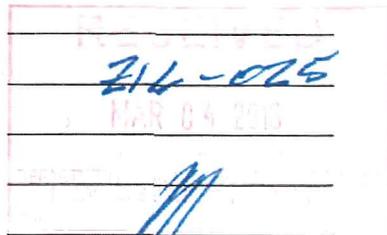
TRUST/ESTATE NAME \_\_\_\_\_

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

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

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

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



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



7-Eleven, Inc.

February 24, 2016

TO WHOM IT MAY CONCERN:

7-Eleven, Inc. (the "Company") is a Texas corporation, incorporated in 1961. The Company does business under the names "7-Eleven, Inc." and "7-Eleven", and maintains its principal place of business at 3200 Hackberry Road, Irving, Texas 75063. The Company was formerly known as The Southland Corporation and changed its name to 7-Eleven, Inc. on April 28, 1999.

The Company's direct parent is SEJ Asset Management & Investment Company ("SAM"), a Delaware corporation formed in 2012, with its principal place of business at 1209 Orange St., Wilmington, DE 19801. SAM is wholly controlled by Seven-Eleven Japan Co., Ltd. ("Seven-Eleven Japan"). Seven-Eleven Japan is a Japanese corporation formed in 1973, with its principal place of business at 8-8, Nibancho, Chiyoda-ku, Tokyo 102-8452, Japan. Seven-Eleven Japan is a wholly owned subsidiary of Seven and i Holdings Co. Ltd., whose stock is publicly traded on the Tokyo Stock Exchange.

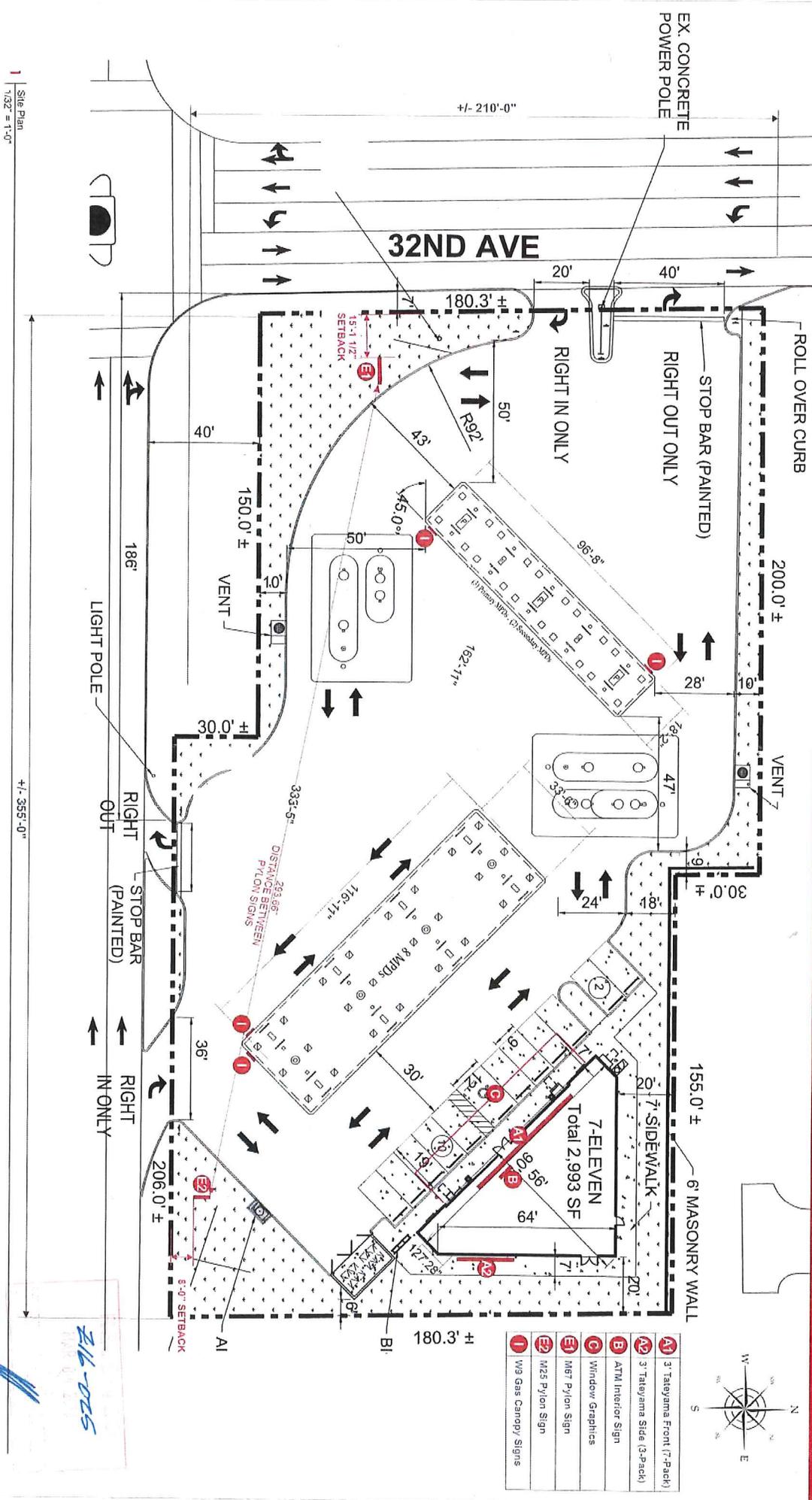
Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Donald Stevenson, Jr.', written over a faint blue circular stamp.

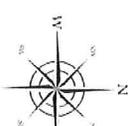
J. Donald Stevenson, Jr.  
Assistant Secretary  
7-Eleven, Inc.

716-025  
Handwritten signature or initials in blue ink, possibly 'JDS', located below the stamp.

NOTE: VARIANCE INFORMATION LOCATED ON PAGE TWO



- A1 3' Talleyrama Front (7-Pack)
- A2 3' Talleyrama Side (3-Pack)
- B ATM Interior Sign
- C Window Graphics
- E1 M&T Pylon Sign
- E2 M&S Pylon Sign
- W9 Gas Canopy Signs



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sign of the future

3300 Park Vista, Jacksonville, FL 32217 • 904.383.4441  
2321 Old Dixie Road, Tallahassee, FL 32310 • 904.439.9443



T-EBLEN #1037758  
62nd S 32nd Ave  
Miami, FL 33147

SVE2168-R10

Customer: 7-Eleven Art  
SVE2168-R10 #1037758 CD

DATE: 02/23/16  
BY: [Signature]  
PROJECT: 7-Eleven Art  
SVE2168-R10 #1037758 CD  
DESCRIPTION: 7-Eleven Art  
SVE2168-R10 #1037758 CD  
REVISIONS:  
1. 02/23/16 [Signature] Initial Design  
2. 02/23/16 [Signature] Final Design  
3. 02/23/16 [Signature] Final Design  
4. 02/23/16 [Signature] Final Design  
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**RECEIVED**  
MAR 04 2016  
MIAAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES  
By [Signature]



DATE: 02/23/16  
BY: [Signature]  
PROJECT: 7-Eleven Art  
SVE2168-R10 #1037758 CD  
DESCRIPTION: 7-Eleven Art  
SVE2168-R10 #1037758 CD  
REVISIONS:  
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**VARIANCE INFORMATION: FREESTANDING**

LOTS WITH STREET FRONTAGE OF 300'-0" X 300'-0" CAN HAVE TWO FREESTANDING SIGNS. SECOND FREESTANDING SIGN IS TO BE HALF THE SIZE OF THE FIRST. DISTANCE BETWEEN EACH SIGN IS TO BE 50% OF BOTH STREET FRONTAGES (210'-0" + 355'-0" = 565'-0" \* .05 = 282.5'-0") REQUIRED DISTANCE BETWEEN SIGNS IS 282'-0"

**VARIANCE INFORMATION: GENERAL/WALL SIGNS**

LOT FRONTAGE GREATER THAN 151'-0" LINEAL FEET ARE ALLOWED FOUR SIGNS, ONE OF WHICH MAY BE FREESTANDING. (VARIANCE REQUIRED)

NOTE: CANOPY SIGNS DO APPLY TO MAX NUMBER OF SIGNS

**VARIANCE INFORMATION: CANOPY SIGNS**

CODE STATES 24 SQUARE FEET MAX. PER CANOPY CODE STATES 8" MAX. LETTER HEIGHT (CONFIRM W/ CITY IF VARIANCE IS REQUIRED)

Allowed:	24.0 sqft
Proposed:	18.0 sqft



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5300 Sycamore Road, Jacksonville, FL 32217 • 904.466.4481  
2300 Orange Blvd., Miami, FL 33287 • 772.535.9552



7-Eleven #1037758  
62nd & 32nd Ave  
Miami, FL 33147

SV24168-R10

7-Eleven Customer, 7-Eleven, At  
SV24168-R10 #1037758.cdr

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT ONLY. IT IS NOT TO BE USED FOR REPRODUCTION AND/OR REUSE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS OF THIS PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS OF THIS PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR ANY DELAYS OR CANCELLATIONS OF THIS PROJECT.







7-Eleven #1037756  
6210 E. 32nd Ave  
Miami, FL 33147

**SV24168-R10**

Ft. Customer # 7-Eleven, AT1  
SV24168-R10 #1037756.cdr

DATE: 02/08/2016  
BY: Design Concept

Salesperson: rjg

PH: nm

Designer: qht

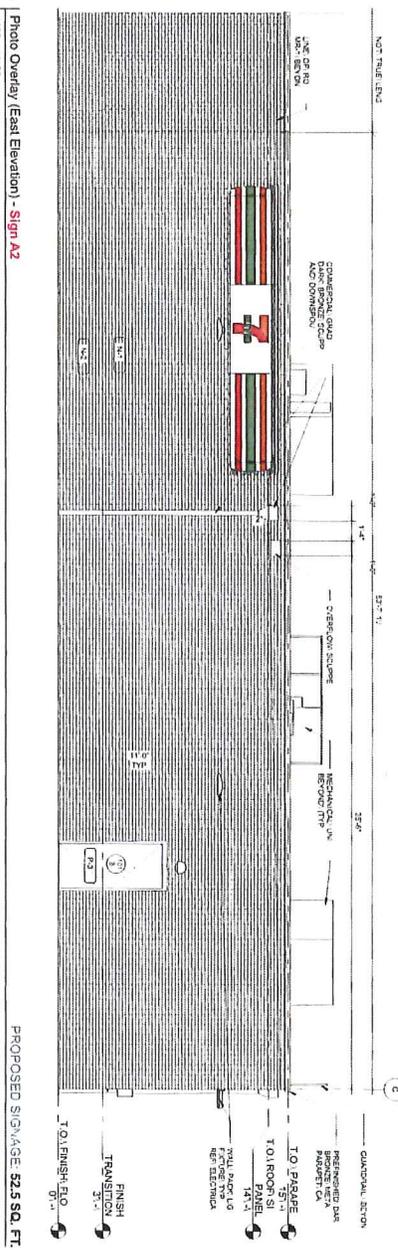
Page: 4

Customer: approval  
date:



THE FOLLOWING USER HAS BEEN APPROVED TO PRINT OR EXPORT ALL THE CONTENTS OF THIS DOCUMENT AND TO MAKE ANY CHANGES TO THE DOCUMENT AND TO THE CONTENTS.

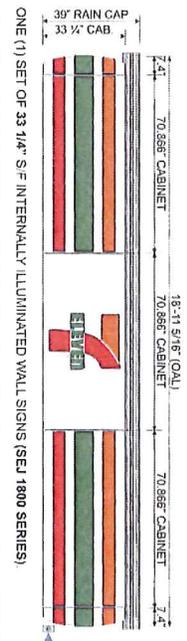
**7 | Photo Overlay (East Elevation) - Sign A2**  
1/8" = 1'-0"



PROPOSED SIGNAGE 52.5 SQ. FT.

**5 | Front Elevation - SEI 1800 Series Wall Sign Cabinets - Sign A2**  
1/2" = 1'-0"

Display Square Footage(Cabinets): 52.5



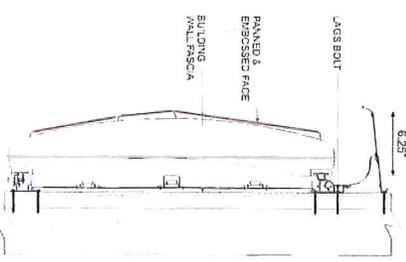
ONE (1) SET OF 33 1/4" S.F. INTERNALLY ILLUMINATED WALL SIGNS (SEI 1800 SERIES)

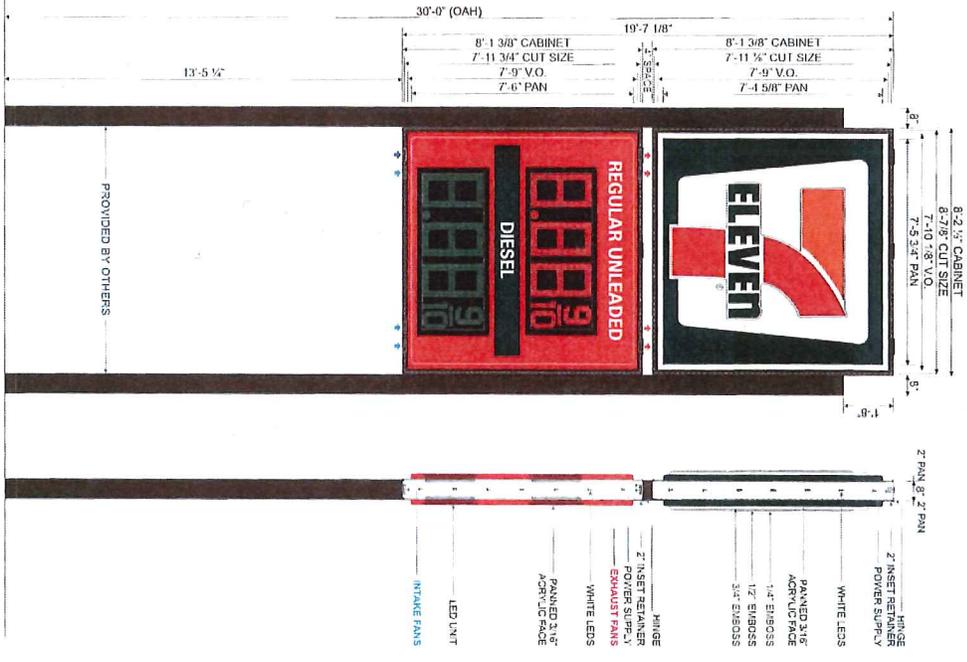
**ELECTRICAL NOTE:** EXPOSED EXTERIOR 20 AMP, 125V WET-WEATHER-PROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VIEW RANGE OF SIGN REQUIRED FOR EVERY 4 AMPS OF SIGN. SEE ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V

ALL SIGNAGE WILL BE (MET) LISTED (UL), 48STD COMPLIANT AND CARRY (MET) LABELS.

**6 | Side Mounting Detail - Sign A2**  
1/8" = 1'-0"

**NOTE FOR COMPLETE INSTALL INSTRUCTIONS:**  
REFER TO ENCLOSED MANUFACTURER'S DOCUMENTS.





**NOTE: ADDITIONAL DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET. MUST BE PROVIDED BY CUSTOMER.**

MANUFACTURE & SHIP ONE (1) M67 (03130801) DE INTERNALLY ILLUMINATED MAIN ID SIGN CABINET 3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 6" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN  
 MANUFACTURE & SHIP ONE (1) CUSTOM (67 SERIES) DIE-DOUBLE PRODUCT DIESEL INTERNALLY ILLUMINATED SIGN CABINET W/ GREEN & RED LED DIGITS CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED PMS 466 RED THEN PMS WHITE W/ 3M 3630-26 GREEN TRANSLUCENT VINYL & 3M 7725-12 BLACK VINYL TRIM AROUND LED WINDOW. APPLIED SECOND SURFACE. 6" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET RETAINERS TO BE HINGED ON BOTH SIDES OF THE CABINET.

PROVIDE CUSTOMER W/ STANDARD 24" DIGIT RED LED MODULES.  
 PROVIDE CUSTOMER W/ STANDARD 24" DIGIT GREEN LED MODULES.

**NOTE: GAS PRICE SIGN TO HAVE MAIN OF 2" SPACE ON TOP & BOTTOM OF CABINET FOR PROPER LED DIGIT VENTILATION**  
**NOTE: VERTICAL STEEL SUPPORTS SPECIFIED AND PROVIDED BY INSTALLER**

7-ELEVEN PAINT SPECS: PMS 466 RED, PMS WHITE  
 7-ELEVEN VINYL SPECS: 3M 7725-12 BLACK, 3M 3630-26 GREEN

LED UNIT / PRODUCT SPECS:  
 LED UNIT SIZE: 24" X 45.4"  
 LED CHARACTER SIZE: 24" X 45.4"  
 LED CHARACTER SIZE: 20"  
 PRODUCT BACKGROUND: 10.5" X 9.4"  
 PRODUCT COPY: 3.5

7-ELEVEN LOGO  
 DIM: 30.14"  
 OAL: 23.14"



**Square Footage Calculations:**

Formula: 40 sqft for 1st 50 sqft of lot street frontage.  
 From 50 sqft for every 100 sqft of street frontage.  
 210.50 = 150 X .75 = 120.45 + 90

Number allowed: Qty 1  
 Note: Lot must be 300 x 300' to have two (2) freestanding signs. Harshship may be granted due to city bus stop and large stand less on corner.

Allowed: 160.0 sqft  
 Proposed: 133.2 sqft

Variance Info:  
 Fee: \$980 - \$1,300  
 Meeting Date: Start Before 4:00pm  
 Deadline: 30 Days prior  
 Time to Process: 60-120 days  
 Chance of Success: 70%

Customer Approval  
 date

10 Front Elevation & Side Detail - M67, LEV622D Pylon Sign Cabinets - Sign E1  
 1/4" = 1'-0"

Display Square Footage (Cabinets Combined): 133.2

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 sign of the future

5300 S.W. 36th Avenue, Ft. Lauderdale, FL 33309-4043  
 200 One N. Flamingo, Ft. Lauderdale, FL 33301-4350



7-Eleven #1037758  
 62nd & 36th Ave.  
 Miami, FL 33147

SYE2168-R10

Customers 7-Eleven, Inc.  
 SYE2168-R10 #1037758.cdr

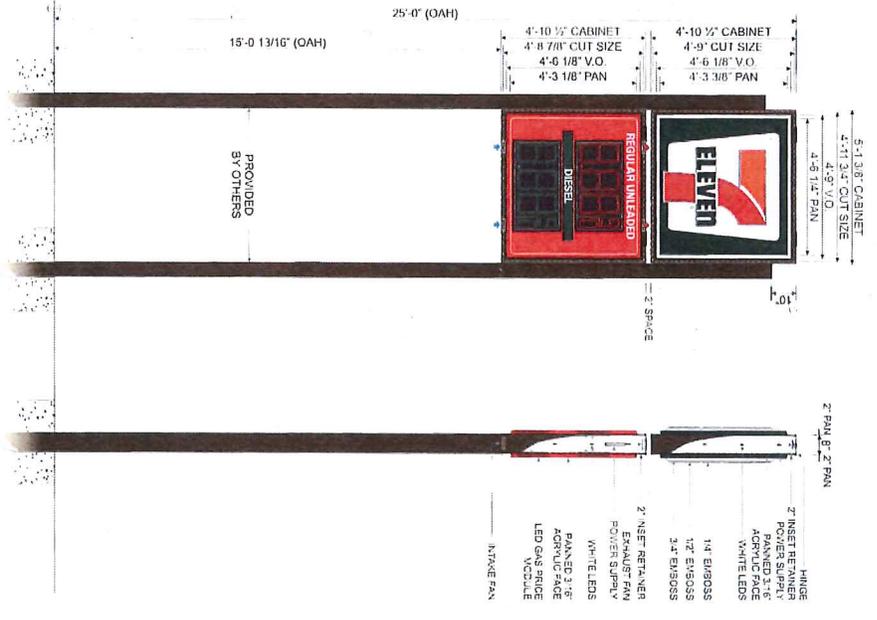
THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR REPRODUCTION AND OR ADAPTATION. THIS DESIGN IS THE PROPERTY OF HARBINGER AND WILL NOT BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.

Salesperson: [ ] PK: [ ] Designer: [ ] Page: 6  
 Date: [ ]



THE TERMS OF THESE OFFERS ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE MET SIGN SYSTEMS CONTRACT. FOR MORE INFORMATION, CONTACT MET SIGN SYSTEMS AT 1-800-850-8500.

**NOTE: CODE VARIANCE REQUIRED ONE SIGN ALLOWED FOR PROPOSED LOT FRONTAGE**



**Square Footage Calculations:**

Formula: Second freestanding sign must be 1/2 the sq ft of the first.  
 153,212 sq ft  
 Number allowed: Qty 1  
 Note: Lot must be 300 x 300 to have two (2) freestanding signs. Hardship may be granted due to city bus stop and large stand trees on corner

Allowed: 66.6 sqft  
 Proposed: 49.8 sqft

**Variances Info:**  
 Fees: \$880 - \$1,300  
 Meeting Date: Start Before 4:00pm  
 Deadline: 30 Days prior  
 Time to Process: 6-8 Weeks  
 Chance of Success: 75%

**16" DIGITS REQUIRES CORPORATE 7-ELEVEN EXCEPTION FORM TO BE COMPLETED**

MANUFACTURE & SHIP ONE (1) M25 (09130797) DIE INTERNALLY ILLUMINATED MAIN/DIGIT SIGN CABINET 2' HINGED PANEL 1' HINGED PANEL 2' DIE LED SURFACE & DEEP SPRAYED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

MANUFACTURE & SHIP ONE (1) CUSTOM L25 CABINET DIE DOUBLE PRODUCT DIESEL INTERNALLY ILLUMINATED SIGN CABINET W/ GREEN & RED LED DIGITS CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 3/16" THICK PAN FORMED CLEAR ACRYLIC FACES BACK SPRAYED PMS 485 RED THEN PMS WHITE W/ 3M 3830-26 GREEN TRANSLUCENT VINYL & 3M 7725-12 BLACK VINYL TRIM AROUND LED WINDOW APPLIED SECOND SURFACE 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO BE PAINTED DURANODIC BRONZE 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

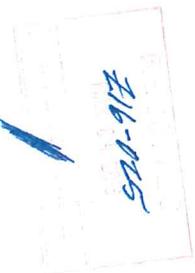
PROVIDE CUSTOMER W/ CUSTOM 16" DIGIT RED LED MODULES.  
 PROVIDE CUSTOMER W/ CUSTOM 16" DIGIT GREEN LED MODULES.

7-ELEVEN PAINT SPECS: PMS 485 RED & PMS WHITE  
 7-ELEVEN VINYL SPECS: 3M 3830-26 GREEN & 3M 7725-12 BLACK

**NOTE: GAS PRICE SIGN CABINET TO HAVE 2" SPACE ABOVE & BELOW FOR VENTILATION PURPOSES.  
 NOTE: VERTICAL STEEL SQUARE TUBE & FOOTING TO BE PROVIDED BY OTHERS  
 NOTE: CODE VARIANCE REQUIRED**

LED UNIT SIZE:	20.1" X 36.7"	7-ELEVEN LOGO
LED UNIT VOL:	20.1" X 36.7"	DIMENSIONS:
LED CHASSIS:	20.1" X 36.7"	OAH: 47"
PRODUCT CPTX:	2.2	OAL: 42.15.16"

**NOTE: ADDITIONAL DEDICATED 20 AMP CIRCUIT REQUIRED FOR LED GAS PRICE CABINET. MUST BE PROVIDED BY CUSTOMER**



**12 Front Elevation & Side Detail - M25 & CUSTOM L25/G2D Pylon Sign - Sign E2**



5100 3rd Ave, Suite 100, Ft. Lauderdale, FL 33321 • 313.438.4481  
 2301 One N. Flamingo, Ft. Lauderdale, FL 33327 • 313.438.4481



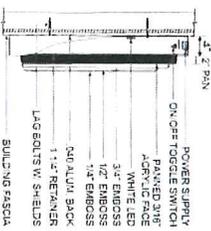
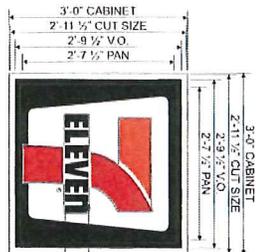
7-Eleven #1037756  
 62nd & 32nd Ave  
 Miami, FL 33147

SV#2468 R10

For Customers: 7-Eleven Art  
 5100 3rd Ave, Suite 100  
 Ft. Lauderdale, FL 33321 • 313.438.4481

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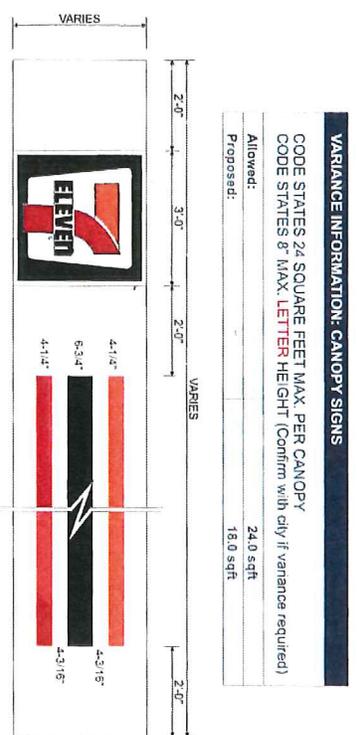
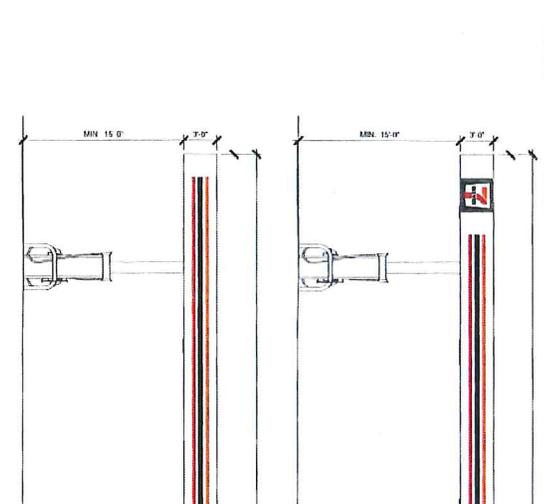
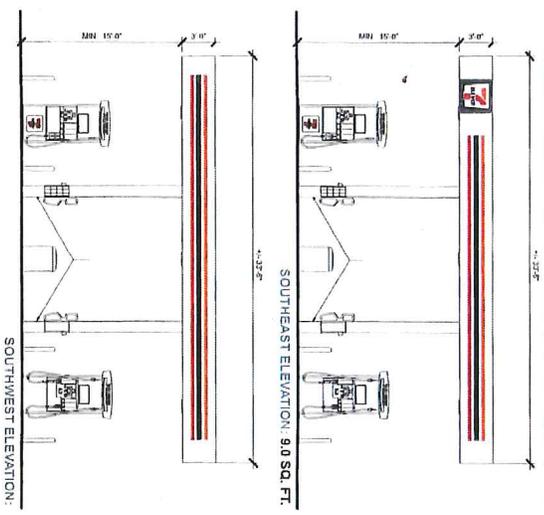


MANUFACTURE & SHIP FOUR (4) W9 (03130855) 3/4\"/>

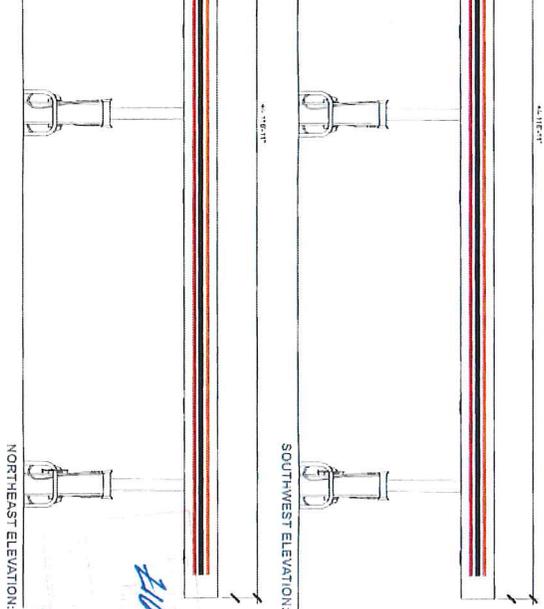
NOTE: SIGN TO BE INSTALLED 2'-0\"/>

NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS (BY OTHERS) TO BEGIN 2'-0\"/>

**13** Front Elevation & Side Mounting Detail - W9 (03130855) Canopy, Sign Cabinet - Sign Type 1  
 1/2" = 1'-0"



**14** Front Elevation & Side Detail - Typical Canopy Sign & Graphic Layout - Sign Type 1  
 1/2" = 1'-0"



**15** Primary Canopy Elevations - Sign Type 1  
 1/2" = 1'-0"

**harbinger**  
 sign of the future

3320 SW 4th St. Ft. Lauderdale, FL 33227 - 904 568 4338  
 2301 SW 1st St. Ft. Lauderdale, FL 33227 - 904 568 4338



7-Eleven #1037758  
 62nd & 32nd Ave  
 Miami, FL 33147

SV24168 RIO

7-Eleven #1037758  
 62nd & 32nd Ave  
 Miami, FL 33147

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Customer Approval  
 Signature: [Signature]  
 Date: [Date]

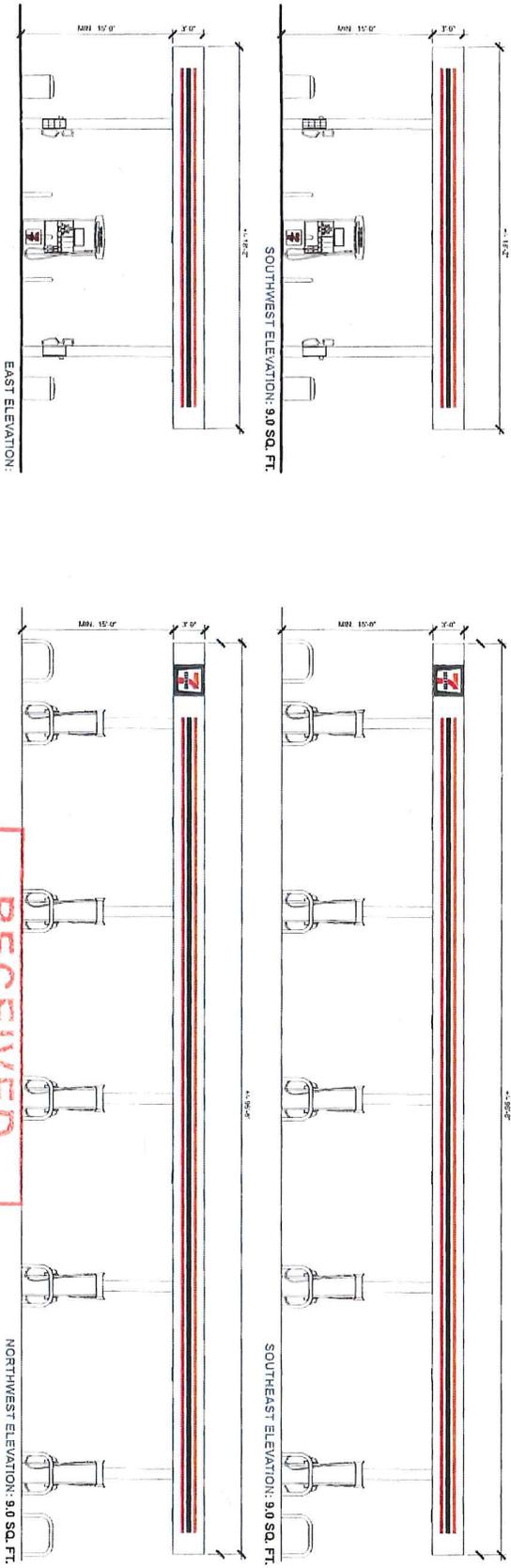
Designer: gm  
 Date: [Date]



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MIAMI-DADE COUNTY  
 DEPARTMENT OF REGIONAL PLANNING AND ECONOMIC RESOURCES  
 RECEIVED

NOTE: IMAGES SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. ARTWORK IS SUBJECT TO CHANGE PENDING ACTUAL CANOPY ELEVATIONS



16 Secondary DIESEL Canopy Elevations - Sign Type I NTS

RECEIVED

216-025-  
MAR 04 2016

MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATION AND ECONOMIC  
RESOURCES DEVELOPMENT SERVICES  
By \_\_\_\_\_

216-025

[Signature]

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2200 One of Pines 7A 32291 • 918-993-9500



7-Eleven #1037758  
62nd & 32nd Ave  
Miami, FL 33147

SV24168-R10

F. Customers 7-Eleven, A1  
SV24168-R10 #1037758 2dr

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BY: [Signature]  
PROJECT: 216-025

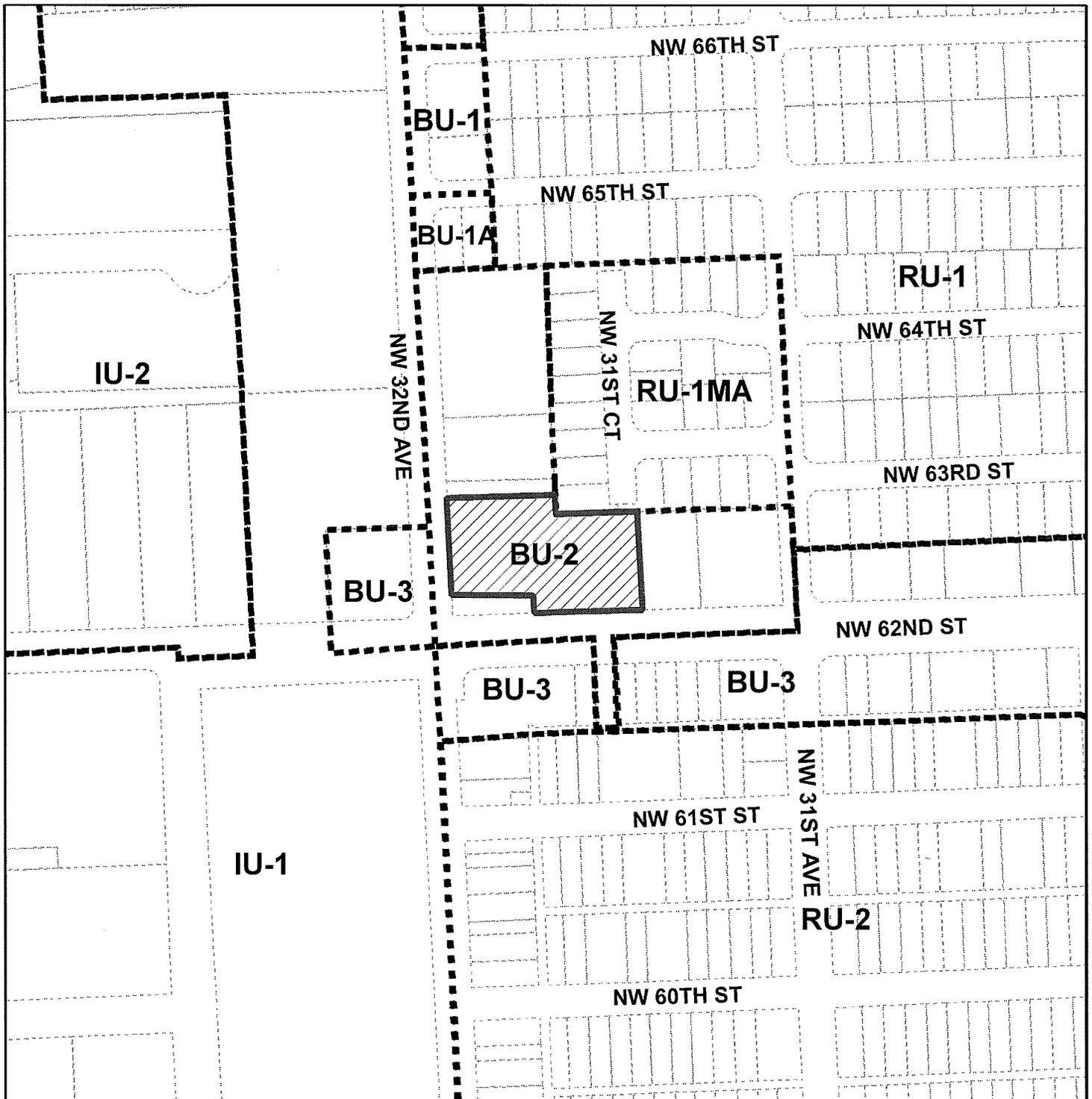
SALESPERSON: [Signature]  
DATE: 03/03/16

DESIGNER: [Signature]  
DATE: 03/03/16

PAGE: 9



MET  
MEMBER OF THE  
MET GROUP



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

Process Number  
**Z2016000025**

Section: 16 Township: 53 Range: 41  
 Applicant: 7 ELEVEN, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, March 8, 2016

REVISION	DATE	BY
		30



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2015**

Process Number  
**Z201600025**

**Legend**  
 Subject Property

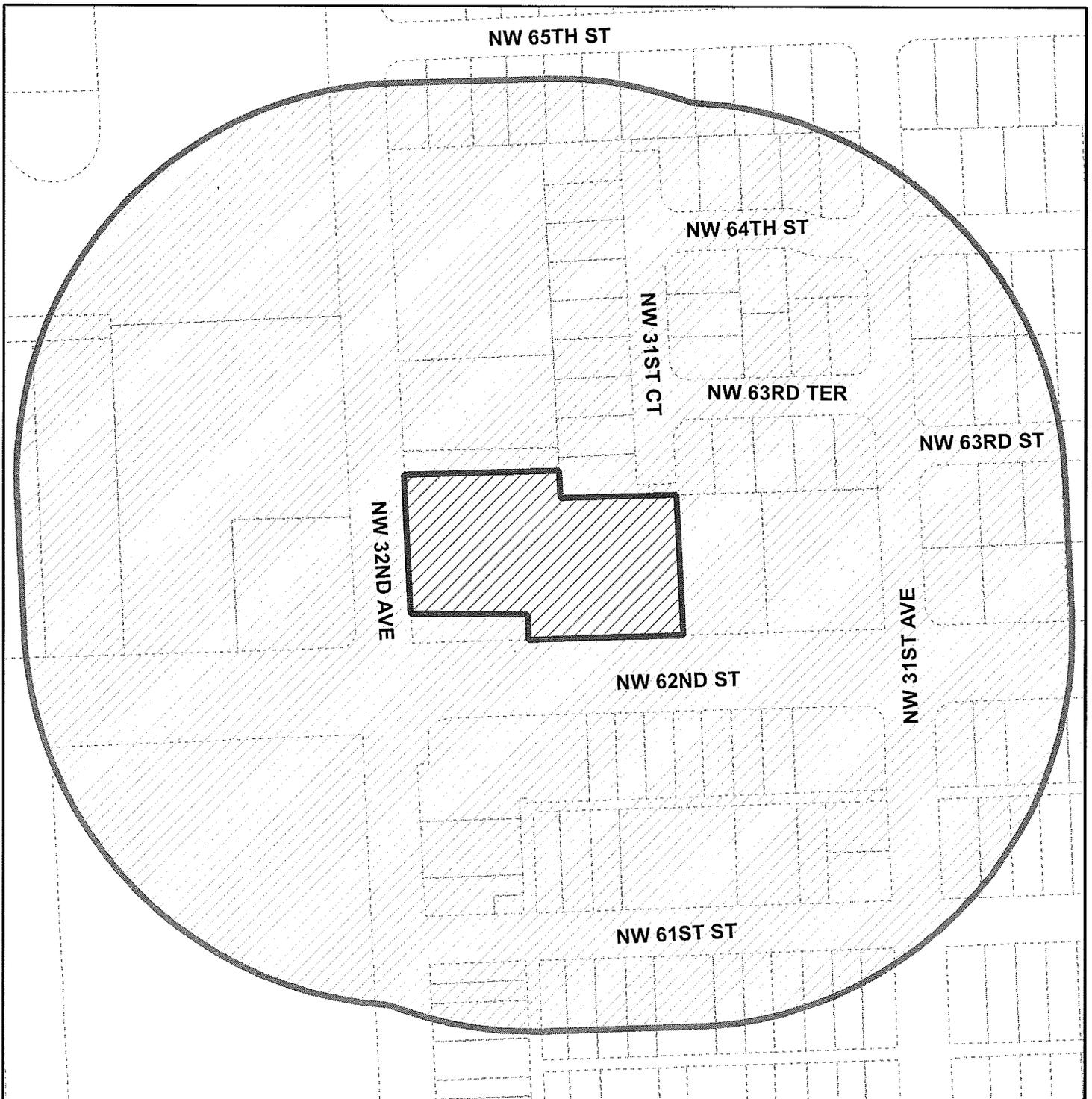


Section: 16 Township: 53 Range: 41  
 Applicant: 7 ELEVEN, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 8, 2016

REVISION	DATE	BY
		31



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

Section: 16 Township: 53 Range: 41  
 Applicant: 7 ELEVEN, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2016000025**  
 RADIUS: 500

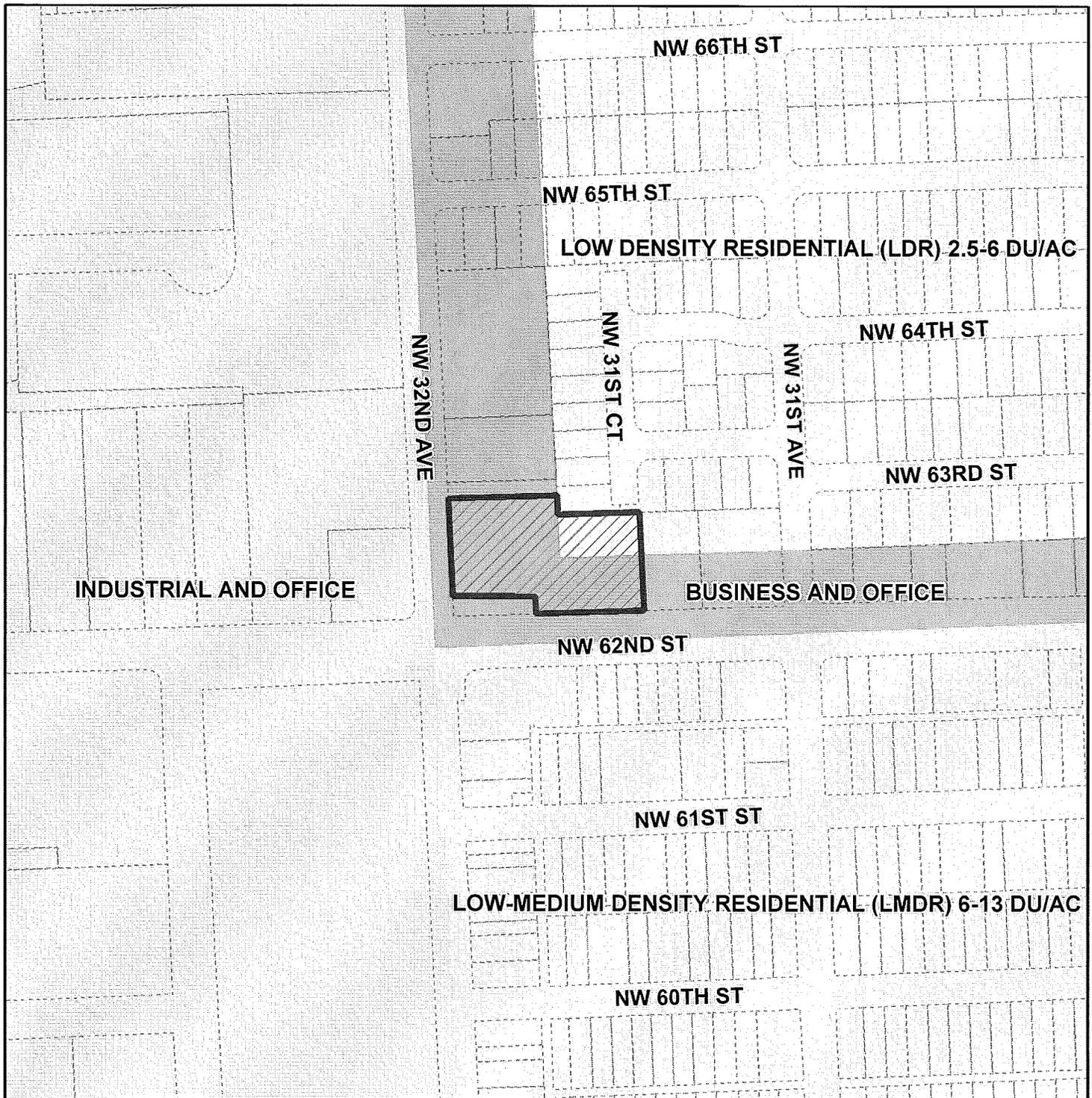
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, April 1, 2016

REVISION	DATE	BY
		32



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

Process Number

**Z2016000025**

**Legend**

 Subject Property Case



Section: 16 Township: 53 Range: 41  
 Applicant: 7 ELEVEN, INC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 8, 2016

REVISION	DATE	BY