

6. RAUL MEDINA, JR.
(Applicant)

97-10-CZ-10-6 (97-195)
Area 10/District 11

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

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

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1992	Maria V. Miranda	DBC EU-1 to RU-5A	BCC	Approved

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

BACKGROUND INFORMATION

ENFORCEMENT HISTORY

Raul Medina, Jr.	Lying In The N.E. Corner Of S.W. 132 Avenue And S.W. 42 Street, Dade County, Florida
APPLICANT	ADDRESS
October 6, 1997	97-195
DATE	HEARING NO.

CURRENT ENFORCEMENT:

NO CURRENT ENFORCEMENT ACTION.

HEARING NO. 97-10-CZ-10-6 (97-195)

14-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: RAUL MEDINA, JR.

- (1) EU-1 & RU-5A to RU-5A
- (2) SPECIAL EXCEPTION to permit site plan approval for a proposed office development.
- (3) NON-USE VARIANCE OF HEIGHT REQUIREMENTS to permit the proposed office building with a height of 30' (24' permitted).
- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring S.W. 42 Street (Bird Road) to be 110' in width; to vary same to permit 100' of dedication.

A plan is on file and may be examined in the Zoning Department entitled "Proposed Professional Office Building," as prepared by Cabreara-Ramos, Architects, Inc., dated 6-26-97 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 12 & 13, Block 13, J.G. HEADS FARMS, UNIT A, Plat book 46, page 13.

LOCATION: Lying in the Northeast corner of S.W. 132 Avenue and S.W. 42 Street, Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

EU-1 (Estates 1 Family 1 Acre Gross)
RU-5A (Semi-professional Offices)

AGENDA ITEM NO.: 6
HEARING NO.: 97-10-CZ-10-6
HEARING DATE: 10/6/97
PH #: Z97000195

ZONING EVALUATION

o **EXISTING ZONING AND LAND USE:**

Subject property: EU-1 & RU-5A; undeveloped

Surrounding property:

North:	AU; single family residence
East:	EU-1; undeveloped
South:	RU-1; canal
West:	RU-1; single family residences

Size of property: 2 acres

o **ANALYSIS:**

The subject undeveloped site, zoned EU-1, Single Family One Acre Estate District, and RU-5A, Semi Professional Office District, is located on the northeast corner of SW 132 Avenue and SW 42 Street. In 1992, pursuant to Resolution Z-41-92, the Board of County Commissioners approved a zone change for lot 12 of the subject property from EU-1 to RU-5A. The applicant is currently seeking a district boundary change from EU-1 (lot 13) and RU-5A (lot 12) to RU-5A. Accompanying this application is a special exception for site plan approval for a proposed office development. Additionally being sought are non-use variances of height requirements and zoning regulations to permit the proposed office building with a height of 30' (24' permitted) and to permit 100' of dedication for SW 42 Street (Bird Road). The 2005-2015 Comprehensive Development Master Plan (CDMP) designates this area for Low Density residential use, ranging from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, on the Land Use Plan (LUP) map.

Staff does not support this application. The CDMP states that office uses smaller than 5 acres may be permitted in residential communities where other office, business or industrial uses which are not inconsistent with the Plan already lawfully exist on the same block face. Staff notes that although lot 12 of the subject site was previously approved for office use, it was not developed and is currently a part of this application. No other office, business, or industrial use exists on this block face. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of non-residential uses or activities in the vicinity. Such

ZONING EVALUATION

limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway; b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the LUP map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals may only authorize: conversion of an existing residence into an office; an addition of an office use to an existing residence; or the construction of a new office building on lots that were finally platted prior to March 25, 1991 in a size one acre or smaller. Staff believes that the subject 2 acre site does not uphold the objectives and policies of the CDMP.

Conceptually, staff could have considered supporting this application, with conditions, since the applicant has submitted revised plans that meet height requirements, provides a 25' wide greenbelt along the northerly property, and eliminates a driveway connection to SW 132 Avenue. Staff feels that the proposed use, with conditions imposed and the aforementioned revised plans, would be a compatible use for this area along Bird Road which has become less desirable for residences, without causing unfavorable effects to the surrounding residential area. However, since this application has been deemed to be inconsistent with the Master Plan, staff must recommend denial without prejudice.

o **RECOMMENDATION:** Denial without prejudice.

o **CONDITIONS:** None.

DATE INSPECTED: 8/29/97
DATE TYPED: 9/5/97
DATE REVISED: 9/25/97
DATE FINALIZED: 9/25/97
RGV:DO'QW:AJT:JDR


for Reinaldo G. Villar, Acting Assistant Director
Zoning and Permitting Division
Metropolitan Dade County Department of
Planning, Development and Regulation

AGENDA ITEM NO.: 6
HEARING NO.: 97-10-CZ-10-6
HEARING DATE: 10/6/97
PAGE THREE

ZONING EVALUATION

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Dade County's Concurrency Management Program.

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.

6

APPLICANT Raul Medina, Jr.

PH: 97-195

SECTION 14-54-39

DATE: October 6, 1997

COMMISSION DISTRICT 11

CC HEARING ITEM NO.: 97-

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for low density residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
2. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller (Land Use Element, page I-29-30).
3. The requested RU-5A office zoning is inconsistent with the Master Plan.

APPLICANT Raul Medina, Jr.

PH: 97-195

SECTION 14-54-39

DATE: October 6, 1997

COMMISSION DISTRICT 11

CC HEARING ITEM NO.: 97-

PLANNING DIRECTOR'S EVALUATION

RECOMMENDATION

DENIAL WITHOUT PREJUDICE

CONDITIONS

N/A

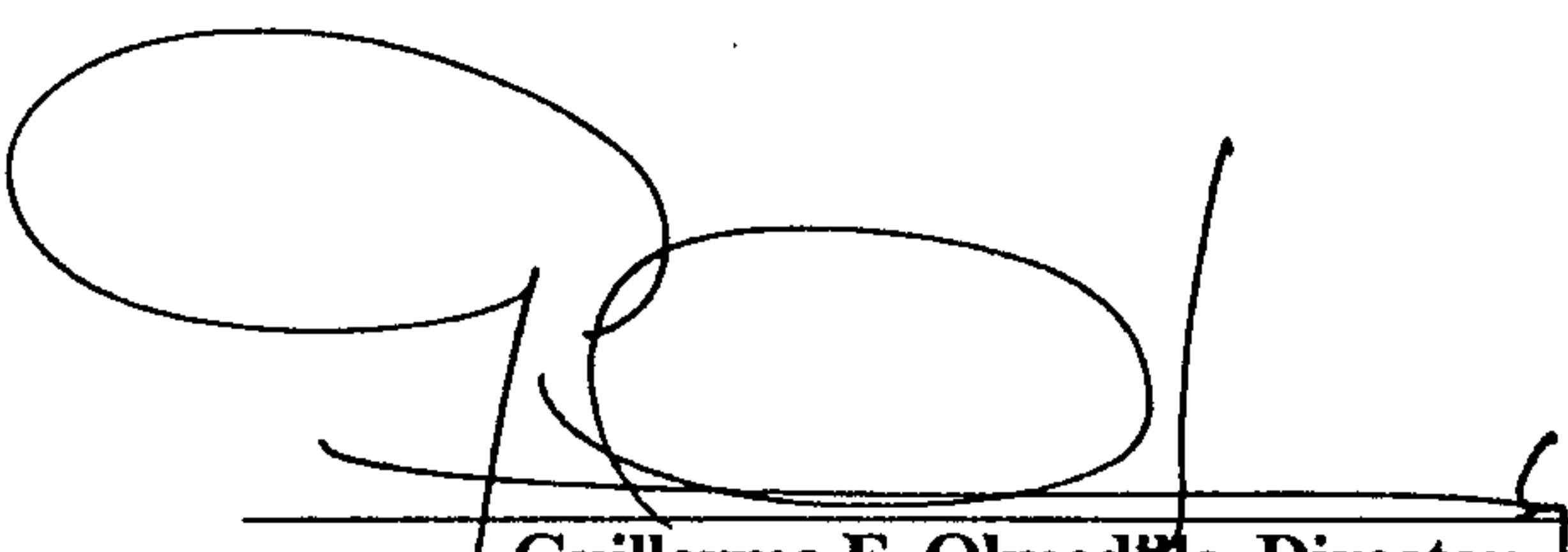
ANALYSIS

The subject property of this hearing is a vacant 2-acre parcel of land, located on the northwest corner of SW 132 Avenue and SW 42 Street (Bird Drive Extension). In 1992, the east one-half of the property was rezoned from EU-1 to its present RU-5A zoning classification. The applicant is now requesting that the west one-half of the parent tract be rezoned to RU-5A as well to permit the development of the entire property with a two-story office building with a total building area of 37,400 square feet. In addition to the rezoning of the property and special exception for site plan approval, the applicant is requesting a variance to permit the building with as height of 30' whereas a maximum height of 24' is permitted by the Code. The Planning Division recommends that this application be denied in its entirety. This particular strip along the north side of Bird Road is designated for low density residential use up to 6 dwelling units per acre, and not for office use. Although there is a proviso within the Land Use Element for office uses along the frontage of major roadways in residential areas, one of the requirements of this section is that "the lot or site size does not exceed one acre". (Land Use Element, page I-29). Although staff notes that the applicant is only seeking the rezoning of one acre of the parent tract, the site plan approval is for a 2-acre office development which is inconsistent with the Master Plan. Notwithstanding the aforementioned, staff also does not recommend approval of a two-story building (30') on the subject property. Although the property is hemmed to the west and south by road rights-of-way, this property is bounded on the north by one story estate density residential use which would be negatively affected by the proposed structure. For all of the aforementioned reasons, the Planning Division recommends that this application be denied in its entirety.

GEO:GA:

DATE TYPED:09/08/97

DATE REVISED:09/15/97


Guillermo E. Olmedillo, Director
Department of Planning, Development and
Regulation

M E M O R A N D U M

TO: Reinaldo Villar
Assistant Director
Department of Planning,
Development and Regulation

DATE: 10-JUL-1997

SUBJECT: CZAB #Z97000195
RAUL MEDINA, JR.
SW 132 AVE. & 42 ST.
EU-1B & RU-5A
TO PERMIT OFFICE
14-54-39

FROM: Alyce M. Robertson *F. Cuevas*
Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Metropolitan Dade County, Florida. Accordingly, the application may be scheduled for public hearing. Additionally, DERM has also evaluated the request insofar as the general environmental impact that may derive from it and after reviewing the available information offers no objection to its approval. This approval is contingent upon compliance with the requirements contained herein.

WELLFIELD PROTECTION

The subject property is located within the West Wellfield interim protection area. The West Wellfield will be located between SW 72 Street and Coral Way along theoretical SW 172 Avenue. The siting of this public water supply wellfield and companion wellfield protection program has been under extensive review by the West Wellfield Policy Advisory Committee (PAC) appointed by the County Manager. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that will restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or store on the subject property. Therefore, the request can be scheduled for public hearing.

WATER AND SEWER SERVICE

Public water and public sanitary sewers can be made available to this site and connection will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, 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

until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal 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

A no-notice General Environmental Resource Permit from DERM shall be required. The applicant is advised to contact DERM in order to obtain additional information concerning these requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Metropolitan Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

TREE PRESERVATION

Section 24-60 of the Code requires the preservation of tree resources. A Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

CONCURRENCY REVIEW SUMMARY

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written consent to that effect as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

PH# 97-195
CZAB-10
REV.1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Raul Medina, Jr.

This Department has no objections to this application.

Reduce entrance and exit lanes to maximum 14 feet.

This Department has no objections to the variance of Zoning Regulations to permit 100 feet width for Bird Road, 110 feet required.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 90 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9802	SW 137 Ave. s/o SW 264 St.	C	C
9132	SW 26 st. w/o SW 127 Ave.	B	B
9108	SW 42 St. w/o SW 127 Ave.	D	D
9804	SW 137 Ave. s/o SW 56 St.	C	C
9110	SW 42 St. w/o SW 137 Ave.	C	C

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


Russell C. Kelly

SEP 22 1997

Date

//



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT. MGT.

TO: Diane O'Quinn-Williams, Supervisor
Zoning Hearings Section
Department of Planning, Development,
and Regulation

DATE: September 23, 1997
SUBJECT: Public Hearing
Application Z97-195

FROM: 
Jane Feuer, Commander
Budget and Planning Bureau
Metro-Dade Police Department

The below listed public hearing application has been reviewed by the Metro-Dade Police Department (MDPD) and it is anticipated that it could have a mild to moderate impact upon the Department's ability to maintain the current level of police service to the area:

Applicant Name

Raul Medina, Jr.

Hearing Number

Z97-195

Location: Lying in the NEC of SW 132 Av. and SW 42 St.
Applicant seeks a DBC from EU-1B & RU-5A to RU-5A, a
SE, and a NUV to permit a proposed professional office
development on 2 acres.

Very small new development projects, as well as business expansions and the like, in themselves, often do not unduly impact the Department. We fully expect to meet any demand for service arising from this application. However, the need to monitor the steady growth of development within the County, exemplified by this and other such applications, is important because of their cumulative effect, which at a certain point, will have a decided impact upon the Department.

Regarding actual construction when development occurs, the following applicable guidelines are provided to address public safety issues:

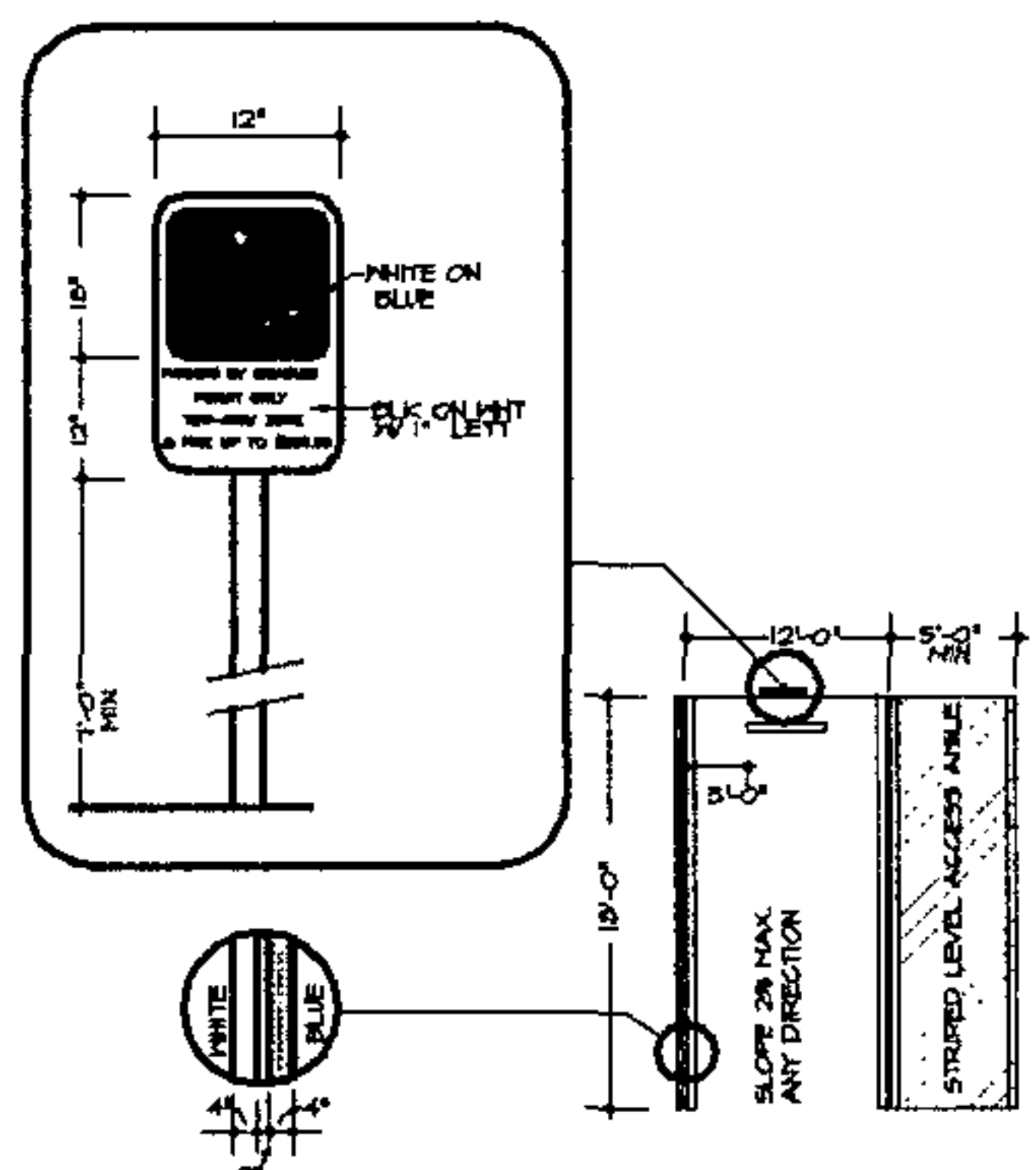
1. The development should comply with requirements of the Code of Metropolitan Dade County, with special attention given to the following:
 - Chapter 8C, Intrusion and Burglary Security.
 - Section 28-15(b)(3) and 28-15(g), Required improvements.
 - Section 33-139, Names and numbers to comply with article; authority of the Department of Planning, Development, and Regulation.
 - Section 33-147, Numbering buildings.
 - Section 33-149, Duty of owners of buildings.

2. Each building should have address numbers conspicuously mounted which are not less than three inches in height and easily observable from the roadway. Landscaping and lighting should be maintained so that the numbers are never allowed to become obscured.
3. Shrubbery and landscaping at all driveways and intersections should be sufficiently set back and kept trimmed to permit vehicle operators an unobstructed view of other traffic and pedestrians.
4. Stairwells should have access controlled to restrict movements of persons contemplating criminal activity.
5. Adequate lighting, closed circuit television, and security officers in vehicle parking areas can discourage criminal activity.
6. Designation of areas within the development to be kept free of parked motor vehicles in order to facilitate access to buildings by emergency vehicles (fire lanes) is accomplished by application of the owner or lessor of the development pursuant to Dade County Ordinance 30-388, Creation of Emergency Vehicle Zones. Only those developments with zones so designated are authorized to have police enforcement.
7. The U.S. Department of Housing and Urban Development recommends five to ten foot-candles of light for heavily used spaces; e.g., paths, entries, and parking areas. Outdoor lighting can be one of the most effective deterrents against crime. Properly used, it discourages criminal activity and reduces fear.
8. Any unmanned, card accessible, security entrance gate should have a coded lock-box feature for emergency access by police and fire-rescue vehicles.
9. Additional Comments:

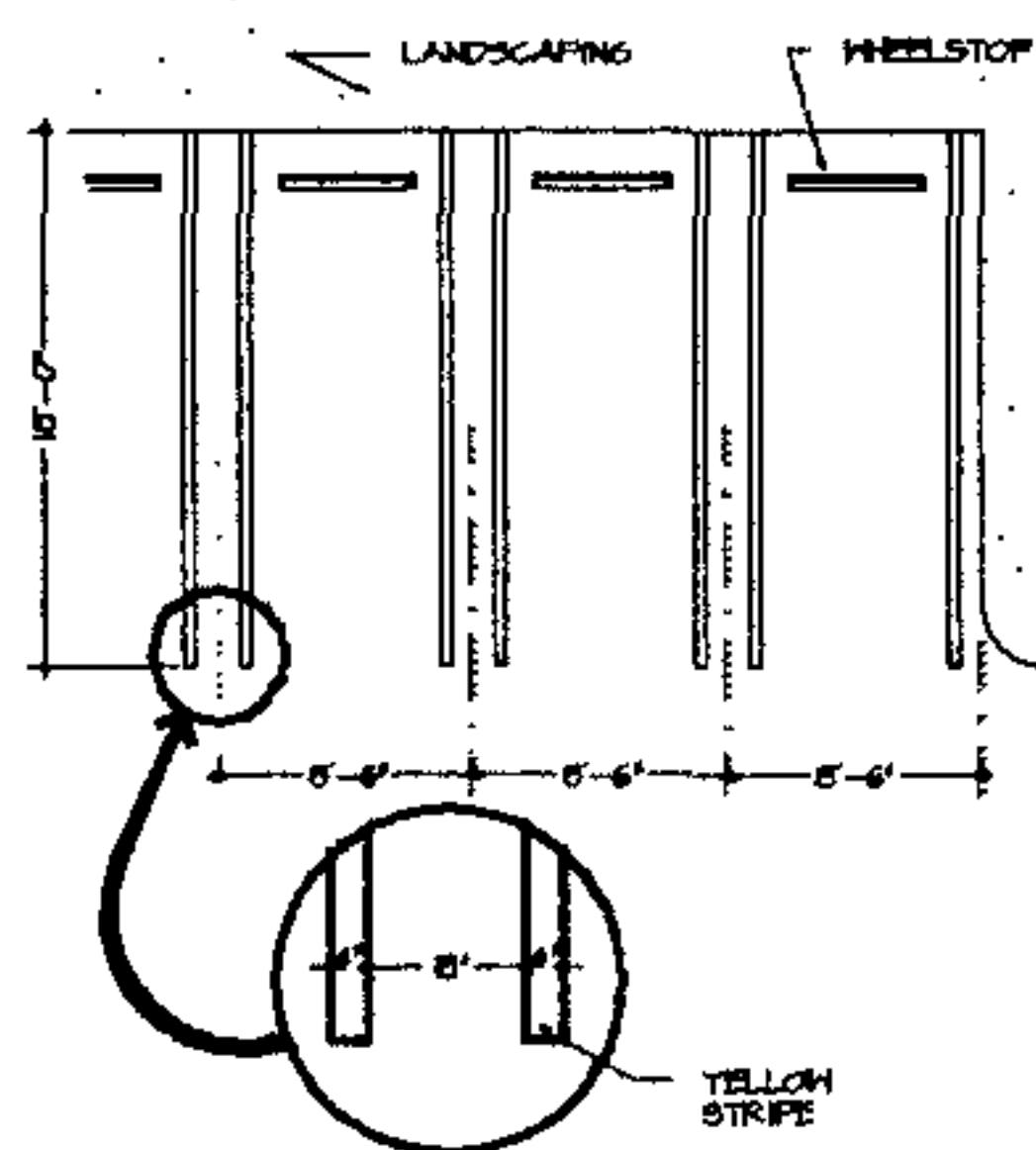
Police services are currently provided by our Doral Station (Police District 3) located at 9101 NW 25 Street. During the month of June 1997, based upon a districtwide statistical analysis, the average emergency response time was 4.0 minutes. Station personnel handled 6,047 calls for police service and operated with 198 sworn officers, to deliver service to an area of 284.5 square miles with a population of 166,525.

Please forward any future applications/site plans regarding the aforementioned property for further impact considerations. If you need additional information, please contact Officer Patricia Addison at [REDACTED]

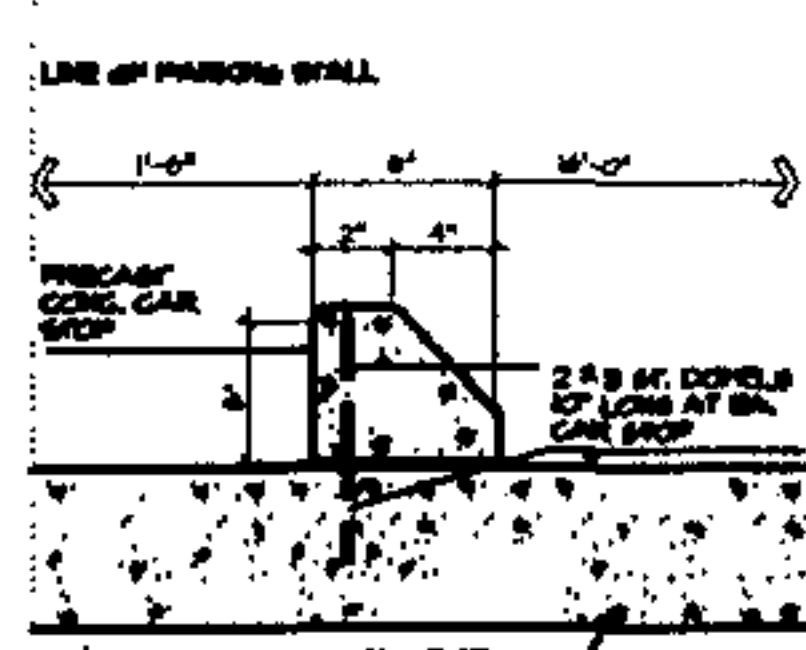
JF/pa



PARKING STALL DETAIL
(FOR THE PHYSICALLY DISABLED) N.T.S.



TYP. PARKING STALL DTL.
N.T.S.



WHEELSTOP DETAIL
N.T.S.

ZONING INFORMATION			
ZONING	RU-5A & EU-1		
LOT AREA	8,884 S.F.		
ACREAGE	1/4-100 ACRES		
BUILDING AREA:			
FIRST FLOOR	10,700 S.F.		
SECOND FLOOR	10,700 S.F.		
TOTAL	21,400 S.F.		
SETBACKS	REQUIRED	PROVIDED	
FRONT	25'	77'	
SIDE	15'	15'	
REAR	25'	10'-0"	
LANDSC. AREA	20,471 S.F.	22,511 S.F.	
PERCENTAGE	23%	25%	
GREENBELT	0'	25' +	
PARKING	124	125	
FLOOR AREA RATIO	45.61 %		
LOT COVERAGE	22.84 %		

LEGAL DESCRIPTION
LOT 12 & 13 OF BLOCK 13 J.S. HEAD'S FAIRWAY UNIT 'N' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48 AT PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE SOUTH 50 FEET THEREOF.

ZONING

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 47.000, FLORIDA STATUTES, EFFECTIVE 7/20/67.

ELEVATION:

CROWN OF ROAD _____
DADE COUNTY FLOOD CRITERIA _____
FEDERAL FLOOD CRITERIA _____
PROPOSED FIN FLOOR _____

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY.

LOWEST FINISHED FLOOR ELEVATION
(INCLUDING BASEMENT)

DISTRICT _____ ELEVATION _____

CITY FLOOD CRITERIA _____ CROWN OF ROAD _____

DISTRICTS H.F.M. G.F.H. OTHER

REQUIRED

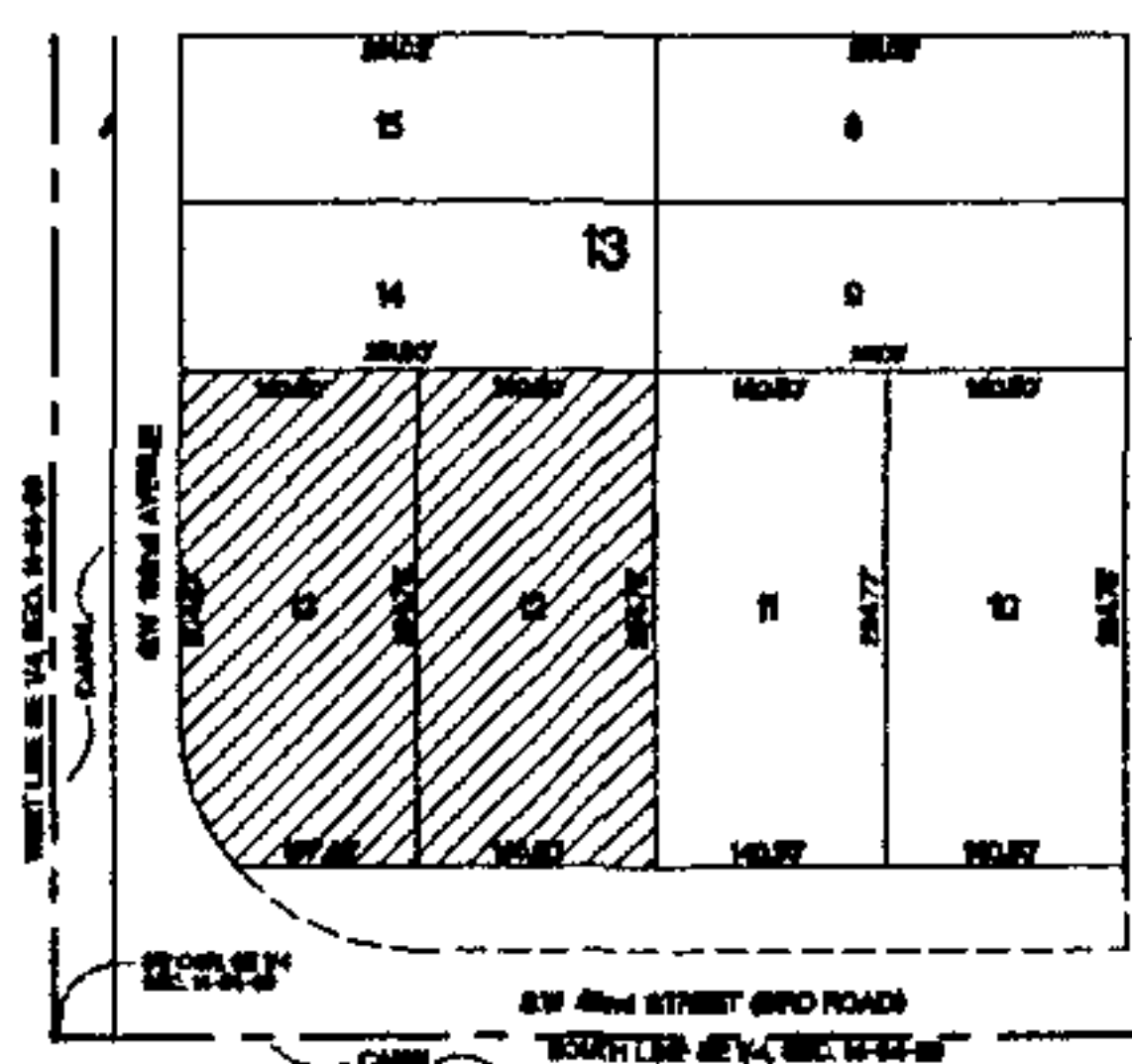
PROPOSED

LOWEST FLOOR AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR

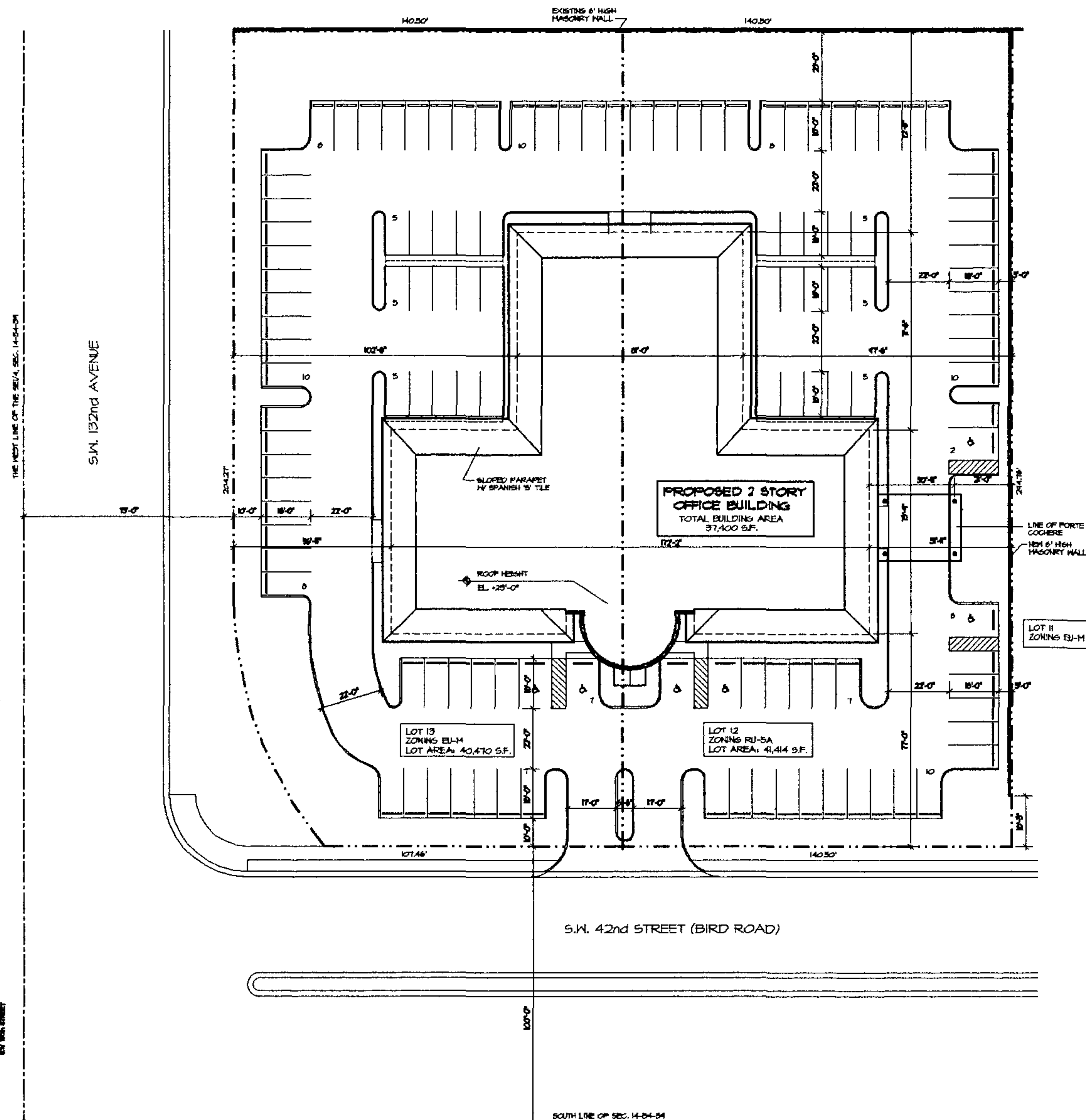
*SHALL BE 4" INCHES ABOVE FINISHED GRADE

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.S.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD FRONTING THE PROPERTY.

SOIL TREATMENT: ALL SOIL BELOW STRUCTURE SHALL HAVE PRECONSTRUCTION TREATMENT FOR PROTECTION AGAINST TERMITES. CONTRACTOR SHALL SUBMIT CERTIFICATE OF COMPLIANCE TO VERIFY TREATMENT.



LOCATION PLAN
N.T.S.



SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS:

DATE: 9-11-17

DRAWN BY: ARES

CHECKED BY: MAC

JOB NO.: 482-17

PROPOSED PROFESSIONAL OFFICE BUILDING
FOR: MR. RAUL MEDINA JR.
8805 NW 74 AVE
MIAMI, FL 33150-4100

CARRERA RAMOS
ARCHITECTS, INC.

3825 N.W. 82 AVENUE
SUITE 314
MIAMI, FLORIDA 33108
(305) 583-0750
FAX (305) 593-8582
AA 0001621

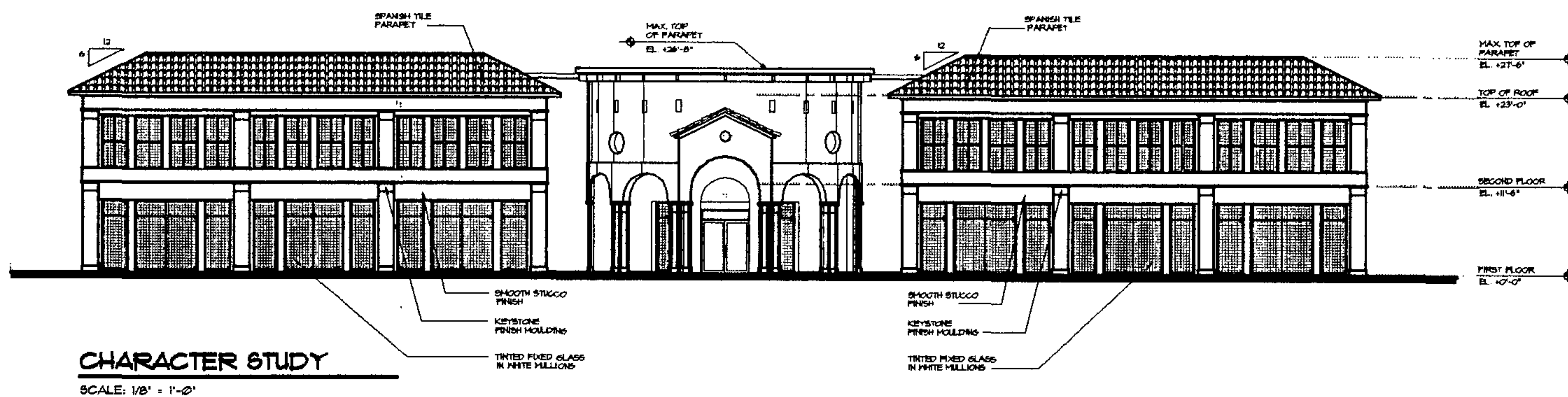
MIGUEL A. CARRERA, JR., P.E.
State Reg. No. 001314
ROSA E. RAMOS-ROTH, P.E.
State Reg. No. 001809

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SHEET NO.

A-1

OF



REVISIONS:

DATE: 4-17-97

DRAWN BY: RSB

CHECKED BY: HAC

JOB NO.: 452-97

PROPOSED PROFESSIONAL OFFICE BUILDING
FOR: MR. RAUL MEDINA JR.
6605 NW 74 AVE
MIAMI, FL 33140-4100

CAMERA RAMOS
ARCHITECTS, INC.

3825 N.W. 82 AVENUE
SUITE 314
MIAMI, FLORIDA 33106
(305) 583-0750
FAX (305) 593-5862
AA 0001621

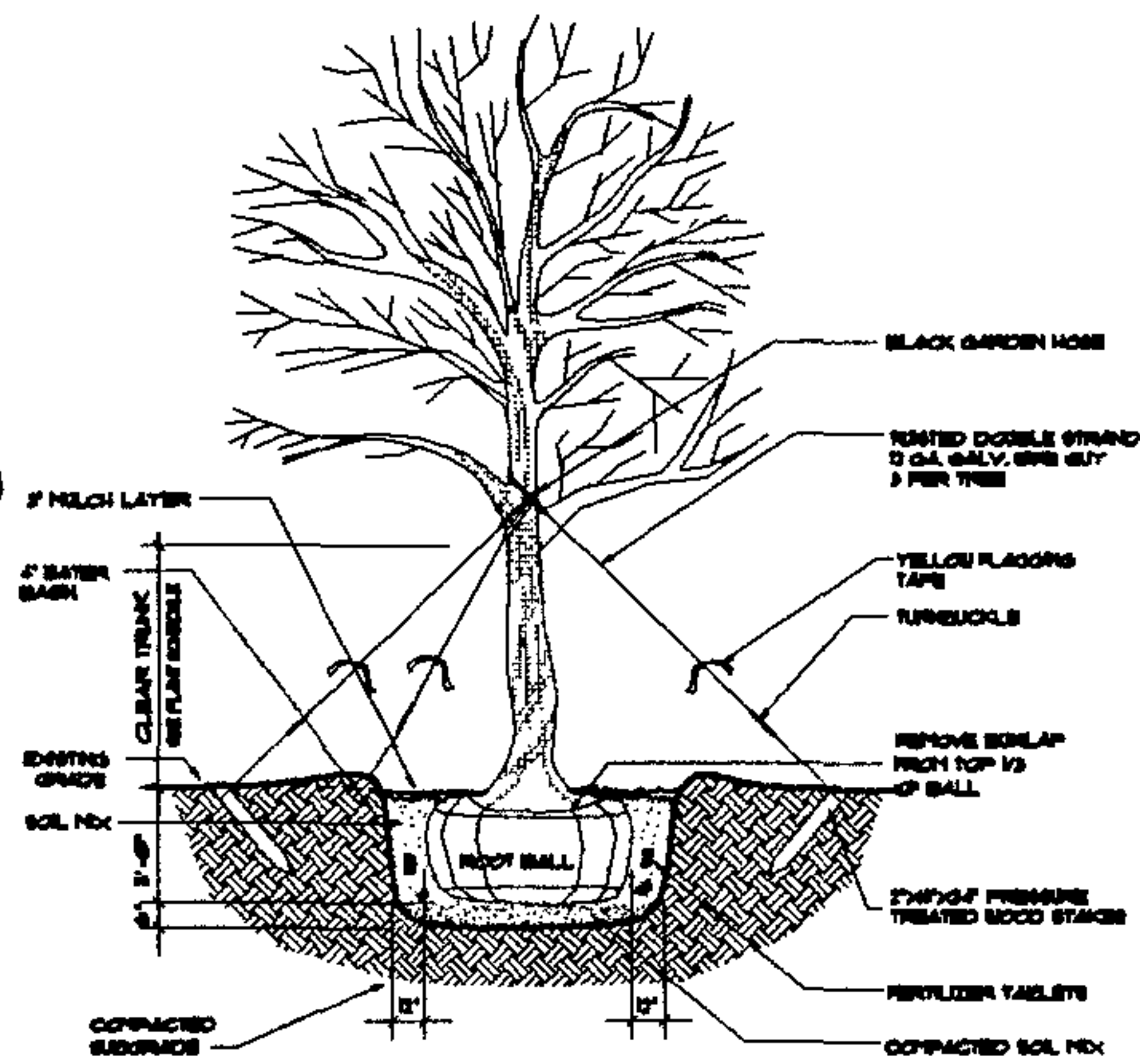
WESLEY A. CHAMBERLAIN, JR., P.A.
State Reg. No. 4712118
ROSA E. RAMOS-ROTTA, P.A.
State Reg. No. 4712208

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SHEET NO.

A-4

OF



CANOPY TREE PLANTING DTL.
N.T.S.

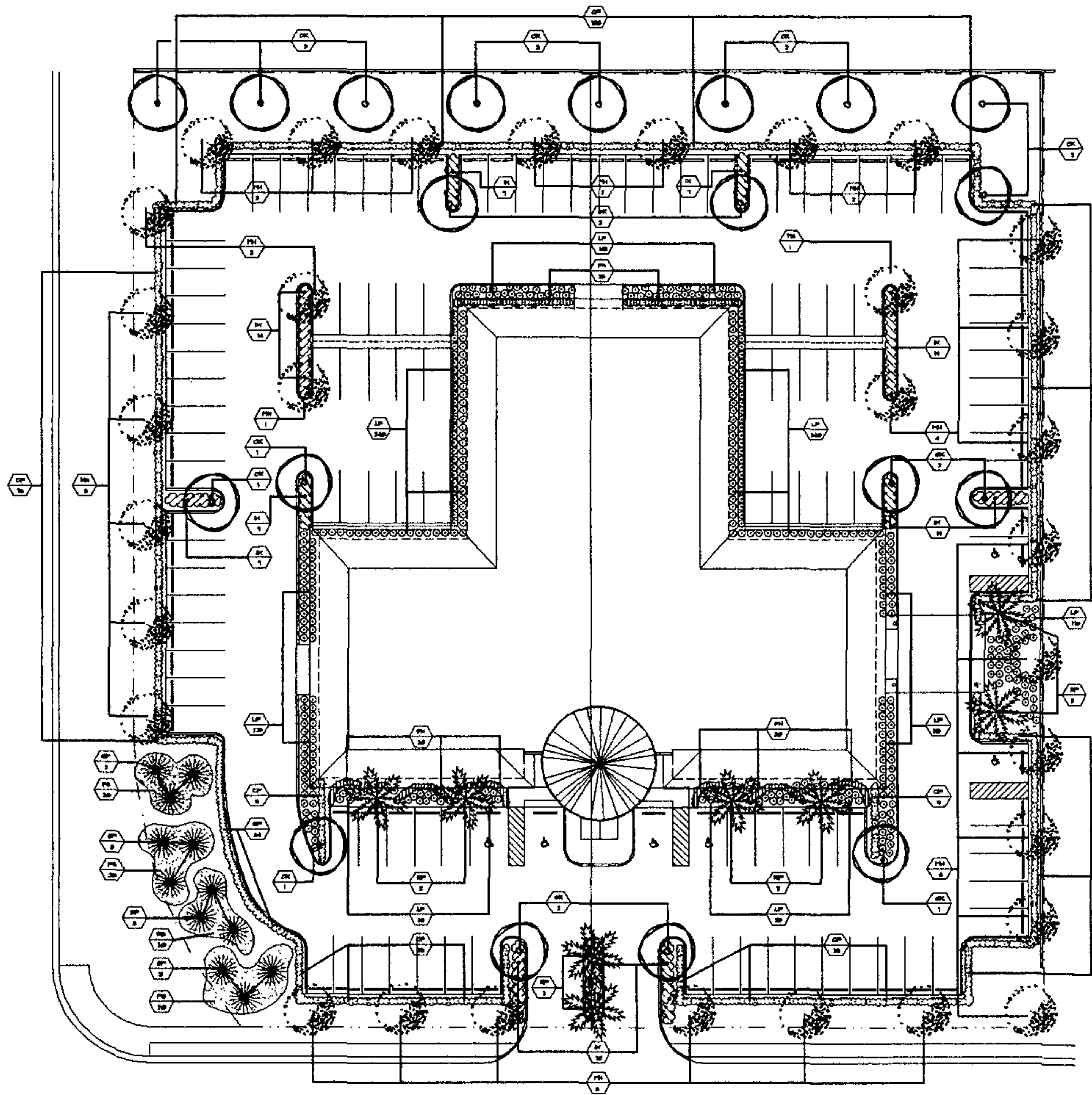
LANDSCAPE NOTES AND SPECIFICATIONS

- ALL LANDSCAPE INSTALLATION SHALL MEET THE APPLICABLE REQUIREMENTS OF THE STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN AND HORTICULTURISTS, LATEST EDITION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A COMPLETE IRRIGATION SYSTEM AND IRRIGATION PLANS, DETAILS AND SPECIFICATIONS AS REQUIRED. REFER TO IRRIGATION PLAN FOR IRRIGATION SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES TO AVOID CONFLICTS WITH PLANTING. PRIOR TO COMMENCEMENT OF WORK, LANDSCAPE CONTRACTOR SHALL CONTACT THE NEAREST UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL NOTIFY AND DIRECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING OF WORK.
- ALL LAMN AREAS SHALL BE SOIL BUILT TO THE LAMN LEVEL WITH 6\"/>

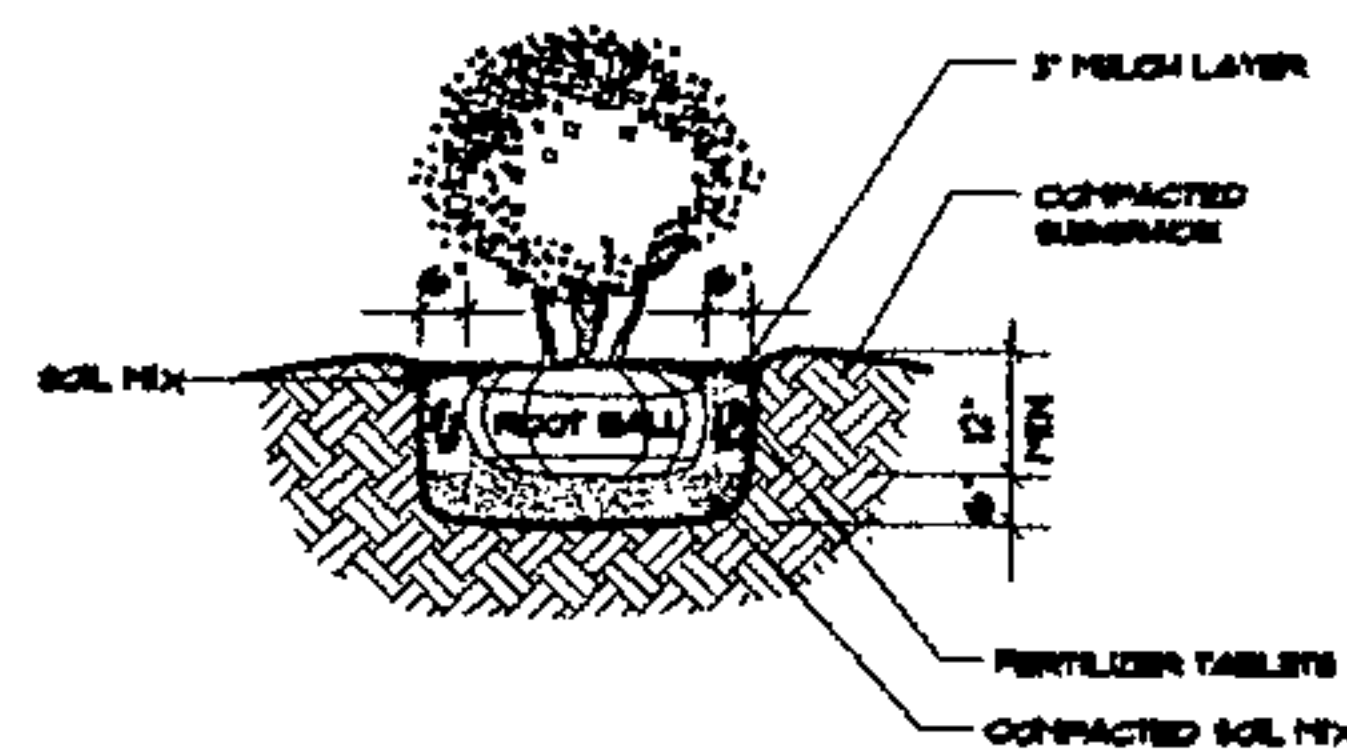
ZONE/DISTRICT	REQUIREMENTS	PROVIDED
LANDSCAPE OPEN SPACE (IF APPLICABLE)	20.0	212.0
GREENBELT BOTH (IF APPLICABLE)	2.0	22.0
LAMN AREA (AS DEFINED IN ORDINANCE)	20.0	20.0
TREES PER NET LOT (NOTES: SOIL OF REQUIRED TREES AND/OR PALMS SHALL BE PROVIDED FOR PLANTING. NO MORE THAN 20% OF THE NATIVE TREE PLANTING SHALL BE CABBAGE PALMS)	51	46
STREET TREES (TREES IN RIGHT OF WAY (R) OR ON PRIVATE PROPERTY) SHALL REQUIRE PUBLIC WORKS APPROVAL OR SPECIAL TAXING DISTRICT.	10	11
TOTAL NUMBER OF TREES	10	57
SHRUBS (1 SHRUB PER EA. TREE)	51	54

PLANTING SCHEDULE

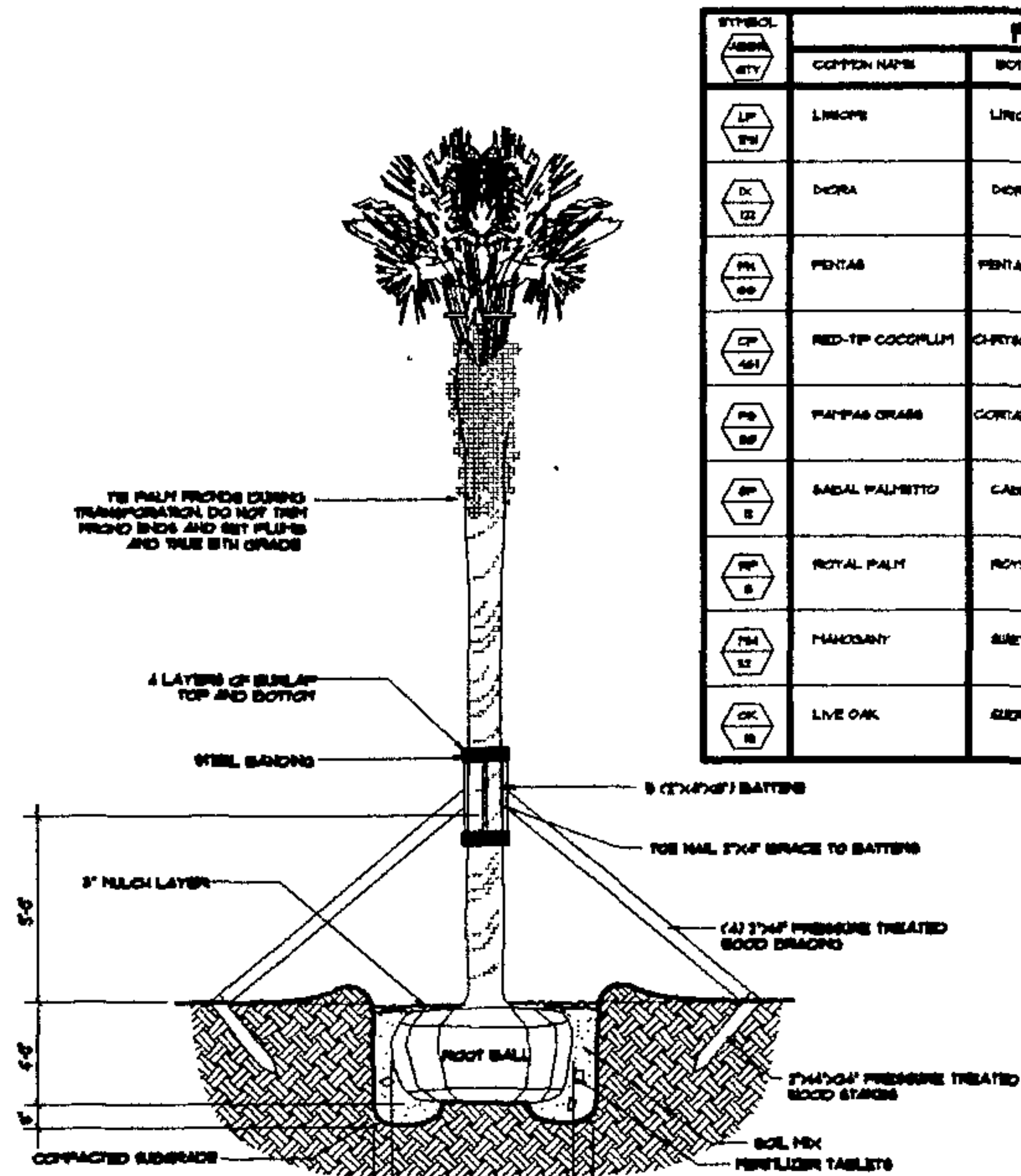
SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	QUANTITY	NATIVE SPECIES (Y/N)
1P	LINCOLN	LINCOLN PALM	10' HALL 10' OC	10	NO
2P	DORA	DORA SP	3' HALL 24' HALL 30' OC	12	NO
3P	PENTAS	PENTAS LANCEOLATA	3' HALL 24' HALL 30' OC	60	NO
4P	RED-TP COCOPLUM	CHRYSOCLADUS ICAGO	3' HALL 24' HALL 30' OC	40	YES
5P	PALM ORANGE	CORTADERIA BELLOMANA	3' HALL 24' HALL 30' OC	60	YES
6P	SABAL PALMETTO	CABBAGE PALM	10' OVERALL HEIGHT	2	YES
7P	ROYAL PALM	ROYAL PALM	10' OVERALL HEIGHT	0	YES
8P	MANOSANT	SAETENIA HAMMONDII	10' OVERALL HEIGHT	2	YES
9P	LIVE OAK	QUERCUS VIRGINIANA	10' OVERALL HEIGHT	10	YES



S.W. 42nd STREET (BIRD ROAD)



SHRUB PLANTING DTL.
N.T.S.



PALM TREE PLANTING DTL.
N.T.S.

LANDSCAPING PLAN
SCALE: 1" = 30'-0"

REVISIONS:

DATE: 1-11-17
DRAWN BY: JLL
CHECKED BY: JHC
JOB NO.: 452-17

PROPOSED PROFESSIONAL OFFICE BUILDING
FOR: MR. RAUL MEDINA JR.
6605 NW 74 AVE
MIAMI, FL 33140-4000

CAMERA RAYMOND
ARCHITECTS, INC.

3825 N.W. 82 AVENUE
SUITE 314
MIAMI, FLORIDA 33186
(305) 583-0750
FAX (305) 583-0862
AA 0001621

MICHELLE A. CAMERON, P.E., P.A.
State Reg. No. AR13118
ROSA E. RAMOS-RODRIGUEZ, P.E., P.A.
State Reg. No. AR13209

SHEET NO.

L-1

28 29 30 31 13 14 15 16 17
23 22 21 20 22 21 20 19 18

RU-1Z

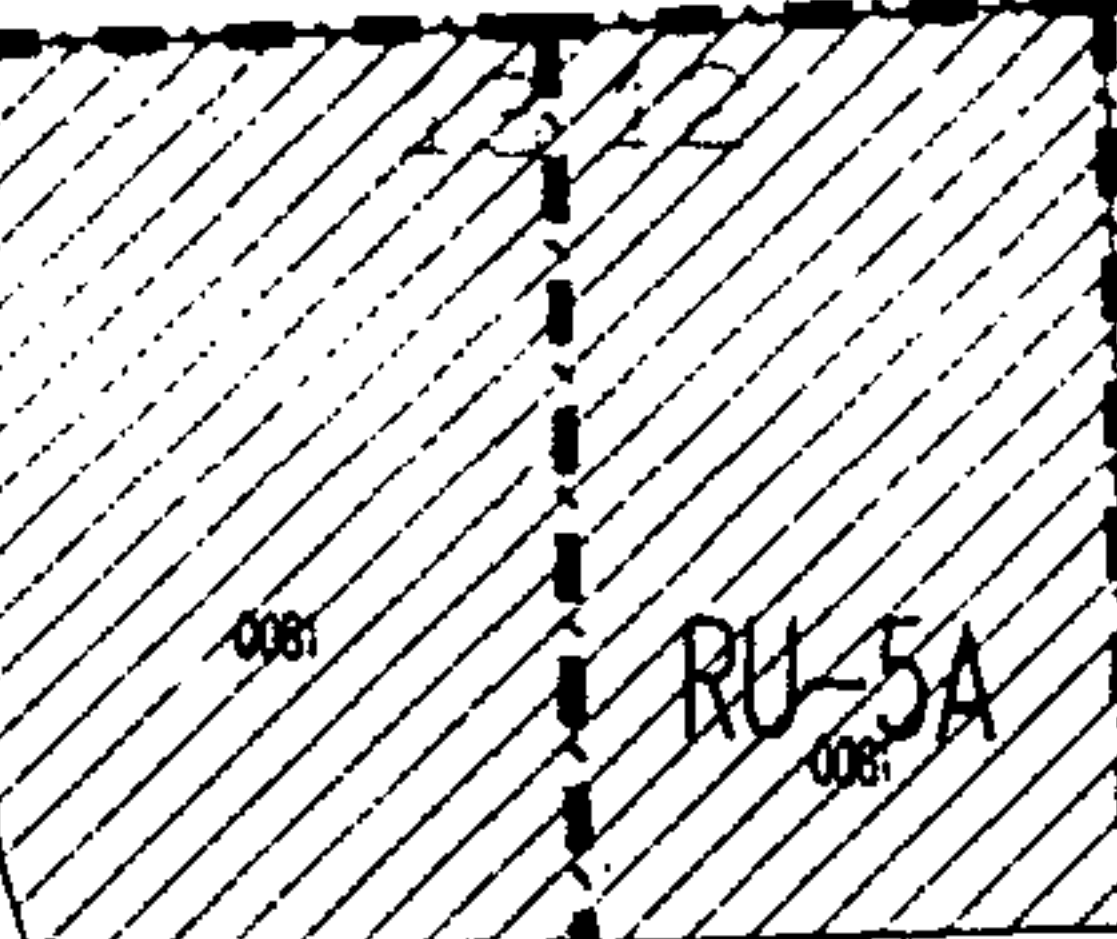
18 17 16 15 23 24 25 26 27
11 10 9 8 32 31 30 29 28

4 5 6 7 33 34 35 36 37
43 42 41 40 39 38

18 44 45 46 47 48 49

RU-1

SW 132 AVE



EU-1

SW 42 ST

AU

EU-1

104 105 106 111 112 113
103 107 110 114
102 108 109 115

RU-1

51 52 53 54 55 56 57 58 59 60 61 62 63 64 65

RUTH

49 13 12 28 29
48 14 11 24 27
47 15 10 23 26
46 16 9 22 25
45 17 8 21 30
44 18 7 20
43 19 6 19
42 18



SUBJECT
PROPERTY

LEGEND

Hearing Map

NOTICE

Section: 14 Township: 54 Range: 39
Process Number: 97000195
Applicant: RAUL MEDINA, Jr.
District Number: 11
Zoning Board: C10
Drafter ID: ERIC
Scale: 1200

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Due to enlargement, map may not meet National Map Accuracy Standards.



SW 132 AVE

97-195

SW 42 ST-



METRO DADE

Sec. 14 Twp. 54 Rng. 39

Applicant RAUL MEDINA JR.

Process No. 97-195

Drafter ERK

NORTH

Revised

**METRO-DADE FIRE RESCUE DEPARTMENT
ZONING COMMENTS**

(6)

C-10

Hearing Number 297-195 Service Impact: ✓ Yes No

Location Address: NE corner of SW 132 Ave & SW 42 St

Recommendation: No objection ✓
No objection with condition
Recommend Denial

Condition:

Estimated number of alarms generated annually by application: 6

If there is an impact, below is the service availability:

Station District 37 Grid 1583 DU(SF) 37,400 Occupancy Type 5

Impact of additional calls on closest station: Minimal impact

Planned Service to Mitigate:

Service

Location

Year To be
Completed

ACCESS:

Description of Concern:

OTHER CONCERNS:

Reviewed by: Mirtha Hernandez

Phone:

Date: 7-30-97

Revised 5/8/96