

**SMORGASBORD MANAGEMENT  
CO. & KLA SCHOOL**

# KIDS LEARNING ADVENTURE (KLA SCHOOLS)

14875 (B) SOUTH DIXIE HWY.  
PALMETTO BAY, FLORIDA

## GENERAL NOTES

- CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE THE START OF CONSTRUCTION. THE ARCHITECT OF DESIGN SHALL BE NOTIFIED OF ERRORS AND/OR OMISSIONS PRIOR TO THE START OF WORK.
- DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSION. ANY VARIATION IN DIMENSION FROM THE APPROVED ARCHITECTURAL PLANS AND/OR STRUCTURAL AND MECHANICAL PLANS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION IMMEDIATELY. ALL DISCREPANCIES SHALL BE CORRECTED BEFORE CONTRACTOR PROCEEDS WITH HIS PORTION OF THE WORK. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS RESPECTIVE PORTION OF THE WORK AND WILL BE REQUIRED TO MAKE ALL REQUIRED CORRECTIONS TO COMPLY WITH ALL DRAWINGS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FILE ALL NECESSARY DRAINAGE AND SPECIFICATIONS WITH THE PROPER AUTHORITIES AND PAY FOR AND OBTAIN ALL PERMITS, CERTIFICATES OF APPROVAL, AND OTHER LEGAL NOTICES REQUIRED FOR THIS WORK.
- NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, CODES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR BETWEEN A SPECIFIED MATERIAL AND A CODE REQUIREMENT, THE GENERAL CONTRACTOR MUST NOTIFY THE OWNER AND ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIRS HIS OWN DEFECTIVE WORK, AS WELL AS PAY ALL COSTS INCIDENTAL THERETO, INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.
- NOT USED.
- FATCH AND REPAIR EXISTING CONSTRUCTION WHERE DISTURBED BY NEW WORK AND/OR IS CALLED FOR ON THE DRAWINGS.
- WHERE EXISTING WORK IS DISTURBED BY NEW WORK, CONTRACTOR SHALL REPAIR WALLS, DOORS, THRESHOLDS, CEILING, FLOORS, AND FLOORING TO INSURE THE PROPER INSULATION OF NEW WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF ALL MATERIAL ON SITE.
- THE GENERAL CONTRACTOR SHALL CLEAN UP AND MAINTAIN THE SITE IN A CLEAN SAFE MANNER.
- UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL PURCHASE AND INSTALL ALL MATERIALS SHOWN ON THE DRAWINGS.
- ALL EQUIPMENT NOTED AS INSTALLED BY THE GENERAL CONTRACTOR, SHALL INCLUDE ALL UTILITY CONNECTIONS, LEVELING, AND FINAL INSTALLATION, INCLUDING START-UP.
- DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED OR DUPLICATED IN ANY MANNER. THEY SHALL BE USED WITH REFERENCE TO THE WORK UNDER CONSTRUCTION ONLY. MISUSE OR THE LOAN OF THESE DRAWINGS SHALL OBLIGATE THE VIOLATOR FOR THE FULL FEE TO THE ARCHITECT. VARIATION OF THIS AGREEMENT SHALL BE PERMITTED BY WRITTEN CONSENT ONLY.
- SAFETY DURING CONSTRUCTION:** CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROTECT WORKMEN AND THE GENERAL PUBLIC FROM HARM AND THE ADJOINING PROPERTY FROM DAMAGE.
- STANDARD INDUSTRY PRACTICES SHALL BE OBSERVED FOR FLASHING AND WATERPROOFING.
- REMOVE ANY EXIST. FINISHES IN THE WAY OF NEW FINISHES. PATCH & REPAIR AS REQ'D.
- GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKS AND OR PLYWOOD BACKING FOR ALL ATTACHMENTS TO WALLS AS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PERTINENT TO HIS WORK, PRIOR TO SUBMITTING BOB AND FABRICATION OF NEW BUILDING COMPONENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SECURITY WHILE JOB IS IN PROGRESS AND COMPLY WITH ALL O.S.H.A. STANDARDS.
- EXISTING CONDITIONS:  
CONTRACTOR, BY AND THROUGH SUBMISSION OF HIS BO, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR MAKING SURE THE LOCATION OF ALL PROPOSED WORK AND FOR MAKING SURE THAT HIS OWN PERSONAL NEGLIGENCE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, THE NATURE OF EXISTING CONDITION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION THEREOF, INCLUDING THE REMOVAL, RELOCATION OR REPLACEMENT OF ANY OBJECTS OR CONSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- C.C. TO PROVIDE NEW FEE ALARM PLANS & OBTAIN ALL REQUIRED APPROVALS.

NOTE: BUSINESS HOURS 8AM THRU 6PM (MON-THRU FRIDAYS)

NOTES:  
1. ALL INTERIOR WALL & CEILING FINISHES MATERIALS SHALL BE CLASS "A" IN ALL CORRIDORS & LOBBIES IN ALL OTHER OCCUPIED AREAS, INTERIOR WALL & CEILING FINISHES SHALL BE CLASS "A" OR CLASS "B".  
2. ALL INTERIOR FLOOR FINISHES IN ALL CORRIDORS SHALL BE NO LESS THAN CLASS "B".  
3. ALL INTERIOR FLOOR FINISHES TO COMPLY WITH FPPC 101-16.6.3.3

**PROJECT DATA:**

OCCUPANCY CLASS:	GROUP 1P (DAY CARE)
PREVIOUS USE:	VACANT
PROPOSED USE:	DAY CARE
CONSTRUCTION TYPE:	

LEASED AREA = 9,268 S.F. (TOTAL GROSS AREA)  
CLASSROOM AREA = 5,646 S.F. 16 CLASSROOMS, BAS, NDD, WORKSHOP  
NON-CLASSROOM AREA = 3,622 S.F.  
EXTERIOR / RECREATIONAL PLAY AREA = 3,107 S.F.  
MAXIMUM NUMBER OF STUDENTS 138 KIDS

NUMBER OF TEACHERS, ADMINISTRATORS, & CLERICAL PERSONNEL: 16 PEOPLE

AGES OF GROUPS TO BE SERVED: 1 TO 5 YEARS OF AGE  
HOURS OF OPERATION: MONDAY THRU FRIDAYS 8AM-6PM

**OCCUPANT LOAD FACTOR CALCULATIONS:**

- 55 S.F. OF USABLE INDOOR SPACE PER CHILD  
- FOR CHILDREN 5 YEARS OR OLDER THERE MUST BE (1) CHILD CARE PERSONNEL FOR EVERY (25) CHILDREN  
- FOR CHILDREN 4-5 YEARS THERE MUST BE (1) CHILD CARE PERSONNEL FOR EVERY (20) CHILDREN  
- FOR CHILDREN 3-4 YEARS THERE MUST BE (1) CHILD CARE PERSONNEL FOR EVERY (15) CHILDREN  
- FOR CHILDREN 2-3 YEARS THERE MUST BE (1) CHILD CARE PERSONNEL FOR EVERY (11) CHILDREN  
- FOR CHILDREN 1-2 YEARS THERE MUST BE (1) CHILD CARE PERSONNEL FOR EVERY (6) CHILDREN  
- FOR CHILDREN 18 MONTH TO 1 YEAR THERE MUST BE (1) CHILD CARE PERSONNEL FOR EVERY (4) CHILDREN

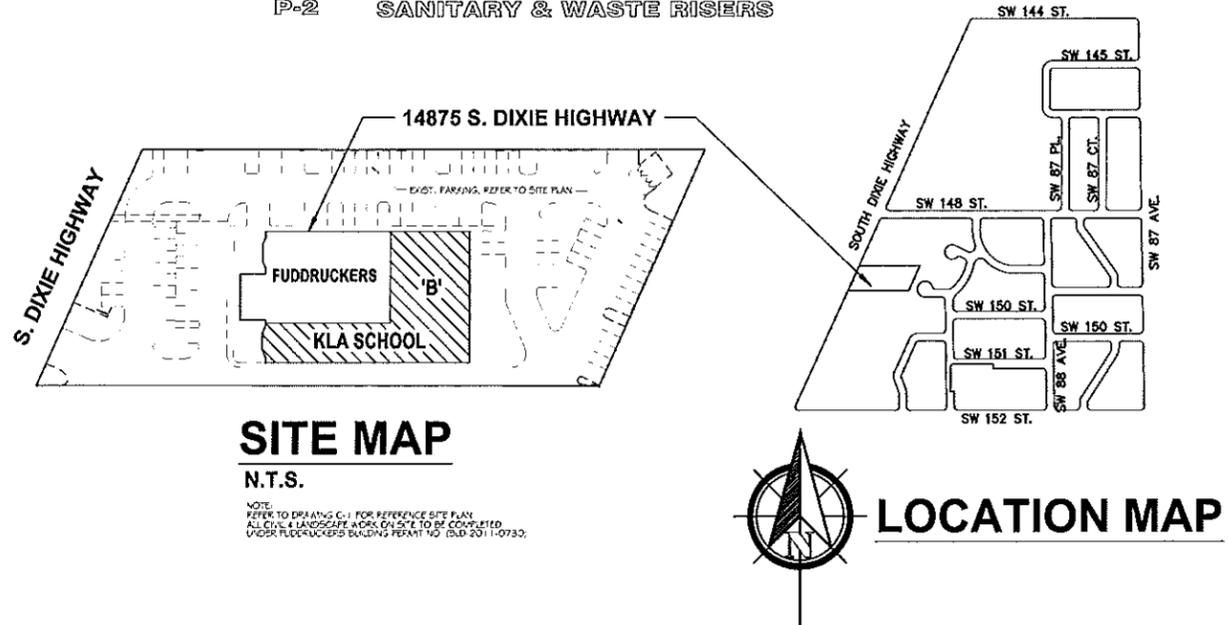
LOCATION	AS PER FLORIDA STATUTES SECTION 402.305	TEACHERS
CLASSROOM #1	646 S.F./35 = 19	1
CLASSROOM #2	674 S.F./35 = 20	1
CLASSROOM #3	674 S.F./35 = 20	1
CLASSROOM #4	649 S.F./35 = 19	1
CLASSROOM #5	600 S.F./35 = 20	1
CLASSROOM #6	600 S.F./35 = 17	1
CLASSROOM #7	616 S.F./35 = 18	1
CLASSROOM #8	614 S.F./35 = 18	1
BAS + NDD	276 S.F./35 = 8	2
MANAGER		
LOUNGE		
WORK SHOP	217 S.F./35 = 6	
COMPUTER ROOM		
RECEPTION		
TOTAL:		166 OCCUPANTS (INCLUDES 1 MANAGER)

**CODES:**

BUILDING:	FLORIDA BUILDING CODE 2007 & 2009 SUPPLEMENTS
PLUMBING:	FBC, PLUMBING 2007
ELECTRICAL:	NEC 2009 & NFPA 70
MECHANICAL:	FBC, MECHANICAL 2007
FIRE:	FLORIDA FIRE PREVENTION CODE 2007
ACCESSIBILITY:	FBC, CH. 111, 2007 & A.D.A.

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- M-1 HVAC
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- E-3 PANEL SCHEDULES / RISER
- P-1 PLUMBING PLAN 1/8" SCALE
- P-1.1 1/4" PARTIAL PLUMBING PLAN EAST SIDE
- P-1.2 1/4" PARTIAL PLUMBING PLAN WEST SIDE
- P-2 SANITARY & WASTE RISERS



### SITE MAP

N.T.S.

### LOCATION MAP

**KLA SCHOOLS**  
600 SW 1ST AVE  
MIAMI, FL 33130  
(305) 377-0391

DATE	BY	SCALE	REVISION
01-14-12	A.V.	A.V.	

**GERSHEN ASSOCIATES, P.A.**  
Architecture / Planning  
Construction Consulting  
2800 SOUTH DIXIE HIGHWAY / SUITE 3018  
MIAMI, FLORIDA 33135  
REGISTRATION NO. 1A 00027206

**KIDS LEARNING ADVENTURE**  
14875 S. DIXIE HWY. (SPACE B)  
VILLAGE OF PALMETTO BAY, FL 33176

SHEET TITLE  
TITLE SHEET

SHEET NO.  
T-1

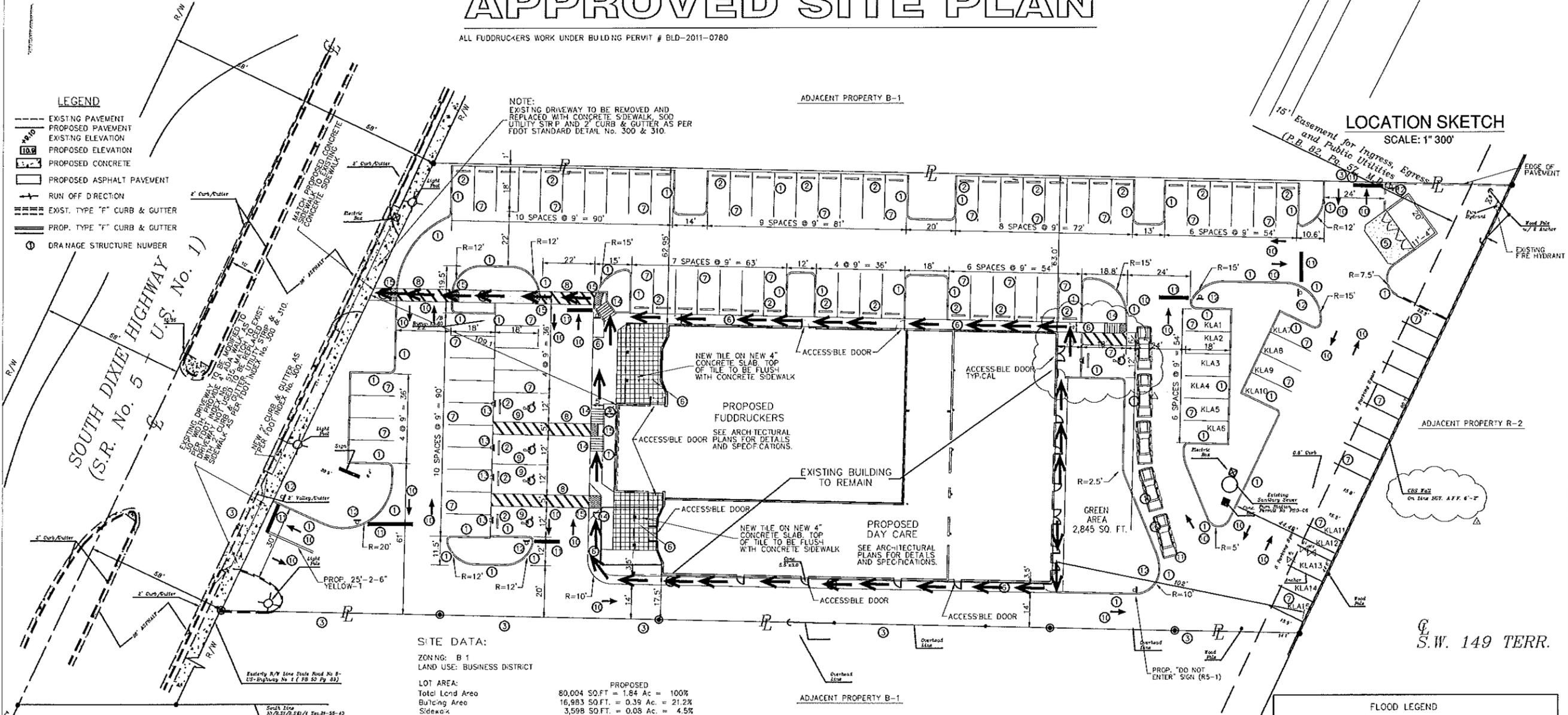
JOB NO.  
201138



# SITE PLAN

## APPROVED SITE PLAN

ALL FUDDRUCKERS WORK UNDER BUILDING PERMIT # BLD-2011-0780



### LOCATION SKETCH

SCALE: 1" = 300'

### LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

NOTE: EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH CONCRETE SIDEWALK, 500 UTILITY STRIP AND 2" CURB & GUTTER AS PER FDOT STANDARD DETAIL No. 300 & 310.

ADJACENT PROPERTY B-1

SOUTH DIXIE HIGHWAY (S.R. No. 5 & U.S. No. 1)

### SITE DATA:

ZONING: B 1  
LAND USE: BUSINESS DISTRICT

LOT AREA:	PROPOSED
Total Land Area	80,004 SQ.FT. = 1.84 AC. = 100%
Building Area	16,983 SQ.FT. = 0.39 AC. = 21.2%
Sidewalk	3,598 SQ.FT. = 0.08 AC. = 4.5%
Paved Area	46,698 SQ.FT. = 1.07 AC. = 58.4%
Landscape Area	12,465 SQ.FT. = 0.29 AC. = 15.6%
Dumpster Area	240 SQ.FT. = 0.01 AC. = 0.3%

### PARKING SPACES:

Total Building Area FuDDRuckers 7,643 Sq.Ft. Customer Service area 4,108 Sq. Ft.  
Total Building Area Day Care 9,268 Sq. Ft. Employees & Van Vehicles 15

Parking Spaces Required  
1 parking space per 50 Sq. Ft. of Total Customer Area for restaurant usage and  
1 parking space per Employee and Van Vehicles for Day Care

Restaurant 4,108 / 50 = 82 spaces  
Day Care Total Employees & vehicles = 15  
Total Required Spaces 97 Spaces

Parking Spaces Provided  
Standard 94  
Handicap 4  
Total 98

Flood Zone:	X	Elevation - FEET	REQUIRED	PROVIDED
Front (S. Dixie Hwy.)		20 FT.	20 FT.	109.1 FT.
Rear		25 FT.	0 FT.	99.5 FT.
Side (North)		0 FT.	0 FT.	62.95 FT.
Side (South)		0 FT.	0 FT.	17.5 FT.

### LEGAL DESCRIPTION:

Lot "B", Block 9 of "BUSINESS ADDITION TO LAUREL HLL PARK" according to the plat thereof as recorded in Plat Book 82, Page 57, of the Public Records of Miami-Dade County, Florida.

### NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY FLORIDA INTERNATIONAL LAND SURVEYORS, INC.
- ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929 AND AS SHOWN ON SURVEY.
- UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LINES AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
- THIS SITE LIES IN SECTION 21, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN THE CITY OF PALMETTO BAY IN MIAMI-DADE COUNTY, FLORIDA.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN EFFECT.

### FLOOD LEGEND

Commercial, Industrial

FOUR: \_\_\_\_\_ ADDRESS: 14875 S. DIXIE HIGHWAY  
LOT: B BLOCK: 9 SUBDIVISION: BUSINESS ADDITION TO LAUREL HLL PARK  
PLAT BOOK: 82 PAGE: 57 MEETS & BOUNDS: \_\_\_\_\_

CROWN OF ROAD ELEV.: 15.21 FT. NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: VICENTE JOSE PLS L.C.#. 3103

DRAINAGE PLANS SHALL BE ATTACHED TO THESE PERMITS. PLANS SHALL BE STAMPED WITH THE DESIGNER'S SIGNATURE AND SEAL.  
DEM/AC - SURFACE WATER MANAGEMENT STORMWATER PERMIT: N/A  
SFAND - ENVIRONMENTAL RESOURCES PERMIT: N/A  
TOTAL IMPERVIOUS AREA: 1.65 UNDERGROUND PARKING: YES/NO  
IF YES FLOODPROOFING PLANS AND DETAILS SHALL BE ATTACHED: N/A  
BASEMENT: YES/NO

HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A FLOOD OR EQUAL LOWER ELEVATION? YES/NO

	Lowest Floor Elev. (including basement/finished area)	Adjacent Grade Elevation (feet to the top of the structure)	Column Bottom Elevation
EXISTING	15.90 FT. NGVD	FT. NGVD	13.60 FT. NGVD

### SCHEDULE NOTES

- NEW 6" CONCRETE CURB
- WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- 4" PAINTED STRIPING (DOUBLE)
- 4" PAINTED WHITE STRIPING
- TYPICAL PAINTED "WHITE" HAND CAP SYMBOL
- PAINTED DIRECTIONAL ARROW
- 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
- STOP SIGN (R1-1)
- TYPICAL "HANDICAP" SIGN
- HANDICAP RAMP
- 3' MINIMUM DETECTABLE WARNING

AMORA & ASSOCIATES, INC.  
LAND PLANNING  
ENGINEERING

FUDDRUCKERS RESTAURANT  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA  
VITA FOODS DBA FUDDRUCKERS  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA

### SITE PLAN

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAS3	CRINUM ASIAE (CRIN MIMBLE, QUEEN'S EMMA PURPLE)	6" X 6" O.C. 5" HIGH	1
CIR	CHRYSOMELIS (WOOD CUCUMBER)	24" DIA. 24" SPR. 24" O.C. NATIVE	66
CIR7	CHRYSOMELIS (WOOD CUCUMBER)	6" X 24" SPR. 24" O.C.	21

EXP3	EXORPETITE ORANGE OR PINK	12" X 12" FULL 16" O.C.	114
NEC1	NEPENTHES (NATIVE "CAMEL" BOSTONIAN)	18" X 12" 12" 16" O.C. NATIVE	250
PM7	PERSEA (PINEAPPLE)	24" X 24" SPR. 24" O.C. FULL TO BASE	15
SA3	SCHLISBA (SANDWICH ISLAND)	24" X 24" SPR. 24" O.C.	38
TIB3	TIBICHA (SANDWICH ISLAND)	24" X 24" WELL-FORMED SHRUB FULL TO 24" O.C.	23
HSL3	HUMULUS (LADY'S SLIPPER)	18" X 12" FULL TO 16" O.C. NATIVE	300
EUG	EUGENIA (CAMPYLOPSIS)	7" DIA. 24" SPR. FULL TO BASE	2
LIRV	LIRIODENDRON (LIRIODENDRON)	12" X 12" SPR. 7" DIA. 16" O.C.	40
RE3	RHAPHIS (LADY PALM)	24" DIA. 24" SPR. 24" O.C.	5

REV: 8-24-11

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AP3	APLOPSIS (ELEGANT PALM)	TRIPLE TRUNK 18" DIA. 24" O.C. 2 FT. MIN.	1
COR	CHRYSOMELIS (WOOD CUCUMBER)	18" X 8" SPR. WELL-FORMED TREE STANDARDS 2" CAL. 45" FT. BAR. NATIVE	2
WB	WROBLEIA (HURCATA HOVATIA PALM)	18" DIA. 6" CAL. BAR. 18" STAGGERED	7
CES10	CANACAPUS (SILVER BIRCH)	18" X 8" SPR. MULT. TRUNK 45" FT. TALLER	2

REV: 8-24-11

NOTE: REFER TO SHEET L-3 FOR PLANTING DETAILS AND SPECIFICATIONS. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. CONTRACTOR SHALL DO TAKE OFF FROM PLANS TO VERIFY PLANT QUANTITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ABOVE AND UNDERGROUND UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARISE IN THE FIELD THAT PROHIBIT THE CONTRACTOR FROM MEETING THE INTENT OF THE DESIGN.

DEFICIENT CODE REQUIRED TREE COUNTS SHALL BE OFFSET BY PAYING INTO THE TREE PRESERVATION FUND OF PALMETTO BAY VILLAGE. (40) TREES \$250.00 X 27 = \$10,000.00 MITIGATION TREES REQUIRED FROM SHEET L-2 = 9 \$250.00 X 9 = \$2,250.00 TOTAL PAID INTO FUND = \$12,250.00

REV: 11-20-11

LANDSCAPE LEGEND INFORMATION for Village of Palmetto Bay Code Sect. 39-100  
Zoning: B-1 Business District Lot Area: 80,044 SF, 1.84 AC

OPEN SPACE PROVIDED	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33 as indicated on site plan (Gr. lot area = 80,044 x .1 = 16,009 sq. ft.)	12,801	12,801
C. Total sq. ft. of landscaped open space req. by Chapter 33: A+B=	12,801	12,801
<b>LAWN AREA CALCULATION</b>		
A. Total sq. ft. of landscaped open space required	12,801	12,801
B. Maximum lawn area (6-in) permitted = 12,801 x .2 = 2,560 sq. ft.	2,561	2,561
<b>TREES</b>		
A. No. of trees req. per net lot acre less existing no. of trees meeting min. requirements = 28 trees x net lot acres = 82	51	24
B. # of palms allowed: No. trees provided x .30 = 15 # palms permitted to cover as street trees on L-1 basis x .30 =	15	NA
C. # Natives required: No. trees provided x .80 = 16	16	18
D. Street trees (maximum avg. spacing of 35' o.c.) linear feet along street 170' x 35' = 5	5	5
E. Street trees located directly under power lines (max. avg. spacing of 23' o.c.) linear feet along street / 25 = NA	NA	NA
F. Perimeter trees located only to residential (1 tree or 3 palms per 50 LF. 133 linear feet / 50 = NA	NA	NA
G. Parking Lot Trees (1 tree per 30 sq. ft. of parking lot open space req. 990/30 = 13	13	0
Total number of trees required on site = 89	69	29
<b>SHRUBS</b>		
A. No. trees req. 52 x 10 = No. of shrubs allowed = 510	510	510
B. No. of shrubs allowed x .30 = No. of native shrubs req. = 153	153	153

IRRIGATION PLAN: If req. by Chapter 33

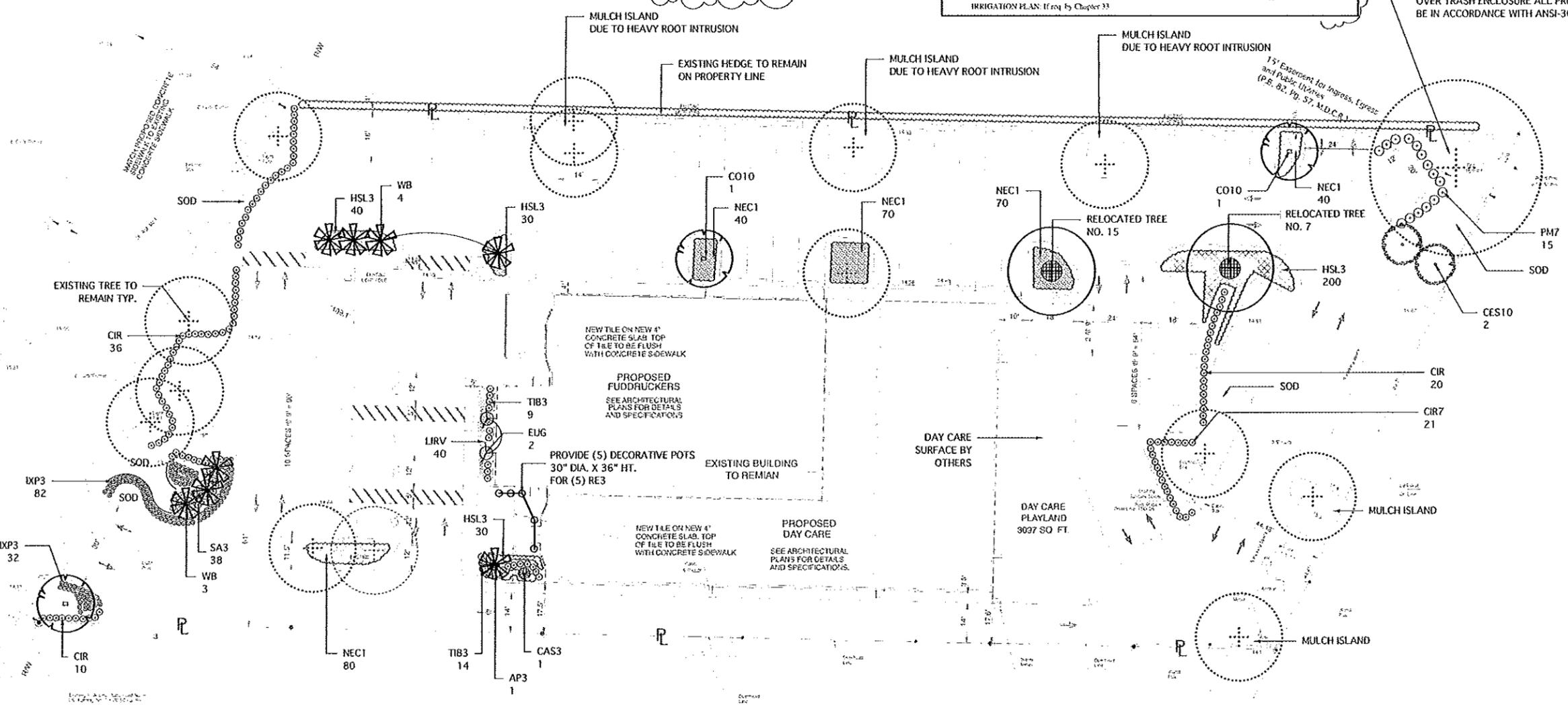
REV: 2-2-12  
REV: 8-24-11

Know what's below.  
Call before you dig.

REV: 11-20-11

PRUNE BLACK OLIVE TO REDUCE CANOPY OVER TRASH ENCLOSURE ALL PRUNING SHALL BE IN ACCORDANCE WITH ANSI-300 STDS.

SOUTH DIXIE HIGHWAY  
(S.R. No. 5 - U.S. No. 1)



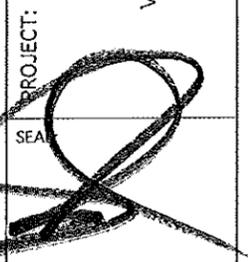
**M. McGrath, Inc.**  
Landscape Architectural Services  
Reg. LA-6666695  
1016 NE 45th Street, Oakland Park, FL 33334  
P: 954-763-4071  
F: 954-337-0817  
E: mlagroupinc@yahoo.com

REVISIONS:

REV: DRC 8-24-11
REV: TREE FUND NOTE 10-20-11
REV: SITE DATA 2-2-12

SHEET TITLE:  
**LANDSCAPE PLANTING PLAN**

PROJECT:  
FUADRUCKERS RESTAURANT  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA  
VITA FOODS DBA FUADRUCKERS  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA

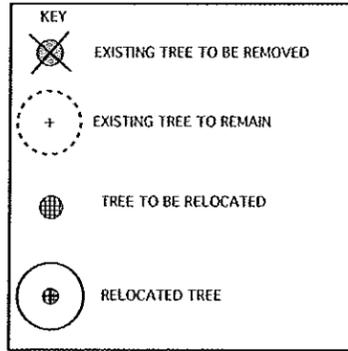


SCALE: 1"=20'

DATE DRAWN: 7-23-11

SHEET NO.

**L-1**



REV 8-24-11

**TREE MITIGATION**  
 TOTAL CANOPY TO BE REMOVED = 4,398 SF.  
 TREE REPLACEMENT REQUIRED = 4,398 SF./500=9  
 9 TREES PROPOSED ABOVE CODE  
 PALM REMOVAL AND MITIGATION = 10  
 REPLACEMENT PALMS REQ.= 20  
 20 PALMS PROPOSED  
 CANOPY TREE REMOVAL IS DUE TO CONFLICTS WITH  
 SITE IMPROVEMENTS AND OR POOR CONDITIONS  
 PALM REMOVALS ARE DUE TO POOR CONDITIONS NOT  
 APPROPRIATE FOR RELOCATING  
 SEE SHEET L-1 FOR REPLACEMENT TREE QUANTITIES

**EXISTING TREE INVENTORY**

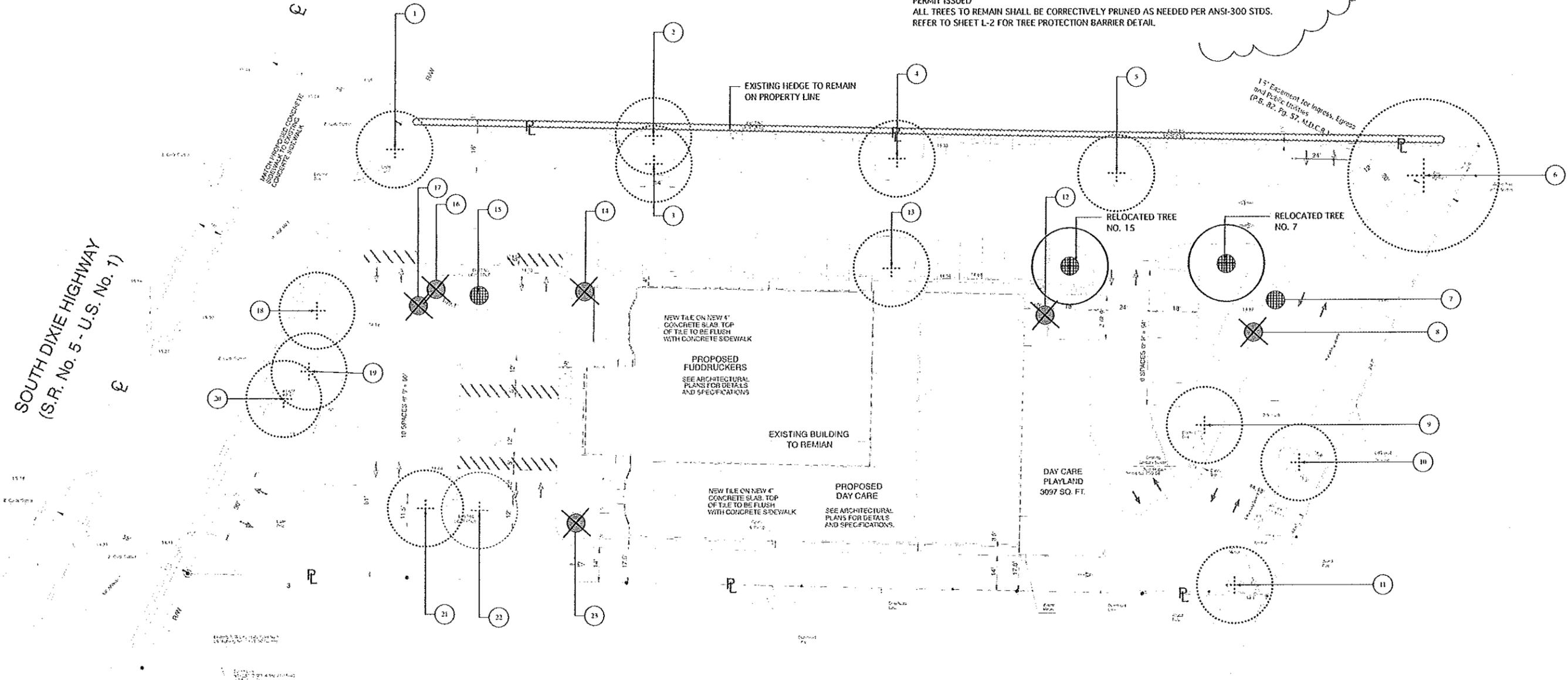
NO.	COMMON NAME	SIZE (HT. X SPR.)	CONDITION	DETERMINATION
1.	MAHOGANY	20" DBH. 25'X30'	GOOD	REMAIN
2.	MAHOGANY	18" DBH. 25'X30'	GOOD	REMAIN
3.	BLACK OLIVE	8" DBH. 25'X30'	FAIR	REMAIN
4.	MAHOGANY	18" DBH. 25'X30'	GOOD	REMAIN
5.	BLACK OLIVE	18" DBH. 25'X30'	GOOD	REMAIN
6.	BLACK OLIVE	36" DBH. 40'X55'	GOOD	REMAIN
7.	LIVE OAK	24" DBH. 25'X30'	GOOD	RELOCATE
8.	LIVE OAK	20" DBH. 25'X30'	POOR	REMOVE
9.	LIVE OAK	4 TRUNKS 12" 48 DBH. 25'X30'	FAIR	REMAIN
10.	BLACK OLIVE	14" DBH. 30'X30'	FAIR	REMAIN
11.	BLACK OLIVE	18" DBH. 30'X30'	FAIR	REMAIN
12.	MAHOGANY	18" DBH. 25'X25'	GOOD	REMOVE/MITIGATE
13.	MAHOGANY	14" DBH. 25'X 30'	FAIR	REMAIN
14.	BOTTLE BRUSH	6"+5" DBH. 6'X9'	POOR	REMOVE/MITIGATE
15.	MAHOGANY	12" DBH. 25'X 30'	GOOD	RELOCATE
16.	MAHOGANY	14" DBH. 25'X30'	GOOD	REMOVE/MITIGATE
17.	MAHOGANY	14" DBH. 25'X30'	GOOD	REMOVE/MITIGATE
18.	MAHOGANY	14" DBH. 25'X30'	GOOD	REMAIN
19.	MAHOGANY	14" DBH. 25'X30'	GOOD	REMAIN
20.	MAHOGANY	14" DBH. 25'X30'	GOOD	REMAIN
21.	MAHOGANY	12" DBH. 20'X15'	GOOD	REMAIN
22.	MAHOGANY	12" DBH. 20'X15'	GOOD	REMAIN
23.	BOTTLE BRUSH	6"+6" 8'X12'	POOR	REMOVE/MITIGATE

Know what's below.  
 Call before you dig.

A TREE REMOVAL PERMIT WILL BE REQUIRED  
 PRIOR TO REMOVING OR RELOCATING ANY TREES ON SITE  
 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

TREE CANOPY TO BE REMOVED = 2,650 SF.  
 MITIGATION TREES REQUIRED = 2,650/300 SF. = 9 CAT 1 TREES  
 MITIGATION TREES REQUIRED = 9 AMOUNT PAID INTO TREE PRESERVATION FUND \$250.00 X 9 = \$2,250.00  
 NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT THE APPROVAL OF A TREE REMOVAL  
 PERMIT ISSUED  
 ALL TREES TO REMAIN SHALL BE CORRECTLY PRUNED AS NEEDED PER ANSI-300 STDS.  
 REFER TO SHEET L-2 FOR TREE PROTECTION BARRIER DETAIL.

REV. 11-20-11



**M. L. G. A. P. Inc.**  
 Landscape Architectural Services  
 Reg. LA-6666695  
 1016 NE 45th Street, Oakland Park, FL 33334  
 E: mlgroupinc@yahoo.com  
 P: 954-763-4071  
 F: 954-337-0817

**REVISIONS:**

REV. DRC 8-24-11
REV. TREE FUND NOTE 10-20-11

**SHEET TITLE:**  
 TREE  
 DISPOSITION  
 PLAN

**PROJECT:**  
 FUDDRUCKERS RESTAURANT  
 14875 S. DIXIE HIGHWAY  
 PALMETTO BAY, FLORIDA  
 VITA FOODS DBA FUDDRUCKERS  
 14875 S. DIXIE HIGHWAY  
 PALMETTO BAY, FLORIDA

**SCALE:** 1"=20'  
**DATE DRAWN:** 8-8-11  
**SHEET NO.:**

**L-2**

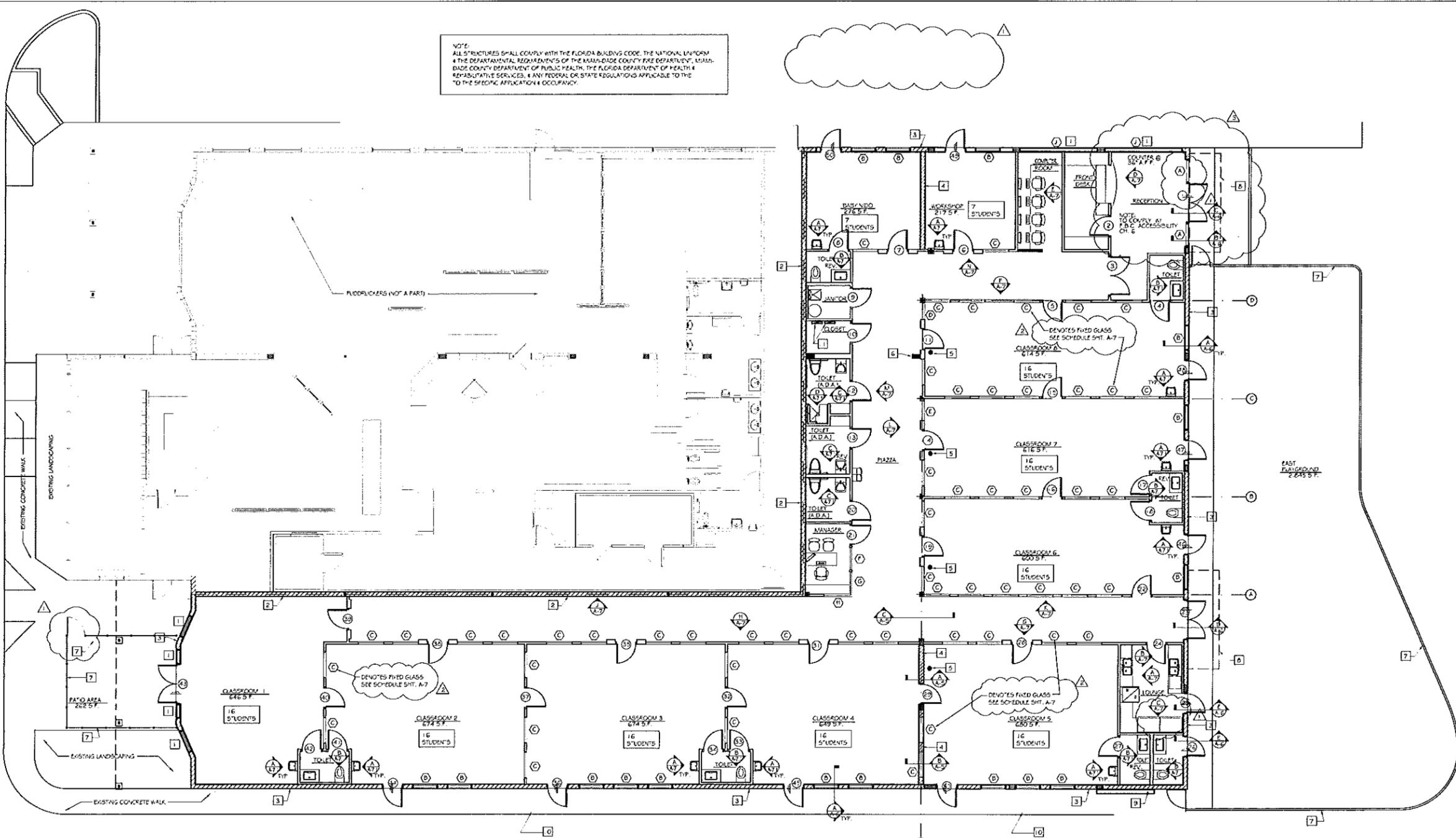
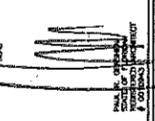


NOTE:  
 ALL STRUCTURES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, THE NATIONAL UNIFORM  
 FIRE DEPARTMENTAL REQUIREMENTS OF THE MIAMI-DADE COUNTY FIRE DEPARTMENT, MIAMI-  
 DADE COUNTY DEPARTMENT OF PUBLIC HEALTH, THE FLORIDA DEPARTMENT OF HEALTH &  
 REHABILITATIVE SERVICES, & ANY FEDERAL OR STATE REGULATIONS APPLICABLE TO THE  
 TO THE SPECIFIC APPLICATION & OCCUPANCY.

**KLA SCHOOLS**  
 600 SW 1ST AVE  
 MIAMI, FL 33130  
 (305) 377-0391

NO.	DATE	BY	REVISION
1	01-16-12	AV	ISSUED FOR PERMIT
2	02-15-12	AV	REVISED PER REV.
3	02-27-12	AV	REVISED PER REV.
4	03-26-12	AV	REVISED PER REV.
5	01-29-13	AV	REVISED PER REV.

**GERSHEN ASSOCIATES, P.A.**  
 Architecture / Planning  
 Construction Consulting  
 6700 SW 7TH AVE, SUITE 400  
 MIAMI, FLORIDA 33149  
 REGISTRATION NO. AA 0002786

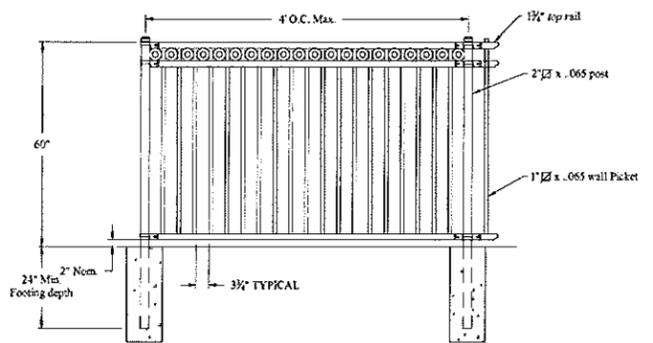


**CONSTRUCTION PLAN** (REFER TO DRAWING #A-3 FOR DIMENSIONED PLAN)  
 SCALE: 1/8" = 1' - 0"

**CONSTRUCTION PLAN NOTES:**

- 1 NEW ALUMINUM WINDOW FRAMES & IMPACT GLASS
- 2 EXISTING OR. DEMISING WALL PATCH & REPAIR W/ 5" G&B TYPE 2 TO MAINTAIN EXIST. FIRE RATING
- 3 EXISTING EXTERIOR CMU WALL TO REMAIN (REFER TO STRUCT. DWGS.)
- 4 EXISTING LOAD BEARING CMU WALL
- 5 EXISTING STEEL COLUMN
- 6 EXISTING CONCRETE COLUMN (TO BE FURRED & NEW G&B FINISH)
- 7 5'-0" HIGH PLAYGROUND FENCE, MANUF. TO SUBMIT SHOP DRAWINGS
- 8 CANALS/ANDES ABOVE MANUF. TO SUBMIT SHOP DRAWINGS, MAN. PRODUCTION 5'-0" FROM FACE OF BUILDING (CANALS/ANDES AT GALVANIZED STEEL FRAMES)
- 9 BUILDING ELECTRICAL SERVICE (BY OTHERS)
- 10 6" CONCRETE BORDERS
- 11 ELECTRICAL PANELS

KIDS OCCUPANCY LOAD  
 CASE SCENARIO FOR MENING CLASSROOMS: 16 STUDENTS / 100 SQ FT = 1.6  
 PROVIDED PLAYGROUND AREA CALCULATION: (FRONT) 262.5 F. x (BACK) 2,645.5 F. = 3,107.5 F. / 45 = 69 KIDS x 2 = 138 KIDS  
 138 KIDS TOTAL



**DECORATIVE ALUMINUM FENCE DETAIL**  
 SCALE: 1/2" = 1'-0"

**KIDS LEARNING ADVENTURE**  
 14875 S. DIXIE HWY. (SPACE B)  
 VILLAGE OF PALMETTO BAY, FL 33176  
 SHEET TITLE: CONSTRUCTION PLAN

SHEET NO.  
**A-2**  
 JOB NO.  
 201136



# ANALYSIS

SMORGASBORD MANAGEMENT COMPANY/KLA SCHOOL VPB-12-008



## VILLAGE OF PALMETTO BAY

February 5, 2013

Simon Ferro  
Genovese Joblove & Battista, P.A.  
100 Se 2<sup>nd</sup> Street, 44 Floor  
Miami, Florida 33131

Re: VPB-12-008 Request to establish a Child Day Care Facility at 14875 South Dixie Highway.

Dear Mr. Ferro;

In compliance with Section 30-30.11(d), of the Village's Land Development Code, staff's Analysis Memorandum of your request, VPB-12-008 to establish a child day care facility at 14875 South Dixie Highway, is hereby issued and provided to you, at least twenty (20) days prior to the hearing scheduled for February 25, 2013. The documentation submitted pursuant to the zoning application request can be found in the back-up portion of the Village's Memorandum, and is located within the sections labeled Application, Plans, and Exhibit A - Traffic Study, together with any additional supporting/supplementary information that was submitted thereto.

Pursuant to Section 30-30.12(a), all responses to staff's report, your list of expert witnesses and their qualifications, and any other supplemental information pertinent to your request and to be presented at the hearing, must be filed with the Planning and Zoning Department fifteen (15) days prior to the hearing. The deadline for filing such information is February 11, 2013 (the actual fifteenth (15<sup>th</sup>) day is February 10, 2013, however that day falls on a Sunday and, as such, the deadline shall default to the following Monday). Section 30-30.12 is attached herein to provide a complete description of all necessary submittal requirements. Any information submitted after February 11, 2013, may only be considered at the hearing at the discretion of the Mayor and Village Council by voice vote.

Sincerely,



Darby P. Delsalle, AICP  
Planning and Zoning Director



Village of Palmetto Bay  
FLORIDA

ZONING ANALYSIS

APPLICANTS: Smorgasbord Management Co PH: VPB-12-008  
& KLA School, LLC

ADDRESS: 14875 SOUTH DIXIE HWY ZIP: 33176

SECTION: 21-55-40 HEARING DATE: 2/25/13

COUNCIL DISTRICT: 2 ITEM: 1

---

**A. GENERAL INFORMATION**

REQUEST: A request to establish a Day Care Facility on a property zoned Business District (B-1)

ADDRESS: 14875 South Dixie Hwy

LOT SIZE: 80,000 sq. ft.

FOLIO #: 33-5021-016-0020

**B. BACKGROUND**

The Smorgasbord Management Company and The Falls Preschool, LLC (Applicants) are requesting to establish and operate a child day care facility (KLA School) on a property zoned B-1 (Limited Business District). The site consists of two (2) units A & B. In 2011, unit A was established as a new restaurant, Fuddruckers, with a total of square footage of approximately 7,643. The day care facility is to be located in Unit B, which unit is located at the back portion of the building and is approximately 9,268 square feet. Child care facilities are permitted in B-1 subject to a public hearing pursuant to Division 30-110 of the Village's Land Development Code. The project includes ten (10) classrooms, an administrative office, and common areas. The day care is to be limited to children from three (3) months to four (4) years of age, with a total maximum enrollment of 138 children. The staffing level is proposed at fifteen (15) staff persons. The day care will operate during the hours of 8:00 a.m. through 6:00 p.m. At the time the project was advertised for public hearing the application was for 145 children with fifteen (15) staff members. Subsequently, the Applicants amended the request to reflect 138 children and 15 staff members.

**C. ZONING HEARING HISTORY (Z-222-81, Z-150-68, 3-ZAB-250-68, Z-20-63, 2-ZAB-742-62)**

In 2010 the Village created its Land Development Code and comprehensive zoning map, and re-designated the entire parcel as B-1. (Documentation not provided in this back-up as it is voluminous and is existing Code). The Village eliminated the zoning category BU-1A, and combined that district with the BU-1 district, to create a single district known as B-1.

On September 17<sup>th</sup>, 1981, the Board of County Commissioners for Dade County, Florida, via Resolution No. **Z-222-81**, approved an application for a district boundary change from BU-1 (Neighborhood Business) to BU-1A (Limited Business) or a use variance to permit a health club in the BU-1 zone as would be permitted in the BU-1A zone subject to the following conditions: that the plot use plans be submitted to and meet with the approval of the Zoning Director; said plans to include among other things but be not limited thereto, location of the building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc. Also, that the use be established and maintained in accordance with the approved plan.

On June 20, 1968, the Board of County Commissioners for Dade County, via resolution No. **Z-150-68**, approved the Applicant's request to permit an additional 56 sq. ft. changeable copy signage request to permit a total of 221 sq. ft., where 165 sq. ft. was permitted. Applicant also sought and received a sign setback variance to allow a setback of 17.5 feet, where 20 feet was required from front (W) State Rd #5 property line. This request was an appeal of the Metropolitan Dade County Zoning Appeals Board action denying the request under resolution No. **3-ZAB-250-68**.

On May 5, 1968, the Metropolitan Dade County Zoning Appeals Board, via resolution No. **3-ZAB-250-68**, denied the Applicant's request for variance of zoning regulations to permit an additional 56 sq. ft. of changeable copy to the existing 165 sq. ft. sign for a total of 221 sq. ft. where 165 sq. ft. is permitted, and a sign setback variance to permit 17.5 where 20 feet is required from front of (W) State Road 5 property line.

On January 10, 1963, a resolution offered by Dade County Commissioner Harold B. Spaet, under resolution No. **Z-20-63**, was approved by the County Commission, and authorized a district boundary from AU (Agriculture) to BU-2 (Special Business District).

On December 19, 1962, the Board of County Commissioners of Dade County, Florida via resolution No. **2-ZAB-742-62**, approved the Applicant's request for a boundary change from AU (Agricultural) to BU-2 (Special Business).

**D. NEIGHBORHOOD CHARACTERISTICS**

**ZONING**

**FUTURE LAND USE DESIGNATION**

**Subject Property:**

B-1; Limited Business District

Business and Office

**Surrounding Properties**

**NORTH:** B-1; Limited Business District

Business and Office

**SOUTH:** B-1; Limited Business District

Business and Office

**EAST:** R-2; Two-Family Residential District

Low Density Residential 2.5 to  
6 DU per Gross Acre

**WEST:** Unincorporated Miami-Dade County

Unincorporated Miami-Dade

**E. SITE AND BUILDINGS**

Site Plan Review:	Acceptable
Scale/Utilization of Site:	Acceptable
Location of Building(s):	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Visibility/Visual Screening:	Acceptable
Circulations:	Acceptable with Conditions

**F. ANALYSIS**

The following is a review of the request pursuant to the Comprehensive Plan and the review criteria at Section 30-110 of the Code of Ordinances. The Background Section of this report is hereby incorporated into this analysis and the corresponding criteria by reference.

**SECTION 1.  
COMPREHENSIVE PLAN**

**COMPREHENSIVE PLAN:** The project was reviewed for consistency with the Villages Comprehensive Land Use Plan and corresponding Goals, Objectives and Policies thereof. The following is an analysis of that review.

Goal 1: To guide the Village of Palmetto Bay from birth to early maturity as an outstanding and truly livable community in southeast Florida by building on, and improving, the existing land use blueprint through visionary planning and place-making, cost efficient provision of high quality facilities and services, quality neighborhood protection, and enhancement of its unique and beautiful coastal environmental resources.

Analysis: In November 2012, the Mayor and Village Council adopted a collection of Land Development Code amendments with the intent to fulfill the directive of the first stated goal of the Comprehensive Plan. The application is subject to those amendments and the subsequent review found the development consistent with those standards as further detailed in the remaining sections of this Analysis.

Finding: Consistent.

Policy 2A.1.1: The Village of Palmetto Bay recognizes the Urban Development Boundary designated by Miami-Dade County within its municipal limits. The minimum acceptable p.m. peak period operating level of service for all State and County roads within the Urban Development Boundary shall be the following:

\* \* \*

(3) Where extraordinary transit service, such as express bus service exists, parallel roadways within ½ mile shall operate at no greater than 120 percent capacity.

Analysis: The property is along US-1 which runs parallel to the South-Dade Bus way which provides for express bus service. As referenced in the Zoning Hearing History Section above, the previous use permitted at the site was a health fitness facility. That use had a higher parking standard and trip generation rate than the existing/current restaurant use or the proposed child care facility use. A traffic analysis was prepared by the Applicants and reviewed by the Village's traffic engineering consultant and the Traffic Engineering Division of Miami-Dade County. The Applicants' study found the trips generated by the proposed use does not cause the adjacent roadway to exceed the maximum capacity thresholds established by the County. The Village's traffic engineering consultant and the Traffic Engineering Division of Miami-Dade County accepted this finding. Based upon the foregoing, the proposed use does not cause US-1 to exceed 120 percent capacity and is consistent with the Village's Policy 2A.1.1. The Village's traffic engineering consultant found the study to be acceptable provided, however, at no time should staffing levels exceed fifteen (15) members. The Traffic Engineering Division of Miami-Dade County found the study to be acceptable as provided for in their list of recommendations. The traffic study and corresponding reviews are attached at Exhibit A.

**Finding:** Conditionally consistent as provided for in the analysis above, as further detailed in the Village's engineering consultant response dated January 28, 2013, and as detailed in Miami-Dade Traffic Engineering Department (TED) response dated February 5, 2013.

## SECTION 2 REQUIRED INFORMATION

**Section 30-110.3 Required Information:** The project was reviewed for consistency with the relevant Sections of 30-110.3 of the Village Code of Ordinances. The following is an analysis of that review.

**Criteria:** (1) *Written information – all applications:* a) Total size of the site; b) Number of parking spaces provided for staff, visitors, and operations vehicles and justification that those spaces are sufficient for the facility; c) number of pick-up and drop-off spaces provided for automobile and bus use and justification that those spaces are sufficient for the transportation needs of the facility; d). Days and hours of operation; weekly and annually; e) an explanation of any such activities anticipated to be conducted in association with the facility but typically conducted outside of the hours of; f) Means of compliance with requirements of the Florida Building Code, the National Uniform Building Code, and the departmental requirements of the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health, the Florida Department of Health and Rehabilitative Services, and any federal or state regulations applicable to the specific application and occupancy; g) means of compliance with Section 30-30.2(d), unity of title or declaration of restriction in lieu of unity of title.

(2) *Written information – schools and child care facilities:* a) maximum number of students to be served; b) grades or age groups that will be served; c) maximum number of teachers, administrative and clerical personnel; d) maximum number of classrooms and total square footage of classroom space; e) total square footage of non-classroom, administrative office space; f) total square footage of non-classroom, student activity space; g). amount and location of exterior recreational/play area in square footage; and h) maximum number and type of vehicles that will be used in conjunction with the operation of the facility.

(3) *Graphic information.* The following graphic information shall be prepared by a Florida registered design professional: a) a plan indicating existing zoning on the site and adjacent areas; b) a site plan indicating the following: 1) location of all structures; 2) parking layout, automobile/bus stacking areas (parent pickup, school bus delivery/pickup, and special needs locations), drives and circulation; 3) walkways; 4) location of recreation areas and play equipment which shall include surrounding fences and/or walls, which shall comply with 30-60.2; 5) any other features which can

appropriately be shown in plan form; c) floor plans and elevations of all proposed structures; d) landscape plan listing quantities, size, and names of all plants consistent with Section 30-100.1(d).

Analysis: All applicable required documentation was submitted and is provided for as the back-up to this report.

Finding: Complies.

### SECTION 3 PHYSICAL STANDARDS

**Section 30-110.6 Physical Standards:** The project was reviewed for consistency with the relevant Sections of 30-110.6 of the Village Code of Ordinances. The following is an analysis of that review.

**Criteria (1)a:** *Setbacks.* Buildings and other improvements for public assemblage shall comply with the applicable district regulations, located in Division 30-50, and the following additional requirements:

Analysis: The existing building was constructed in 1966 and previously served as a Bally's Fitness Health Club. The setbacks for the existing structure comply with the underlying B-1 zoning designation. Review of the additional requirements are addressed in the criteria below.

Finding: Complies.

**Criteria (1)b:** No building for public assemblage shall be located closer than 25 feet from any property line which abuts a public highway or alley, or closer than 50 feet from any property line abutting or adjacent to another lot or closer than 75 feet from an existing residential building, or within a required landscape buffer.

Analysis: See Criteria (1)a. Pursuant to Section 30-110.6(1)j, day care facilities, when located in business districts, shall conform to the setbacks required therein.

Finding: Complies.

**Criteria (1)c:** In E-1, E-1C and E-2 Districts, where the setback from the front building line is greater than the minimum specified by this section, buildings for public assemblage shall set back at least the minimum distance of 50 feet from the front property line.

Analysis: Not applicable. The property is Zoned B-1. The use is a daycare facility, and as such, the setbacks are controlled by section 30-110.6(1)j.

Finding: Not applicable.

**Criteria (1)d:** No building for public assemblage in E-M, E-S, E-1, E-1C, and E-2 Districts shall be closer than 75 feet from any property line abutting a lot under ownership other than that on which the structure is to be placed.

Analysis: See Criteria (1)c.

Finding: Not applicable.

**Criteria (1)e:** Landscaping and trees shall be identified and provided in accordance with Division 30-100 of this Code for the underlying zoning district.

Analysis: Proposed landscaping complies with Division 30-100. The property came into compliance at the time Fuddruckers's came in for permitting and established the use. The child care facility reflects an adaptive re-use of an existing facility. In such cases, Division 30-100 does not provide for a retroactive implementation of newer landscaping code provisions that may apply to new development.

Finding: Complies.

**Criteria (1)f:** *Prohibited locations for child care facilities.* Child care facilities as described in this Division shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river bay or ocean or other body of water unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards and at a minimum comply with section 30-60.4. Swimming pools and permanent wading pools in excess of 18 inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of 48 inches in height and shall comply with the following standards:

1. *Gates.* Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safety lock and shall be locked when the area is without adult supervision.
2. *Safety barriers.* All safety barriers shall be constructed in accordance with the standards established in this Code, except that screen enclosures shall not constitute a safety barrier for these purposes.

Analysis: The child care facility is not adjacent to a body of water and pool facilities are not being provided.

Finding: Complies.

**Criteria (1)g:** Compliance with Section 30-50.1(h), relating to odors, liquids, gases, dust, smoke, vibration or noise.

**Analysis:** The proposed day care facility shares an existing enclosed dumpster surrounded by six (6) foot high concrete walls with a screened chain link gate. The regular pick-up schedule for the location does not appear to conflict with the surrounding areas.

**Finding:** Complies.

**Criteria (1)h:** *Signs.* Signs shall comply with district regulations as contained in Division 30-90 of this Code for the underlying zoning. Compliance with Section 30-110.7(4)a. relating to a mandatory six (6) foot wall and buffer.

**Analysis:** As per submitted plans, signage under a separate permit. All signage shall be required to comply with the Village's Land Development Code.

**Finding:** Conditionally complies as detailed in the above analysis.

**Criteria (1)j:** A child day care facility within a business district shall comply with the setback requirements of the business district within which it is located.

**Analysis:** See Criteria (1)a. The proposed day care facility is located in an existing building that complies with setbacks for B-1 District.

**Finding:** Complies.

**Criteria (2)a.** *Minimum site sizes.* The following are the minimum site sizes that shall be required, based on the proposed maximum number of children who will use the facility at any one time. All calculations for the number of children/students shall be based on the total proposed maximum enrollment. When the number of children permitted results in a fractional number, any such fraction equal to or greater than one-half shall be rounded up to the next highest whole number. When grade levels overlap, the more restrictive standard shall be used.

1. *Minimum site size for grades kindergarten through the sixth grade.* The maximum number of children for kindergarten through the sixth grade shall not exceed 60 children per acre.
2. *Minimum site size for grades seven through 12.* The maximum number of students for seventh through twelfth grades shall not exceed the following:

**Analysis:** Not applicable as the use does not qualify as a school. Miami-Dade County through its home rule authority prohibits additional development standards beyond what they provide for in the County's codes and ordinances, as it relates specifically to day cares. In fact, Sec. 33-151.11 of the County Code

states "No municipality shall adopt physical standards governing day nurseries, kindergartens or after school care that are in conflict with or in addition to the standards contained in this article, whether more or less restrictive than the standards contained herein."

Finding: Not applicable.

**Criteria (2)b:** *Outdoor recreational areas.* Outdoor recreation/play areas shall meet the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one time, unless otherwise indicated. Where there are age category combinations, each age classification shall be calculated individually. All outdoor recreational areas shall be located in the rear yard area. Whenever possible, the outdoor recreational/play areas shall not be immediately adjacent to single-family residences, or section line roads, nor create incompatible impacts on other immediately adjacent properties. Adequate screening in the form of a wall and landscaping shall be provided wherever the outdoor/play area abuts a property under different ownership. Where the front or side street property line of a child care facility described as a day care or day nursery, kindergarten or Family day care home, abuts a section line or half section line right-of-way no outdoor recreation playground/play area shall be located between the right-of-way and the building line parallel to the right-of-way. Within two (2) years after the Director mails notice of the requirement of this ordinance all existing child care facilities shall either comply with the foregoing requirement or install a safety barrier from vehicular traffic designed by a professional engineer and approved by the Public Works Department. For any existing child care facility which is required to either relocate its outdoor recreation playground/play area or provide a safety barrier, any resulting reduction in outdoor recreation playground/play area shall be deemed in compliance with the minimum playground/play area requirements of this Division relating to Physical Standards relating to outdoor areas. Any such reduction shall also be deemed to be in substantial compliance with any site plan previously approved at public hearing. In event that such a child care facility whose site plan was approved at public hearing seeks to relocate its playground/play area, such relocation shall be subject to approval after public hearing upon appropriate application. No fee shall be charged for such application. This subsection shall not be deemed to allow the future expansion of any child care facility to occur without complying with the requirements of the physical standards relating to outdoor areas.

***Minimum Standards for Outdoor Recreation Areas***

Type School	Required Square Footage
Day nursery, kindergarten, preschool and afterschool care	45 sq. ft. per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one time
Elementary school (grades 1—6)	500 sq. ft. per student for the first 30 students; thereafter, 300 sq. ft. per
Middle and senior high school (grades 7—12)	800 sq. ft. per student for the first 30 students; 300 sq. ft. per student for the next 300 students; thereafter, 150 sq. ft. per student

Where there are category combinations, each classification shall be calculated individually.

**Analysis:** The Applicants' are proposing a total of 138 children. The outdoor recreation area required is 3,105 sq. ft. where 3,107 sq. ft. is provided.  
 Formula: 138 children / 2 = 69 x 45 sq. ft. = 3,105 sq. ft. of required recreational area.

**Finding:** Complies.

**Criteria (2)c:** *Signs.* Signs shall comply with district regulations as contained in Division 30-90 of this Code for the underlying zoning district. The exterior facade of child care facilities approved within a residential area shall be compatible with the residential character of the adjoining properties and signs shall not exceed six square feet in size.

**Analysis:** Please see Criteria (1)h.

**Finding:** Conditionally complies. Please see Finding at Criteria (1)h.

**Criteria (2)d:** *Automobile stacking.* Stacking space, defined as that space in which pickup and delivery of children can take place, may be provided in the form of specified parking stalls and/or areas clear of vehicular drive aisles. Stacking space shall be provided for a minimum of two automobiles for private schools or child care facilities with 20 to 40 children; private schools providing elementary, middle or senior high curricula or child care facilities with 40 to 60 children shall provide four spaces; thereafter there shall be provided a space sufficient to stack five vehicles. However, the department may require a traffic and/or circulation study to demonstrate adequate vehicular circulation.

**Analysis:** A traffic analysis was prepared by the Applicants' consultant and reviewed by the Village's traffic engineering consultant and Miami-Dade County's Traffic Engineering Division. The study anticipated child drop-off/pick-up to be performed by first parking, and then walking the children in/out of the facility. As such, the study does not provide for stacking spaces. Despite the

foregoing, the site plan submitted by the Applicants does provide for five (5) stacking spaces as required by the Villages Land Development Code. The Village traffic engineering consultant found the study to be acceptable provided at no time staffing levels exceed fifteen (15) members. The Traffic Engineering Division of Miami-Dade County found the study to be acceptable as provided for in their list of recommendations. The traffic study and corresponding reviews are attached at Exhibit A.

**Finding:** Conditionally complies as provided for in the above analysis, as further detailed in the Village's engineering consultant response dated January 28, 2013, and as detailed in Miami-Dade Traffic Engineering Department (TED) response dated February 5, 2013.

**Criteria (2)e:** *Bus stacking.* Stacking space shall be provided to accommodate the transportation needs of the children to the facility without causing backup on to adjacent public rights-of-way or substantial disruption to adjacent uses.

**Analysis:** Applicants are not required to provide bus transportation to operate day care facility and none are proposed with this application.

**Finding:** Not applicable.

**Criteria (2)f:** *Parking requirements.* Shall be as required by the Miami-Dade County Public School Board for the type and size of private school or child care facility proposed and shall comply with Division 30-70.

**Analysis:** Child care facilities require one (1) parking space per every staff member and transportation vehicle. The property has a surplus of sixteen (16) parking spaces from the adjacent restaurant use. The maximum proposed staffing is fifteen (15) members and no transportation vehicles are to be used. Plans comply with parking requirements.

**Finding:** Complies.

**Criteria (2)g:** *Classroom size.* All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, and hallways. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one time by the minimum square footage, as provided in table below. Where a private educational facility is non-graded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one of the following categories, each category shall be individually computed.

***Minimum Standards for Classroom Area***

Type School	Required Square Feet
Day nursery, kindergarten, preschool and after school care	35 sq. ft. per pupil
Elementary grades (1—6)	30 sq. ft. per pupil
Middle and senior high grades (7—12)	25 sq. ft. per pupil
Babysitting service	22 sq. ft. of room area per child

**Analysis:** Based upon the proposed day care breakout as indicated on the plans, the required classroom area is 4,830 sq. ft. where 5,646 sq. ft. is provided.

Formula  $138 \text{ children} \times 35 \text{ sq. ft.} = 4,830 \text{ sq. ft.}$  of required classroom space.

**Finding:** Complies.

**Criteria (2)h:** *Structure height.* The structure height shall not exceed the height permitted for the underlying zoning district as delineated in Division 30-50.

**Analysis:** The property in question has 200 feet of street frontage along US-1. The maximum permitted height for buildings within B-1 Districts, with a street frontage of 200 feet or less, is 35 feet. The existing building is a single story structure with a peak-height of 28.5 feet as measured from the top of the parapet along the building's front facade. The back portion of the building is 22.5 feet in height from the top of the parapet.

**Finding:** Complies.

**Criteria (2)i:** Exemption. Baby-sitting services are exempt from the requirements relating to outdoor areas, auto stacking, parking and trees.

**Analysis:** This is a full service day care where the hours of operation are from 8:00 a.m. to 6:00 p.m. and does not qualify as a baby-sitting service.

**Finding:** Not applicable.

**Criteria (3):** *Physical standards – Athletic fields and Amenities.* If provided as part of the application, as ancillary uses, the applicant shall comply with the following conditions: a. Lighting of outdoor recreational areas shall not be permitted. b. A swimming pool may solely provide interior lighting below the surface of the water and comply with Section 30-60.4. c. High school or Olympic sized pools shall have a sound proof wall, or other mitigating structures separating the pool area from adjacent residential uses. The mitigating structure or sound proof wall shall be installed prior to the utilization of the pool. The design and construction method of the mitigating structure or sound proof

wall shall be determined by a certified acoustical engineer paid for by the applicant. The Village may hire its own acoustical engineer to review the findings of the applicant's expert. The pool may be completely enclosed in a building in lieu of the sound proof wall. An Olympic sized pool is a pool designed to be 50 meters in length (164 feet), and 25 meters (82 feet in length) with 10 lanes, with each lane width to be 2.5 meters (8 feet, two inches wide). The standard size of a high school pool is at least 25 yard in length. d. Any outdoor athletic field(s)/court(s)/pool(s) on non-residential properties shall be situated to minimize impacts to adjacent single family residential uses. Exemptions include a single-family size pool, a single tennis court, or a single basketball court. e. Fencing for a tennis court(s) shall be required as provided under Section 30-60.2(h).

**Analysis:** The play areas provided in the site plan include a play area at the back of the property adjacent to the building and another area near the portion of the building fronting US-1. All areas are secured with five (5) foot high fence around the area to keep the children clear of vehicular movements. Standard lighting features are provided within the existing parking lot with illumination standards consistent with the underlying B-1 zoning designation. No other outdoor amenity is provided at the site.

**Finding:** Complies.

#### SECTION 4 ADDITIONAL SITE PLAN REVIEW STANDARDS

**Section 30-110.7. - Additional site plan review standards.** The project was reviewed for consistency with the relevant Sections of 30-110.7 of the Village Code of Ordinances. The following is an analysis of that review.

**Criteria (1):** *Planning and neighborhood studies.* Planning and neighborhood studies accepted or approved by the Village Council that include recommendations relevant to the facility and site shall be used in the review process.

**Analysis:** Please see Section 1, Policy 2A.1.1 and Section 3, Criteria (2), for fuller discussion of the traffic analysis. A traffic study was completed by the Applicants and reviewed by the Village's traffic consultant and Miami-Dade's Traffic Engineering Department. A complete response to these criteria can be found at Exhibit A

**Finding:** Conditionally complies as provided for in the analysis above and as further detailed in the Village's engineering consultant response dated January 28, 2013, and as detailed in Miami-Dade Traffic Engineering Department (TED) response dated February 5, 2013.

**Criteria (2):** *Scale.* Scale of proposed private school and child care facilities shall be compatible with surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.

**Analysis:** Proposed landscaping complies with Division 30-100. The property came into compliance at the time Fuddruckers's came in for permitting and established the use. The child care facility reflects an adaptive reuse of an existing facility. In such cases, Division 30-100 does not provide for a retroactive implementation of newer landscaping code provisions that may apply to new development. The existing landscape islands at the back of the property have mature trees and are landscaped consistent with current code. At the back portion of the property (east side), there is an existing 6'-2" CBS wall separating it from the adjacent residential properties. The building is adequately setback from the adjacent residential district. Plans and submitted documents are in accordance with Code.

**Finding:** Complies.

**Criteria (3):** *Compatibility.* The design of private school and child care facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.

**Analysis:** The property has an established restaurant (Fuddruckers) and the Applicants are seeking to add the day care use to the back of the property. The properties to the north and south are zoned Business District (B-1) and provide for office and retail uses. Those properties consist of existing one story shopping centers. The properties to the east include multi-family residential structures and are separated by an existing 6.2 foot CBS wall. The existing building is adequately setback from the residential properties.

**Finding:** Complies.

**Criteria (4):** *Landscaping and Buffers.* Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines consistent with Section 30-60.29. For the purposes of this code, "buffer" and landscape strip shall be used interchangeably. Below shall be the minimum requirements as to the landscaping and buffering:

- a. A six (6) foot concrete wall built consistent with Section 30-60.2, and a landscaped buffer shall be constructed where the non-residential use abuts a single-family residential use regardless of zoning district.
- b. The wall shall be finished and maintained on both sides by the applicant consistent with Section 30-60.2(b)(3).
- c. Landscaping within the buffer areas shall be maintained perpetually consistent with the landscape plan consistent with 30-100.1(d).
- d. The wall and buffer shall be constructed prior to the issuance of any permits for structures or improvements.

- e. All minimum landscaping requirements of Section 30-100 of the Village's Code of Ordinances, Chapter 24 of the Miami-Dade County Code and conditions imposed by Miami-Dade County PERA shall be met. All development orders shall put the applicant on notice that despite any permits issued by PERA, applicant is to comply with all development orders and conditions contained in this Division relating to landscaping and maintenance.
- f. No improvements shall be permitted within the buffer area (i.e. no roads, parking, storage sheds, recreational areas, pedestrian access or any other use except landscaping and unpaved maintenance access). No motorized vehicles may be used within the buffer area. Landscape maintenance shall comply with Section 30-100.3.
- g. Existing trees shall be preserved whenever possible during the development. If trees must be removed, the applicant shall be required to mitigate the impact in accordance with Village and PERA requirements. If the relocated trees do not survive, the applicant shall be required to replace the trees in compliance with Village and PERA requirements and the requirements of Section 30-100.4.
- i. The plants required and selected for the buffer area shall provide both visual and acoustic buffering between the adjacent homes and the proposed structures and the expected noise sources. The buffer should consist of canopy trees, understory trees and shrubs. When possible, the shrubs should be of a type of planting material that would provide the required buffering within two years of planting. A berm may be included in the buffer to absorb sound and increase the vegetation height, as long as irrigation is provided and runoff retention requirements are met. A berm may not substitute for a required fence or wall.
- j. Canopy trees must be a minimum of 25 feet on center for the entire buffer. Understory trees are to be dispersed through the buffer in a manner to accommodate their natural growth and standard planting distance accepted by landscape architects.
- k. The design of the buffer is to be determined and approved by a certified acoustical engineer (licensed by the State of Florida) and landscape architect, paid for by the applicant, when deemed appropriate. The Village may also hire its own acoustical engineer to review the findings of applicant's experts. The experts are to evaluate the uses, the site, the proposed buffer, which is intended to be a visual and sound barrier. The experts shall evaluate the plantings and determine an efficient mechanism for minimizing the noise generating elements of the site from the adjacent properties.

Analysis: Please see Criteria (2) of this Section. The existing site has an approved landscape plan that complies with Section 30-100. The property came into compliance at the time Fuddrucker's came in for permitting and established the use. The child care facility reflects an adaptive reuse of an existing

facility. In such cases, Division 30-100 does not provide for a retroactive implementation of newer landscaping code provisions that may apply to new development.

Finding: Complies.

**Criteria (5):** Traffic

- a. Where a traffic study is required by Village Code, applicant shall utilize a certified traffic engineer, licensed in the State of Florida, paid for by the applicant, and shall conduct a traffic study and traffic operations plan, and prepare a report of that study for the Village. The Village may hire its own Traffic engineer to review the findings of applicant's expert.
- b. The applicant shall be responsible for compliance with Comprehensive Plan, relating to traffic concurrency requirements.
- c. Local roads as prescribed by the Comprehensive Plan shall not be used for the delivery of goods or services by commercial vehicles, when possible.
- d. Applicant shall be responsible for all expenses relating to traffic control, police involvement, and police participation in traffic movements. The traffic plan for the roadways relating to the daily use of the property or any special events on the property shall be subject to approval of Village Police Department and Public Works of Miami-Dade County and the Village, as applicable. Police officers are to be hired by and paid for by Applicant to manage traffic at property entrance(s) and off-site locations affected by traffic conditions.
- e. The applicant shall be required to provide additional on-site stacking of automobiles to accommodate any spill-over onto neighborhood streets.
- f. No driveway or driveway access shall be within 10 feet of the buffers abutting residential properties, when feasible.
- g. No helicopter or fixed wing landing zones shall be permitted except for emergency medical services.
- h. Main access shall be provided directly from a collector road or main arterial road, whenever feasible.
- i. Applicant shall comply with the provisions of Section 30-70.4.
- j. Applicant shall comply with the provisions of Section 30-60.1 relating to public rights-of-way.
- t. Pedestrian and vehicular circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility consistent with Division 30-70. Automobile and bus stacking spaces shall be provided to accommodate the drop-off and pick-up needs without causing

substantial disruption to adjacent right-of-ways or the surrounding uses.

**Analysis:** Please see Section 1 Policy 2A.1.1 and Section 3 Criteria (2)d for fuller discussion of the traffic analysis. A traffic study was completed by the Applicants and reviewed by the Village's traffic consultant and Miami-Dade's Traffic Engineering Department. A complete response to these criteria can be found at Exhibit A.

**Finding:** Conditionally complies as provided for in the analysis above, as further detailed in the Village's engineering consultant response dated January 28, 2013 and as provided by the Miami-Dade County's Traffic Engineering Division's response dated February 5, 2013.

**Criteria (6):** *Service areas.* Wherever service areas are provided they shall be screened and so located as not to interfere with the livability of the adjacent residential properties.

**Analysis:** The dumpster is enclosed by a CBS wall and landscaping. It is setback approximately 20' from the rear property line.

**Finding:** Complies.

**Criteria (7):** *Parking areas.*

- a. Parking areas shall be screened/obscured and so located as not to interfere with the livability of the adjacent residential properties.
- b. Vehicle parking shall not be permitted in any on-site buffer areas.
- c. Ample parking shall be provided on-site for required parking and off all right-of-way areas. Surplus parking may be provided off-site, provided however, it is not located within the rights-of-way.
- d. Parking structures (for more than six vehicles) shall not be permitted on residentially zoned properties.
- e. Loading zones shall be situated towards the center of the property and if feasible away from any buffer abutting a residential zone.
- f. Loading zones may be located within building structures provided the buildings meet setback requirements.
- g. Ample parking facilities for buildings for public assemblage shall be provided off of rights-of-way. Parking facilities for a building of public assemblage in a residential district may be permitted in the same district with the religious facility, school or other buildings used for noncommercial purposes, provided no parking lot or special parking area is closer than 25 feet from any residential property and shall comply with the parking requirements found at Division 30-70, of this Code.
- h. Compliance with the requirements of 30-70.4.
- i. Reflect all off-street parking areas.

- j. Public assembly uses may enter into parking agreements with adjacent property owners within 500 feet of the public assembly use to accommodate surplus parking needs above and beyond parking code requirements of Division 30-70. The parking agreement shall demonstrate that the lease of such spaces will not create a parking deficiency for the off-site property and a copy of the agreement shall be provided to the Village Planning & Zoning Department.

**Analysis:** The property has a total of 98 parking spaces; of which four (4) are handicap spaces. Pursuant to Section 30-70.8, the current tenant at Unit A (Fuddruckers) requires 82 parking spaces. The proposed day care facility will occupy unit B and requires fifteen (15) parking spaces, for a total combined parking requirement of 97 spaces.

**Finding:** Complies.

**Criteria (8):** *Commercial impacts.* Where schools are permitted in commercial areas it shall be clearly demonstrated in graphic form how the impact of the commercial area has been minimized by design techniques.

**Analysis:** Not applicable, the use does not qualify as a school. Miami-Dade County through their home rule authority prohibits additional development standards beyond what they provide for in their codes and ordinances.

**Finding:** Not Applicable

**Criteria (9):** *Lighting*

- a. All lighting shall require a detailed site lighting plan with location, height, type of lights, shades, deflectors, beam directions, and photometric data. All plans shall be consistent with the requirements of Section 30-60.6.
- b. Exterior lighting intensities shall be controlled to assure that light spillage and glare are not directed onto adjacent properties or streets and all direct illumination is kept within property boundaries, consistent with the requirements of 30-60.6(2). Exterior lighting shall be controlled so as not to adversely affect adjacent properties and motorists, consistent with 30-60.6.
- c. No building or structure shall have any up lighting, directional soffit lights or wall-pac lights, provided, however, wall-pac lighting may be placed within an interior courtyard without violating this provision. One way down lights on walls, columns, covered terraces or walkways shall be permitted.
- d. Lighting shall not be installed (or used) for outdoor recreational areas. (Underwater lighting used for the illumination of a swimming pool, fountain and other water features may be permitted) consistent with 30-60.6.

- e. Parking area, circulation, and security light fixtures shall be installed which project the light rays directly to the ground surface and shall include shields which restrict projection of light rays outward to adjacent properties and also restrict the upward projection of light rays into the night sky. Consistent with 30-60.6(4), it is not intended here to regulate permitted sign lights and it is not the intent to modify, amend or repeal any portion of the Florida Building Code, or the home rule powers of Miami-Dade County. Applicant shall comply with Division 30-90, relating to signage.
- f. The parking area, circulation and security lights shall not exceed a maximum overall height of fifteen (15) feet.
- g. Compliance with the Village's Sustainable Building Standards found at Section 5-51 through 5-63, relating to energy saving fixtures and LED lighting shall be required.
- h. The parking area and internal circulation lights shall be installed consistent with Miami-Dade County Code, the Florida Building Code, and comply with 30-60.6(4).

**Analysis:** The proposed day care will be located within an existing commercial shopping center. No additional lighting has been requested for the outdoor areas at the time of this application. Existing lighting of the parking area complies with existing Code.

**Finding:** Complies.

**Criteria (10):** *Noise*

- a. The sound level of site operation shall not exceed the decibel levels in the Village Noise Ordinance, 30-60.29.
- b. Sound pressure levels shall be measured at the property line upon which the emission occurs consistent with 30-60.29.
- c. When determined necessary and applicable, applicant is to hire an acoustical engineer, to determine whether the wall, buffer, and landscaping, as well as proposed activities would limit the effects felt by the community due to the proposed use of the site and to confirm that the noise levels will comply with the Village's noise ordinance. The Village may also hire an acoustical engineer to review the findings of Applicant's expert.

**Analysis:** The majority of activity associated with the proposed use is to occur indoors as the outdoor play area is not very large. Because the facility is located within a B-1 district with hours of operation from 8:00 a.m. to 6:00 p.m., it is afforded a maximum sound level of 70 dBA. As such, it does not appear at this time that noise levels would generally exceed Village standards.

**Finding:** Complies.

**Criteria (11):** *Trash Pickup Location:*

- a. Trash pickup location shall be situated so as to not interfere with the livability of the adjacent residential properties, and away from the buffer, when feasible.
- b. Any trash enclosure that has any food waste shall be enclosed and screened with landscaping.
- c. Comply with section 30-60.7(f).

**Analysis:** The proposed day care facility will share an existing enclosed dumpster with the adjacent restaurant use (Fuddruckers). The dumpster is enclosed by a six (6) foot high concrete wall with a screened chain link gate and landscaping. The dumpster is setback approximately 20 feet west of the (east) rear property line.

**Finding:** Complies.

**Criteria (12):** *Required Zoning Workshop.*

- a. The Zoning Workshop shall not be considered part of the quasi-judicial hearing. Each application shall be evaluated based upon the record presented at the Village Council hearing(s) on the application.
- b. Upon submission of an application for any of the above described uses, the applicant shall present a planned development to the public during a zoning workshop, which is to be held within 90 days of submittal of the application. Notice of the workshop shall be provided to the public consistent with the requirements of this Division.
- c. The zoning workshop shall be held to provide a forum for the public to learn about the proposed development within the residential zoning district(s). During this workshop members of the public may ask questions and provide feedback or input to the applicant(s). Representatives of the applicant shall be available to answer questions. Color renderings of the proposed structures, along with a site plan and any other visual materials shall be provided in a form viewable by all in the meeting room at least 30 minutes prior to the scheduled start time. A public comment period shall be provided. Developments may be presented to the public simultaneously, in several locations within the meeting site. During this workshop members of the public are encouraged to ask questions and to provide feedback to the applicant about the proposed development.
- d. In addition, representatives of the applicant shall be available to answer questions that members of the public may have about the proposed development. A second workshop may be scheduled within 30 days of the first, provided, however the meeting date is established prior to the conclusion of the first workshop. Upon completion of the workshop procedure, the application shall be scheduled for the next available zoning hearing, provided the

application and staff review is complete and consistent with notification requirements at Section 30-30.11.

- e. The members of the Village Council may be present during the workshop but may not participate in the discussion. The Village Council shall comply with the Village's quasi-judicial procedures found at Section 2-105, and disclosure requirements of Section 2-106, of the Village's Code of Ordinances.

**Analysis:** Not applicable. This section applies to non-residential uses in residential districts. The property is zoned B-1.

**Finding:** Not Applicable.

**Criteria (13):** As a condition of approving the plot use or site plan, the Village shall require a recorded covenant establishing the calculations and conditions and restricting the area designated for child care to child care use only.

**Analysis:** The Applicants are requesting 138 children and fifteen (15) staffers for the facility. Actual staffing requirements are regulated by state statute and fluctuate based on the child mix. The application does not clearly delineate the child mix (ex. infants, toddlers, etc.), but does provide a maximum caps which includes staffing levels. As a condition of approval, and as recommended by the Village's traffic engineering consultant, child population at no time shall exceed that requested on the application or have a child mix that result in a staffing requirement that exceeds fifteen (15). A covenant shall be recorded reflective of this requirement.

**Finding:** Conditionally consistent as provided for in the above analysis.

**Criteria (14):** As part of the site plan the applicant is to provide graphic information, prepared by a design professional(s), such as registered Florida architects and landscape architects, a plan indicating the existing zoning on the site and adjacent areas; location of all structures; parking layout and drives; walkways, location of recreation areas and play equipment which shall include surrounding fences and walls; floor plans and elevations of all proposed structures; landscaping as further detailed herein; and any other features which can appropriately be shown in plan form.

**Analysis:** All applicable required documentation was submitted and was prepared by a registered Florida architect and is provided for as the back-up to this report.

**Finding:** Complies.

**Criteria (15):** *General conditions.*

- a. Applicant shall comply with the provisions of Section 30-60.3 relating to utility sheds, accessory buildings, and screened enclosures.

- b. Applicant shall comply with the provisions of Section 30-60.5 relating to generators.
- c. Applicant shall comply with the provisions of Section 30-60.7 relating to outdoor storage.
- d. Applicant shall comply with the provisions of Section 30-60.8 relating to residential boat storage; recreational and camping equipment; tents; awnings and canopies.
- e. Applicant shall comply with the provisions of Section 30-60.18 relating to Special events; temporary uses.
- f. Applicant shall comply with the provisions of Section 30-60.21 relating to maintenance of structures.
- g. Applicant shall comply with the provision of Section 30-60.24, relating to permits not to be issued for violations.
- h. Applicant shall comply with the provision of Section Sec. 30-60.25 relating to certificates of use. The certificate of use and occupancy shall be automatically renewable annually by the Department upon compliance with all the terms and conditions including maintenance of the facility in accordance with the approved plan.
- i. Applicant shall comply with the provision of Section 30-60.30 and 30-60.52 relating to telecommunications towers, antennas and satellite dishes.
- j. Applicant shall comply with the provisions of Section 30-100.6, relating to floodplain management regulations.
- k. Applicant shall comply with the provisions of Section 30-100.5, relating to multi-agency review of natural resource issues.
- l. Applicant shall comply with the provisions of Section 30-100.7, relating to conservation and emergency water restrictions.
- m. Applicant shall comply with the provisions of Division 30-150, relating to historic preservation.
- n. Applicant shall comply with the provisions of Division 30-160, relating to art in public places.
- o. Applicant shall comply with the provisions of Sections 14-19 through 14-30, relating to false alarms.
- p. Applicant shall comply with the provisions of Section 27-51 thorough 27-90, relating to lot maintenance.
- q. Applicant shall comply with the provisions of Section 29-51 through 29-56 relating to utility line clearing.

Analysis: A review of the site plan found the above items to be in compliance with their applicable development review standard. The above criteria will continue to control as elements of the site plan and or the operation of the use over time.

Finding: Complies.

## SECTION 5 OPERATIONAL STANDARDS

**Section 30-110.8. Operational Standards.** The project was reviewed for consistency with the relevant Sections of 30-110.8 of the Village Code of Ordinances. The following is an analysis of that review.

**Criteria:** 1. Service and delivery vehicles, including but not limited to solid waste pick-up, shall be restricted to Monday through Friday between the hours of 7:00 a.m. to 7:00 p.m. [consistent with 30-60.29(e)(7) of the Code]. Weekend deliveries shall be allowed between 8:00 a.m. and 5:00 p.m. 2. Service, delivery and storage areas and equipment shall be adequately screened and located away from view of adjacent single family residential properties. 3. Operational hours of the non-residential use shall be such that the impact upon the immediate residential neighborhood is minimized. 4. Where services areas are provided they shall be screened and so located as not to interfere with the livability of the adjacent residential properties.

**Analysis:** The subject site is located within the B-1 zoning district. The site is adjacent to a residential district which is screened by a 6.2 foot CBS wall. The structure which will house the daycare is setback approximately 110 feet from the residential district. The service areas (dumpster) is enclosed and screened from the adjacent properties and is setback approximately 20 feet from the rear property line.

**Finding:** Complies.

## SECTION 6 Site Plan Review Requiring a Public Hearing

**Sec. 30-30.5(j)(1). – Site Plan Review Requiring Public Hearing:** The project was reviewed for consistency with the relevant Sections of 30-30.5(j)(1) of the Village Code of Ordinances. The following is an analysis of that review.

**Criteria a:** In what respects the plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.

**Analysis:** Please see Section 1 of this report. Schools and other permitted non-business uses such as day cares are permitted in the Business Office land use category of the FLUM. The rules that govern the conditions upon which such uses are permitted to be configured and operated are principally at Division 30-110 of the Land Development Code. A review of the Code, as evidenced throughout this analysis found the proposal consistent with those standards.

**Finding:** Conditionally complies as provided for in all the review Sections above.

**Criteria b:** In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

**Analysis:** Please see Sections 2 through 5 of this Analysis. The subject plan meets all applicable zoning regulation of the underlying B-1 zoning district, including but not limited to setbacks, height restrictions, landscaping and parking.

**Finding:** Conditionally complies as provide for in Sections 1 through 5 above.

**Criteria c:** In what respects the plan is or is not in conformance with the Village subdivision regulations and all other applicable Village requirements including the design and construction of streets, utility facilities and other essential services.

**Analysis:** Please see Section 1 Policy 2A.1.1 and Section 3 Criteria (2)d for fuller discussion of the traffic analysis. A traffic study was completed by the Applicants and reviewed by the Village's traffic consultant and Miami-Dade's Traffic Engineering Department. A complete response to these criteria can be found at Exhibit A.

**Finding:** Conditionally complies as provided for in the analysis above, as further detailed in the Village's engineering consultant response dated January 28, 2013, and as provided by the Miami-Dade County's Traffic Engineering Division's response dated February 5, 2013.

**Criteria d:** In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:

- i. Relationship to adjoining properties.
- ii. Internal circulation, both vehicular and pedestrian.
- iii. Disposition of open space, use of screening, buffering and/or preservation of existing natural features, including trees.
- iv. Building arrangements between buildings in the proposed development and those adjoining the site.

**Analysis:** See Criteria b of this Section, Section 1 Policy 2A.1.1, and Section 3 Criteria (2)d for fuller discussion of the traffic analysis. A traffic study was completed by the Applicants and reviewed by the Village's traffic consultant and Miami-Dade's Traffic Engineering Department. A complete response to these criteria can be found at Exhibit A.

**Finding:** Conditionally complies as provided for in the analysis above, as further detailed in the Village's engineering consultant response dated January 28, 2013, and as provided by the Miami-Dade County's Traffic Engineering Division's response dated February 5, 2013.

**Criteria c:** In what respects the plan is or is not in conformance with the Village policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

**Analysis:** The proposed daycare facility has no designated improvements in the public-right-of way such as drive way, sidewalks or street trees, as all such improvements are contained on site.

**Finding:** Not applicable.

#### **G. NEIGHBORHOOD SERVICES**

Code Compliance	No Objection
DERM	Required
Building and Capital Projects	Required
Public Works	Required

#### **H. RECOMMENDATION**

Staff recommends approval, with conditions, pursuant to Sections 30-30.5 and 30-110 of the Village's Land Development Code, the following plans entitled "Kids Learning Adventure, 14875 S. Dixie Hwy, Palmetto Bay, FL, 33176" consisting of eight (8) sheets as prepared by Gershen Associates, P.A., dated stamped received January 15, 2013; as amended by plans dated stamped received January 29, 2013, indicating revised maximum number of children from 145 to 138, vehicular stacking, circulation and adjacent zoning information:

1. The Applicants shall comply with the requirements of all other applicable departments/agencies as part of the Village of Palmetto Bay building permit submittal process.
2. The Applicants shall comply with the requirements of Chapter 24 of the Code of Miami-Dade County.
3. As a condition of approval, the Applicants shall agree not to have a child mix that requires more than 15 staff members and at not time shall exceed 138 children.
4. The Applicants shall provide a child enrollment to the Department of Planning and Zoning annually, by the 4<sup>th</sup> Monday each January while the use continues. Failure to do so shall result in revocation of the use.

5. The Applicant shall comply with the recommendations as per Miami-Dade County Public Works Traffic Engineering Division (TED) and the Village of Palmetto Bay's Traffic Consultant attached hereto as Exhibit A.

A handwritten signature in black ink, appearing to read 'Darby P. Delsalle', is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval shape.

Darby P. Delsalle, AICP  
Director of Planning & Zoning

# APPLICATION

SMORGASBORD MANAGEMENT COMPANY/KLA SCHOOL VPB-12-008

**GENOVESE  
JOBLOVE &  
BATTISTA**  
P.A.

*Attorneys at Law*

January 31, 2013

Darby Delsalle  
Director  
Planning and Zoning Department  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

RECEIVED  
Zoning Department

Jan. 31. 13

Village of Palmetto Bay  
Building & Zoning Department

By: 

Amended Letter of Intent

Re: Application by Smorgasbord Management Company requesting a Special Exception for site plan approval for a child day care facility located at 14875 South Dixie Highway, Unit B, Palmetto Bay, Florida.

Dear Director Delsalle:

On September 27<sup>th</sup>, 2012, our office filed an Application on behalf of The Falls Preschool, LLC, a Florida limited liability company (Falls), the sub-lessee of property located at 14875 South Dixie Highway, Unit B, Palmetto Bay, Florida (Property). The Property is owned by Smorgasbord Management Company, a Delaware corporation (Applicant).

The original Letter of Intent dated September 25, 2012 contained inaccurate information regarding the square footage of the outdoor recreational area and maximum allowed number of children.

Please note that the Day Care will be limited to children 3 months to 4 years of age and the total number of children will be 138. There are two outdoor play areas containing a total of 3,107 sq. ft. All other information contained in the original Letter of Intent shall remain the same.

Sincerely,

GENOVESE JOBLOVE & BATTISTA

  
Simon Ferro

**GENOVESE**  
**JOBLOVE &**  
**BATTISTA**  
P.A.  
*Attorneys at Law*

September 25, 2012.

Darby Delsalle  
Director  
Planning and Zoning department  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

**RECEIVED**  
**Zoning Department**

9/27/12

**Village of Palmetto Bay**  
**Building & Zoning Department**

By: 

Letter of Intent

Re: Application by Smorgasbord Management Company requesting a Special Exception for site plan approval for a child day care facility located at 14875 South Dixie Highway, Unit B, Palmetto Bay, Florida.

Dear Director Delsalle:

Our office represents The Falls Preschool, LLC, a Florida limited liability company (Falls), the sub-lessee of property located at 14875 South Dixie Highway, Unit B, Palmetto Bay, Florida (Property). The Property is owned by Smorgasbord Management Company, a Delaware corporation (Applicant).

Falls seeks to establish and operate a child day care facility on Unit B to be called KLA Schools. Applicant has authorized our office to submit this application (Application) on behalf of Falls, requesting a Special Exception for site plan approval to permit a child day care facility (Day Care) to be located on Unit B of the Property.

The Property

The Property has a total land area of 80,004 sq. ft. and is improved with a one-story CBS building containing approximately 16,983 sq. ft., which is divided into Unit A and Unit B. Unit A contains approximately 7,643 sq. ft. and is occupied by Fuddrucker's Restaurant (Fuddrucker's). Unit B contains approximately 9,268 sq. ft. and is the subject matter of the present request. The main entrance to Unit A (Fuddrucker's) is located on the west end of the building and faces South Dixie Highway. The proposed entrance to the Day Care is located on the east side of the building.

The Property is zoned B-1 (Limited Business) and has a Business and Office Land Use designation on the 2005 Village of Palmetto Bay Land Use Plan. A child day care facility is a permitted use under the B-1 zoning district, subject to site plan approval at a public hearing.

#### The Proposed Day Care

KLA Schools embraces the early childhood learning concepts of Loris Malaguzzi, a lifelong educator, innovator and creative philosopher, who established the system in the Italian province of Reggio Emilia after World War II.

In December 1991, Newsweek magazine hailed the preschools of Reggio Emilia as the "best in the world." The Reggio Emilia Approach and KLA Schools encourage children to acquire skills of critical thinking and collaboration.

The Day Care will be limited to children 3 months to 4 years of age and the total number of children will be limited to 148.

#### The Site Plan

The site plan proposed under the Application (Site Plan) was prepared by Zamora & Associates, Inc. and the elevation and floor plan sections by Gershen Associates, P.A.

The existing building housing Fuddruckers and the proposed Day Care is permitted for restaurant use. As reflected in the Site Plan, the current location and configuration of the building, as well as the layout of parking and ingress and egress to public streets, will remain the same. An additional ingress and egress access point to the Property exists on the east side of the parcel, and consists of an easement road connecting the Property to SW 148<sup>th</sup> Street (Access Easement).

The Day Care will occupy a portion of the south and east portions of the building and will consist of 10 classrooms with a combined square footage of approximately 5,646 sq. ft. The balance of the Day Care space will consist of administrative offices and common areas. There are two outdoor play areas containing a total of 3,378 sq. ft.

Primary road access to the Property and Day Care is on South Dixie Highway, with secondary access available through the Access Easement.

Submitted herewith is a Child Care Checklist for Day Nursery, Day Care Center, Kindergarten and Private School reflecting that the Day Care and Property comply with all pertinent physical requirements of the Village of Palmetto Bay (Village) and Miami-Dade County codes for child day care facilities, including number of children, classroom and outdoor play area space requirements, number of teachers and clerical staff and parking.

Darby Delsalle  
September 25, 2012  
Page 3

As part of the Application Applicant has also submitted a traffic study prepared by Traff Tech reflecting required parking and stacking availability.

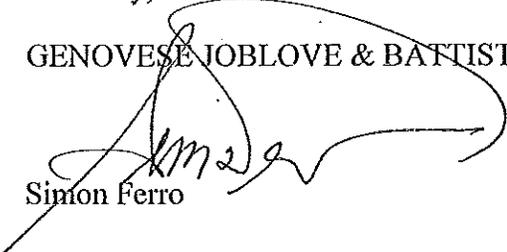
Conclusion

The proposed Day Care is a permitted use within the B-1 zoning designation of the Property and is consistent with the Village's Land Use Plan. The proposed use is compatible with all area uses and does not intrude or affect nearby residential areas.

Based on all the above justifications Applicant respectfully requests approval of the Application.

Sincerely,

GENOVESE JOBLOVE & BATTISTA



Simon Ferro



YPB-12-008

**ZONING HEARING (ZH) APPLICATION**  
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5021-016-0020 Date Received \_\_\_\_\_

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).  
Smorgashord Management Company, a Florida corporation

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 2872 NE 29th St.  
City: FT. Lauderdale State: FL Zip: 33306 Phone#: 954-214-0262

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): Same  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone#: \_\_\_\_\_

4. CONTACT PERSON'S INFORMATION: Simon Ferro

Name: Simon Ferro Company: Genovese Joblove & Battista  
City: Miami State: FL Zip: 33131 Cell Phone#: (305) 434-4922  
Phone#: 3/349-2300 Fax#: \_\_\_\_\_ E-mail: sferro@gjb-law.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version if is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

Lot B, Block 9 of "BUSINESS ADDITION TO LAUREL HILL PARK," Plat book 82, Page 57, Public Records of Miami, Florida

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

14875 So. Dixie Hwy Unit B  
Palmetto Bay, Florida 33176

7. SIZE OF PROPERTY (In acres): 1.84 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property  acquired  leased: 10/2019. Lease term: 10 years  
(month & year)

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes  no  If yes, provide complete legal description of said contiguous property.

NO

11. Is there an option to purchase  or lease  the subject property or property contiguous thereto? no  yes  (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

N/A

12. PRESENT ZONING CLASSIFICATION: B-1

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary(zone) Changes [Zone(s) requested]:  
(Provide a separate legal description for each zone requested)

Unusual Use:

Use Variance:

Non-Use Variance:

Alternative Site Development Option:

X) Special Exception: For Site Plan Approval

Modification of previous resolution/plan:

Modification of Declaration or Covenant:

14. Has a public hearing been held on this property within the eighteen (18) months?  no  yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice?  no  yes. If yes, give name to whom the violation notice was served, and describe the violation:

16. Describe structures on the property: CBS 19,983 sq. ft building

17. Is there any existing use on the property?  no  yes. If yes, what use and when established?

Use: restaurant Year: 2012

Planning Staff Use Only

Base Fee:	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are)  owner  tenant of the property described and which is the subject matter of the proposed hearing.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

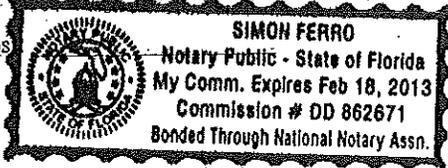
Sworn to and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

CORPORATION AFFIDAVIT

(I) (WE), Lula B. Albertson, being first duly sworn, depose and say that (I am) (we are) the  President  Vice-President  Secretary  Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest



(Corp. Seal)

Smorgasbord Management Co.

Authorized Signature: Lula B. Albertson

Lula B. Albertson, President

Office Held

Sworn to and subscribed to before me This 25 day of September, 2012

Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject matter of the proposed hearing.

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

ATTORNEY AFFIDAVIT

I, \_\_\_\_\_, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature \_\_\_\_\_

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

**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: Smorgasbord Management Co., a Delaware corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Lula B. Albertson</u>	<u>80.5%</u> <u>2872 NE 29th St,</u>
<u>Joyce O'Leary</u>	<u>6.5%</u> <u>2061 NE 60th Ct</u>
<u>Jan Marecki</u>	<u>6.5%</u> <u>2630 NE 30th Pl</u>
<u>Karen Albertson</u>	<u>6.5%</u> <u>2632 NE 30th Pl.</u>

Fort Lauderdale, Florida

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: \_\_\_\_\_

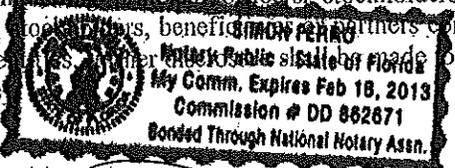
<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 Interest</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].



*Lula B Albertson 9/25/2012*  
*Lula B Albertson, Pres.*

FORM ZH-0107/07  
Sworn to and subscribed before me this 25<sup>th</sup> day of September, 2012  
By Lula B. Albertson, as President of Smorgasbord Management Co.

**EXHIBIT "A"**

Lot B, Block 9 of "BUSINESS ADDITION TO LAUREL HILL PARK", Plat  
Book 82, Page 57, of the Public Records of Miami-Dade County, Florida.

## RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

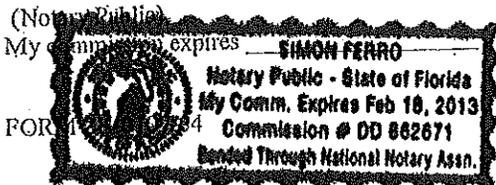
### I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.

Smorgasbord Management Co  
*Lula B. Albertson*  
(Applicant's Signature)

Lula B. Albertson, Pres.  
(Print Name)

Sworn to and subscribed before me this 25 day of September, 2012. Affiant is personally known to me or has produced Drivers license as identification.



*Sm2*  
A 416-522-38-519-0

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF FLORIDA  
COUNTY OF MIAMI DADE

Public Hearing No. \_\_\_\_\_

Before me, the undersigned authority, personally appeared Lula B. Alberston  
hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes  
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
2872 NE 29th St., Ft. Lauderdale, FL 33308
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
See Exhibit "A"
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Smorgasbord Management Co., a Delaware corporation

Witnesses:

\_\_\_\_\_  
Signature

Lula B. Albertson Pres  
Affiant's signature

\_\_\_\_\_  
Print Name

Lula B. Albertson, Pres.  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Sworn to and subscribed before me on the 25 day of September 2012

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary

[Handwritten Signature]

(Stamp/Seal)



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

School Name: KLA School

School Address: 14875 So. Dixie Hwy Unit B Tax Folio # 30- 33-5021-016-0020

- ✓ 1. Is this an expansion to an existing school  Yes  No If yes, indicated the number of students: N/A and age and grade ranges originally approved: N/A
- ✓ 2. Total size of site: \_\_\_\_\_ x \_\_\_\_\_ = 80,004 + 43,560 sq. ft. = 1.82<sup>84</sup> acres
- ✓ 3. Number of children or students requested: 138 Ages: 3 months to 4 years
- ✓ 4. Number of teachers: 10 Number of administrative & clerical personnel: 1
- ✓ 5. Number of classrooms: 10 Total square footage of classroom area: 5646 sq ft.
- ✓ 6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets):  
3622 sq ft.
- ✓ 7. Amount of outdoor recreation/play area in square footage: 3107<sup>3107</sup> sq ft

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

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:  
None
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 15 parking spaces required by §33-124(L) 11
10. Indicate the number of auto stacking spaces: \_\_\_\_\_ provided \_\_\_\_\_ required.
11. Proposed height for the structure(s): 20'-1" See §33-151.18(g).
12. Size of identification sign: 20" x 168" = 25.2 sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: Monday - Friday 8:00 AM to 6:00 PM
14. Does the subject facility share the site with other facilities?  Yes  No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17?  Yes  No (If yes, describe the residential uses and indicate same on the plans).

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

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

CLASSROOM SPACE: Calculated by grade levels.

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

35 sq. ft. x 138 (number of children) = 5180 sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.

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

25 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 5180

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 5646

OUTDOOR RECREATION SPACE:

- a. Day nursery/kindergarten, preschool and after school care

45 sq. ft. x 74 (½ of children) = 3330 sq ft

- b. Grades 1-6 500 sq. ft. x N/A (first 30 children) = N/A

300 sq. ft. x N/A (remaining children) = N/A

- c. Grades 7-12 800 sq. ft. x N/A (first 30 children) = N/A

300 sq. ft. x N/A (next 300 children) = N/A

150 sq. ft. x N/A (remaining children) = N/A

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 3330 sq ft

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 3378 sq ft

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

- a. 28 trees are required per net acre. Trees required: 24 Trees provided: 24

- b. Ten shrubs are required for each tree required. Shrubs required 153 Shrubs provided 153

- c. Grass area for organized sports/play area in square feet: 3378 sq ft

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

School Address: 14875 So. Dixie Hwy Unit B Zip Code: 33176

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

Signed, sealed, executed and acknowledged on this 25 day of September 2012 at Miami-Dade County, Florida. Smorgasbord Management Co.

Signature Lula B. Albertson

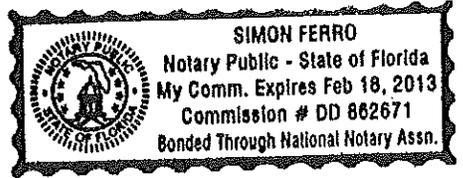
WITNESSES:

Lucas B. Calles

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I hereby certify that on this 26 day of September 2012, before me personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:



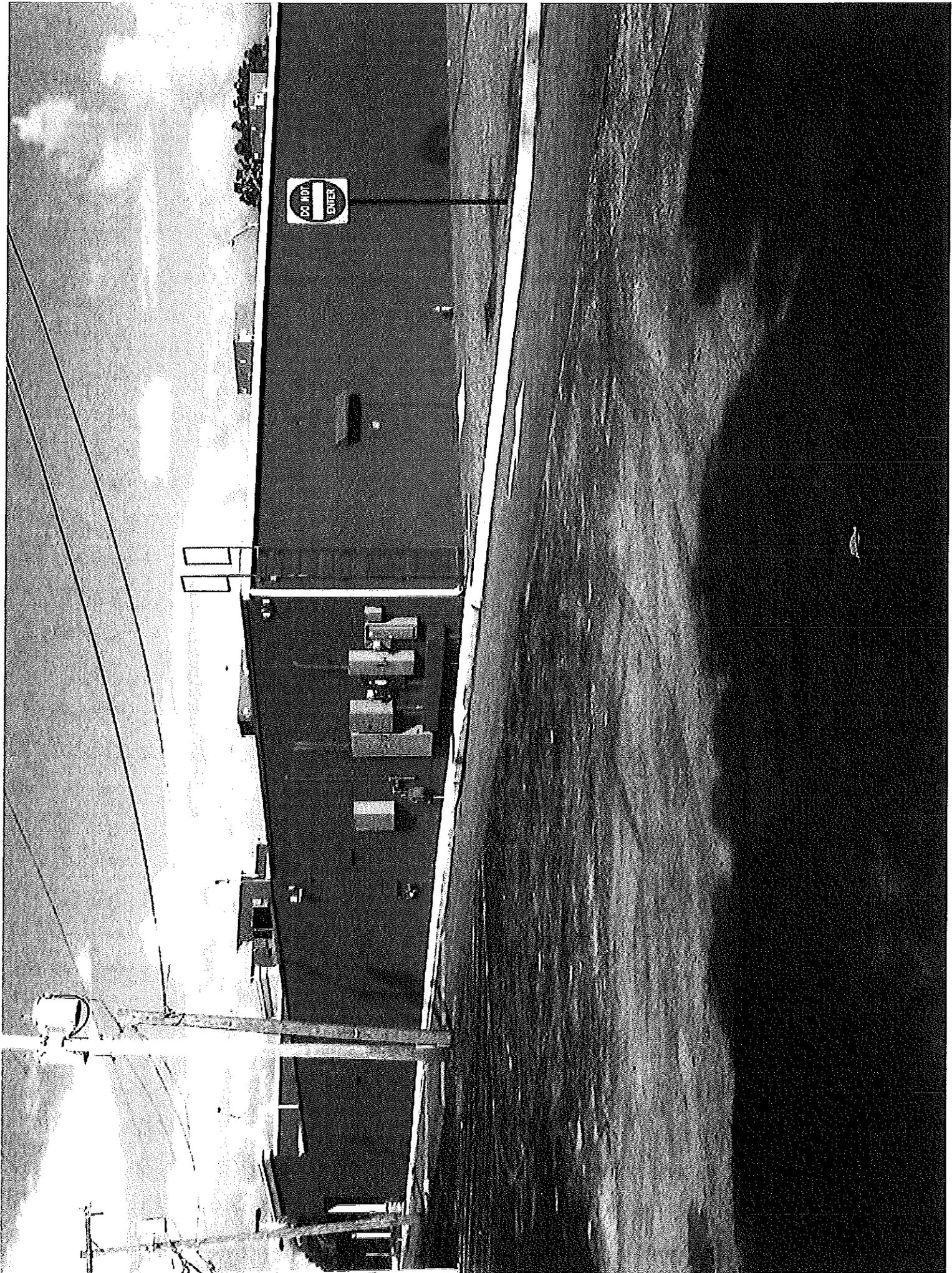
Simon Ferro

PHOTOGRAPHS

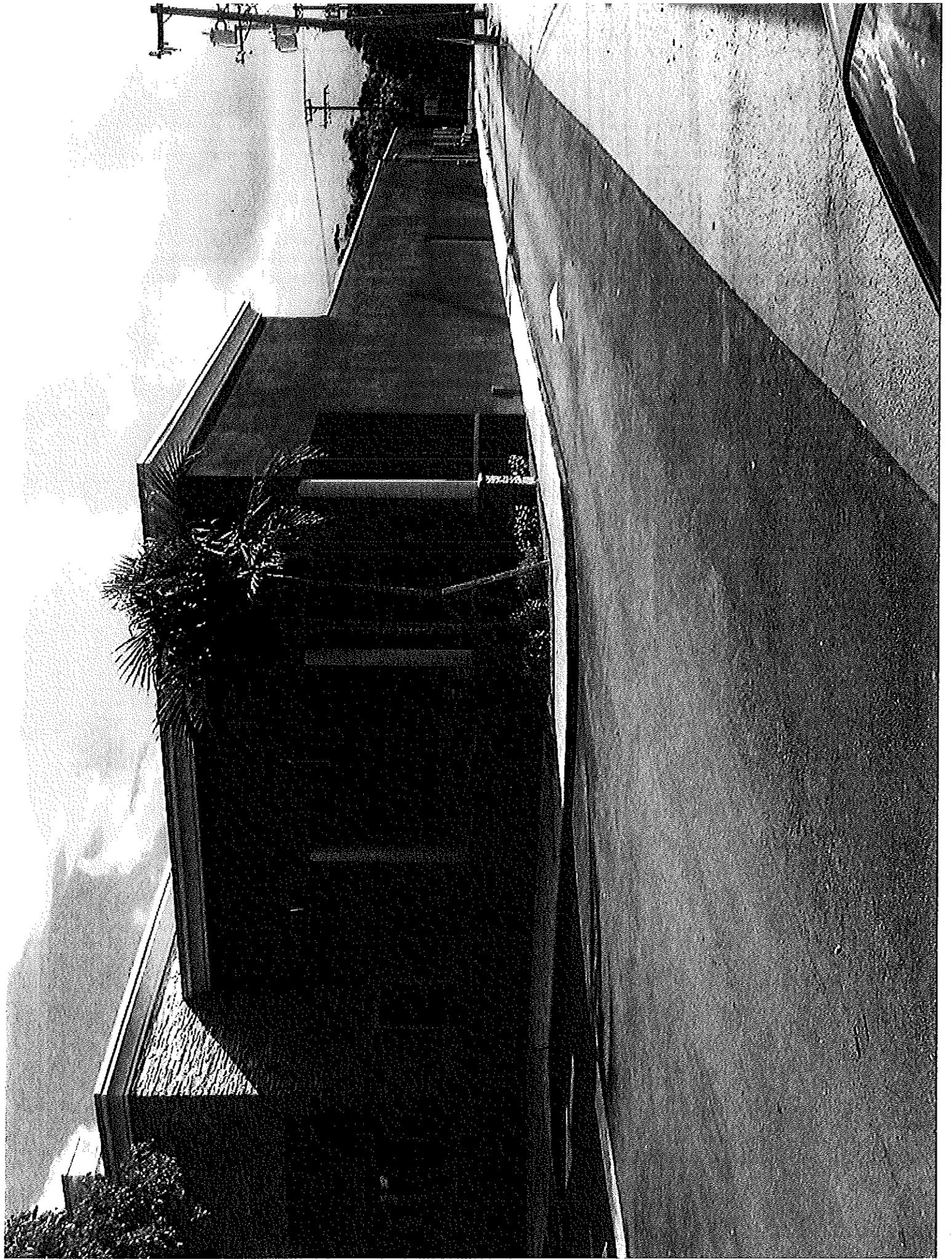
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



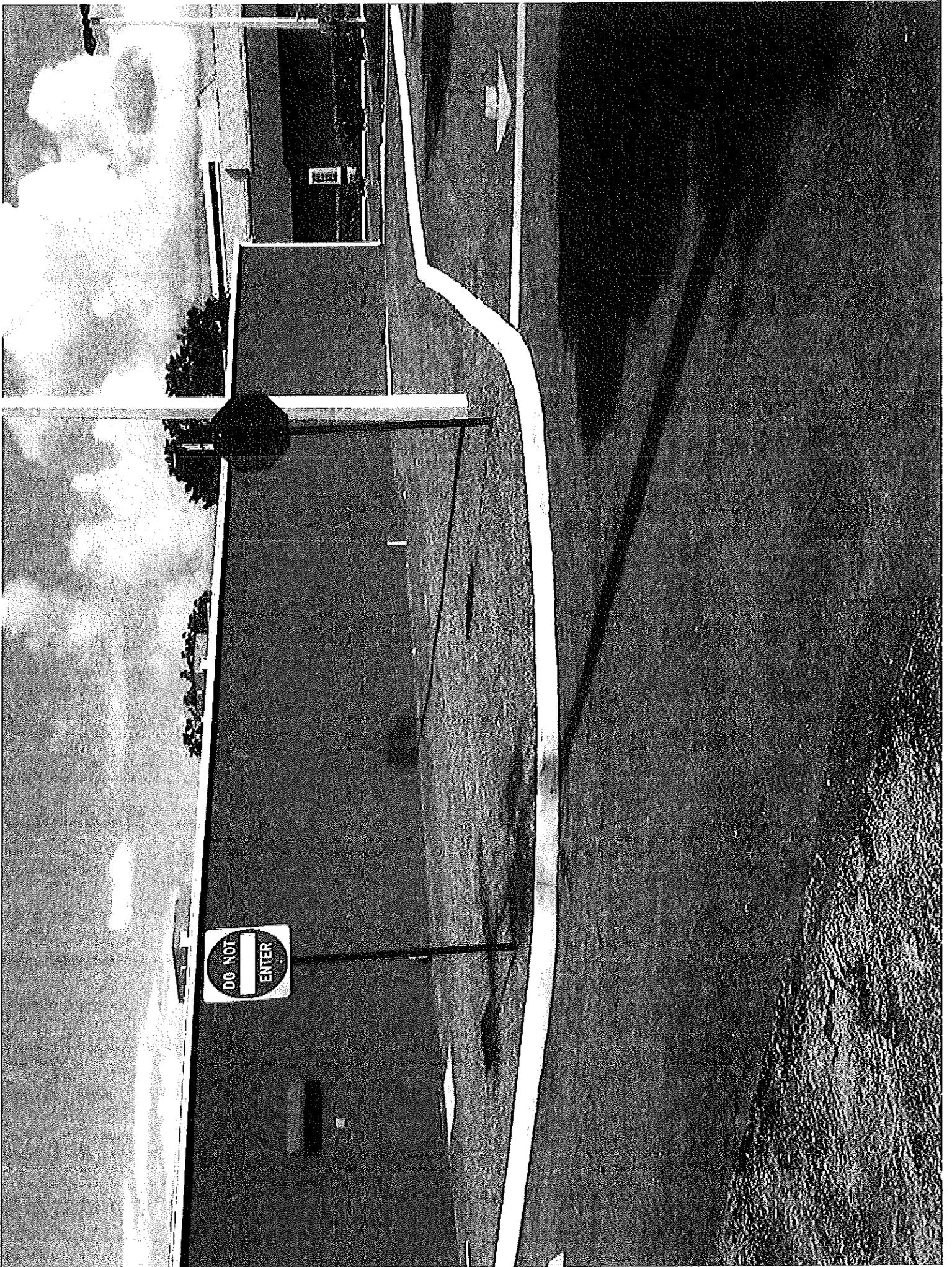


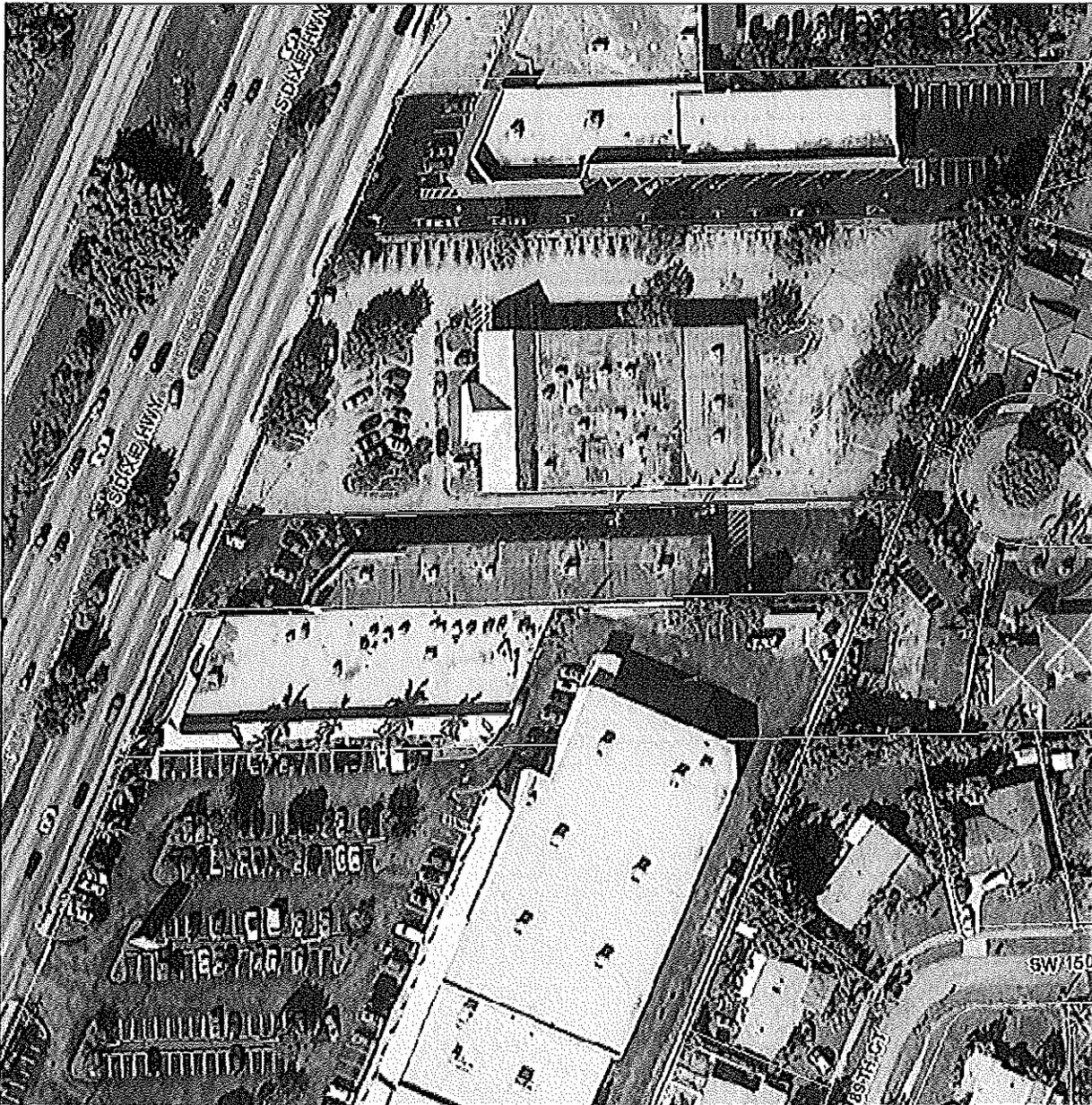












Summary Details:	
Folio:	3350210160020
Site Address:	14875 S DIXIE HWY Bing Maps Street View County Permits by Folio County Permits by Address Property Appraiser Zillow
Mailing Address:	SMORGASBORD MANAGEMENT CO 2872 NE 29 ST FT LAUDERDALE FL 333061919

Property Information:	
Beds/Baths:	0 / 4
Floors:	1
Living Units:	0
Adj Sq Footage:	17,059
Lot Size:	80,000 SQ FT
Year Built:	1966
Legal Description:	BUSINESS ADDN TO LAUREL HILL PARK PB 82-57 LOT B BLK 9 LOT SIZE IRREGULAR F/A/U 30-5021-016-0020 VIEW PLAT 82-57

Sale Information:			
Sale Date:	0 / 0	0 / 0	0 / 0
Sale Amount:	\$0	\$0	\$0
Sale O/R:			

Assessment Information:		
Year:	2012	2011
Land Value:	\$2,980,000	\$2,960,000
Building Value:	\$160,000	\$160,000
Market Value:	\$3,120,000	\$3,120,000
Assessed Value:	\$3,097,600	\$2,816,000
Homestead Exemption:	\$0	\$0
Senior Exemption:	\$0	\$0
Agricultural Exemption:	\$0	\$0
Widow Exemption:	\$0	\$0
Disabled Exemption:	\$0	\$0
Veteran Exemption:	\$0	\$0

# PLANS & ELEVATIONS

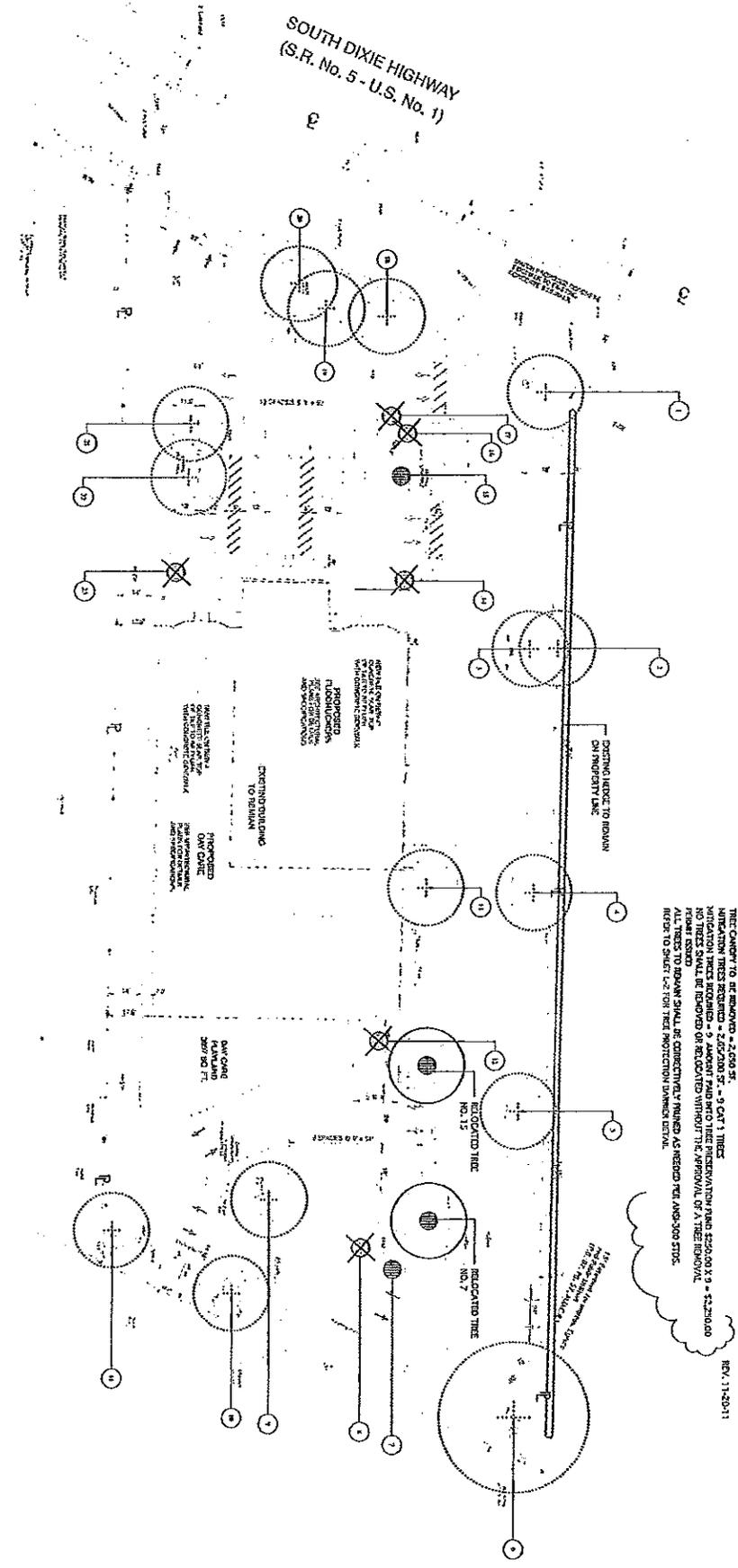
SMORGASBORD MANAGEMENT COMPANY/KLA SCHOOL VPB-12-008











REV 6-24-11

✕	EXISTING TREE TO BE REMOVED
⊕	EXISTING TREE TO REMAIN
⊙	TREE TO BE RELOCATED
⊙	RELOCATED TREE

A TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR TO REMOVING OR RELOCATING ANY TREES ON SITE FROM TO THE BOARD OF A BARRON COUNTY.

**THE ATTENTION**  
 TOTAL CONTOUR TO BE REMOVED = 4,338 SQ. FT.  
 3 TREES PROPOSED ABOVE CONTOUR  
 TOTAL REMOVAL AND MITIGATION = 10  
 RELOCATION PERMIT REQ. = 20  
 CHANGE THE REMOVAL, S.D.C. TO CONTACTS WITH SITE IMPROVEMENTS AND OR POOR CONDITIONS SHALL REMOVALS AND LINE TO POOR CONDITIONS NOT SEE SHEET L-1 FOR RELOCATION TREE QUANTITIES.

**EXISTING TREE INVENTORY**

NO.	COMMON NAME	DBH (IN. X SPAN)	CONDITION	DETERMINATION
1	WANDOGANY	27" DBH, 25'X20'	GOOD	REMAIN
2	BLACK OLIVE	8" DBH, 25'X20'	FAIR	REMAIN
3	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
4	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
5	BLACK OLIVE	34" DBH, 25'X20'	GOOD	REMAIN
6	BLACK OLIVE	24" DBH, 25'X20'	GOOD	RELOCATE
7	LIVE OAK	20" DBH, 25'X20'	POOR	RELOCATE
8	LIVE OAK	20" DBH, 25'X20'	POOR	RELOCATE
9	BLACK OLIVE	18" DBH, 25'X20'	FAIR	REMAIN
10	BLACK OLIVE	18" DBH, 25'X20'	FAIR	REMAIN
11	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
12	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
13	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
14	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
15	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
16	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
17	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
18	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
19	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
20	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
21	WANDOGANY	18" DBH, 25'X20'	GOOD	REMAIN
22	BOTTLE BRUSH	12" DBH, 25'X20'	POOR	RELOCATE/MITIGATE
23	BOTTLE BRUSH	12" DBH, 25'X20'	POOR	RELOCATE/MITIGATE

THE CONTOUR TO BE REMOVED = 2,000 SQ. FT. - 9' CIRC 1 TREE  
 TOTAL CONTOUR TO BE REMOVED = 4,338 SQ. FT.  
 MITIGATION TREES REQUIRED = 9  
 A PERMIT MUST BE OBTAINED FROM THE BARRON COUNTY BOARD OF BARRON COUNTY PRIOR TO THE REMOVAL OF A TREE.  
 NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT THE APPROVAL OF A TREE REMOVAL PERMIT.  
 RELOCATION PERMIT SHALL BE COMPLETED PRIOR TO THE APPROVAL OF A TREE REMOVAL PERMIT TO SHEET L-1 FOR TREE RELOCATION QUANTITIES.

Now what's below,  
 Call before you dig.

REV. 11-20-11

PROJECT: **FUDDRUCKERS RESTAURANT**  
 14875 S. DIXIE HIGHWAY  
 PALMETTO BAY, FLORIDA  
**VITA FOODS DBA FUDDRUCKERS**  
 14875 S. DIXIE HIGHWAY  
 PALMETTO BAY, FLORIDA

SHEET TITLE: **TREE DISPOSITION PLAN**

SCALE: 1" = 20'

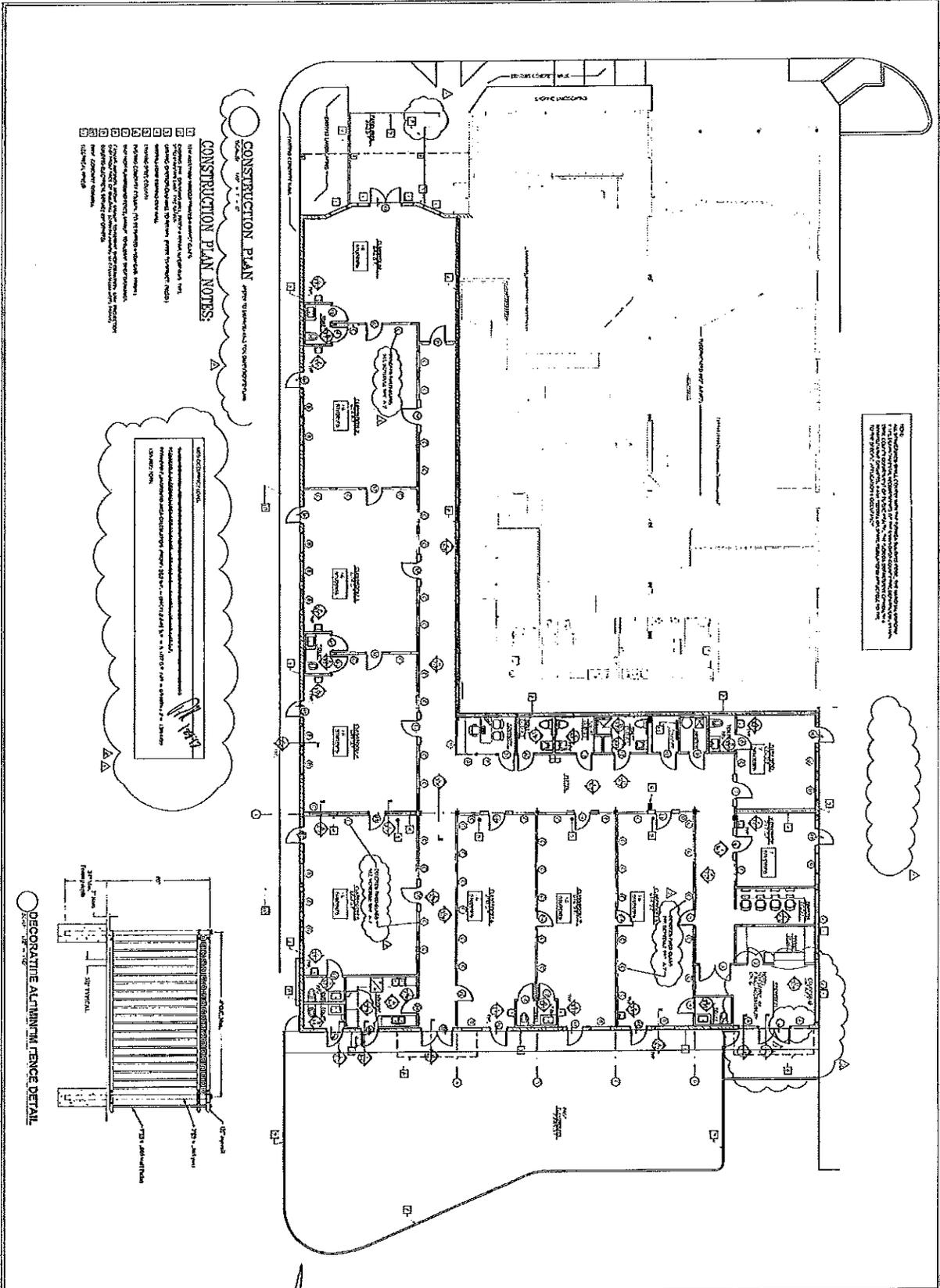
DATE DRAWN: 8-2-11

SHEET NO. **L-2**

4/3

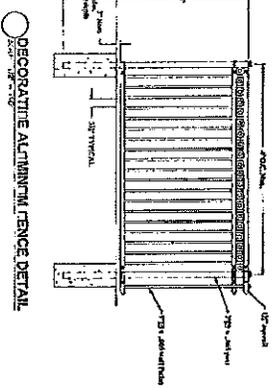
**M. L. O. A. Inc.**  
 Landscape Architectural Services  
 Reg. LA-666655      Cert. Arborist-0817A  
 1018 NE 45th Street, Ocala, FL 33304  
 Tel: 354-763-6971      Fax: 354-337-6317  
 Email: mloa@earthlink.net





- CONSTRUCTION PLAN NOTES:**
- 1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
  - 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

DATE: 08/14/03  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: KIDS LEARNING ADVENTURE  
 SHEET: CONSTRUCTION PLAN

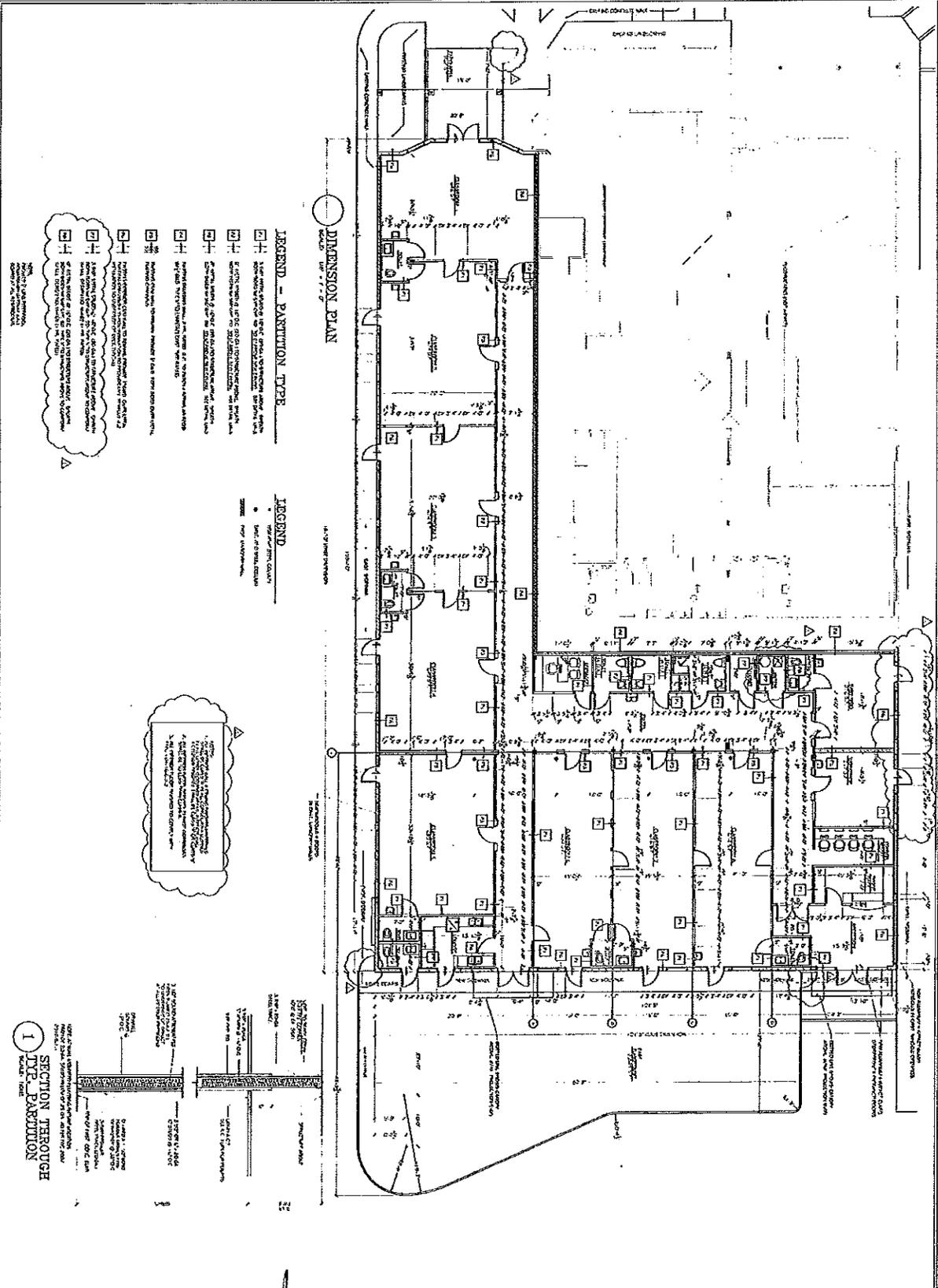


**PROJECT LOCATION**  
**KIDS LEARNING ADVENTURE**  
 14875 S. DIXIE HWY. (SPACE B)  
 VILLAGE OF PALMETTO BAY, FL 33176

**GERSHEN ASSOCIATES, P.A.**  
 Architecture / Planning  
 Construction Consulting  
 1200 N.W. 10th Street, Suite 1000, Fort Lauderdale, FL 33304  
 TEL: 954.346.1000 FAX: 954.346.1001  
 WWW.GERSHENASSOCIATES.COM

NO.	DATE	DESCRIPTION
1	08/14/03	015 015-001
2	08/14/03	015 015-002
3	08/14/03	015 015-003
4	08/14/03	015 015-004
5	08/14/03	015 015-005
6	08/14/03	015 015-006
7	08/14/03	015 015-007
8	08/14/03	015 015-008
9	08/14/03	015 015-009
10	08/14/03	015 015-010

**KLA SCHOOLS**  
 400 SW 1ST AVE  
 MIAMI, FL 33130  
 (305) 377-0331



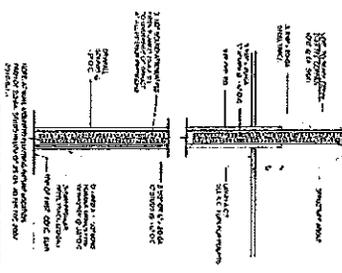
**LEGEND - PARTITION TYPE**

- 1. 1/2" Gypsum Board on Steel Stud
- 2. 5/8" Gypsum Board on Steel Stud
- 3. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment
- 4. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking
- 5. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption
- 6. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion
- 7. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection
- 8. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation
- 9. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening
- 10. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption
- 11. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption and Sound Reflection
- 12. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption and Sound Reflection and Sound Absorption
- 13. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption and Sound Reflection and Sound Absorption and Sound Reflection
- 14. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption and Sound Reflection and Sound Absorption and Sound Reflection and Sound Absorption
- 15. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption and Sound Reflection and Sound Absorption and Sound Reflection and Sound Absorption and Sound Reflection

**LEGEND**

- 1. 1/2" Gypsum Board on Steel Stud
- 2. 5/8" Gypsum Board on Steel Stud
- 3. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment
- 4. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking
- 5. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption
- 6. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion
- 7. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection
- 8. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation
- 9. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening
- 10. 5/8" Gypsum Board on Steel Stud with Acoustic Treatment and Sound Masking and Sound Absorption and Sound Diffusion and Sound Reflection and Sound Isolation and Sound Dampening and Sound Absorption
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**SECTION THROUGH TYP. PARTITION**



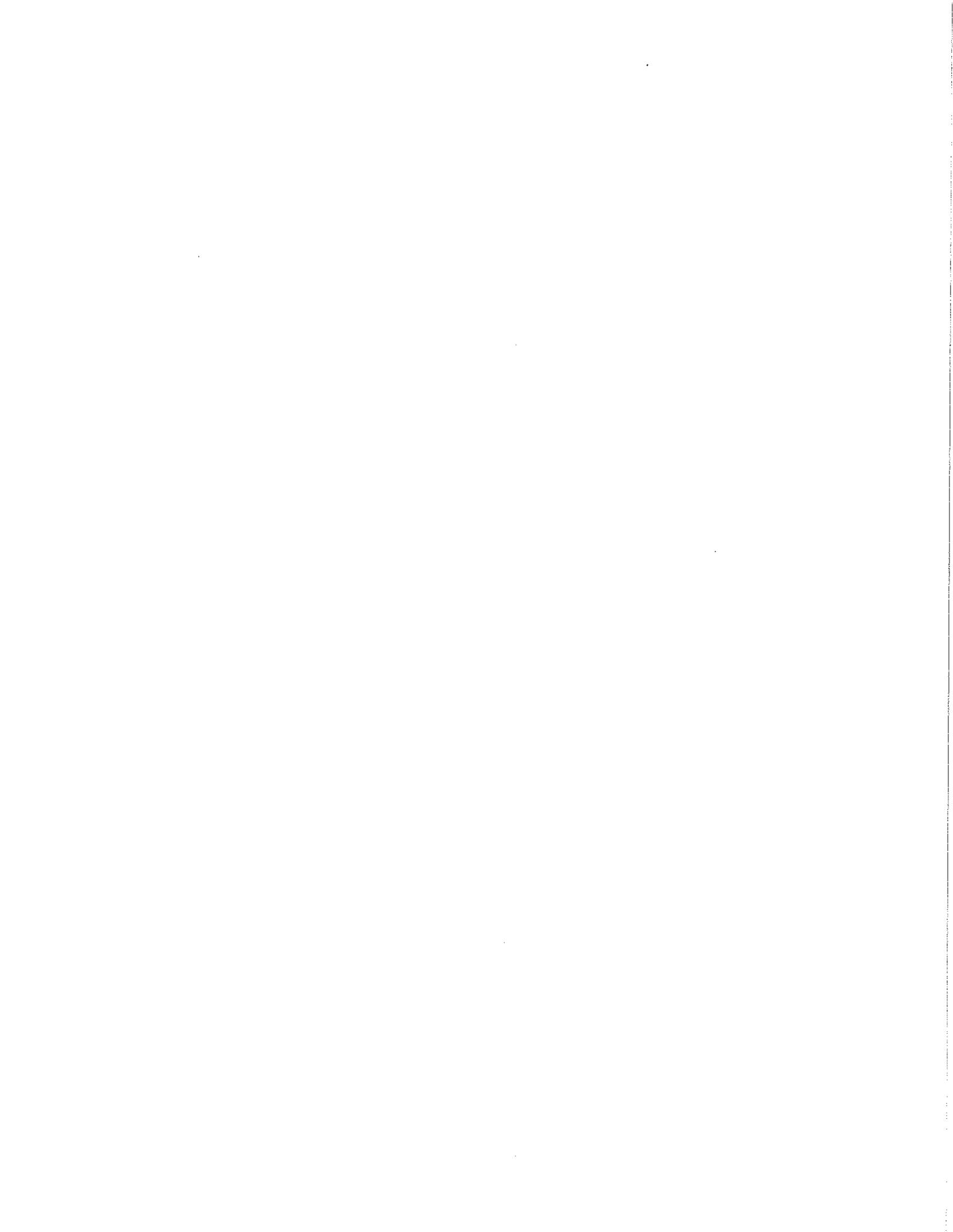
**PROJECT LOCATION**  
**KIDS LEARNING ADVENTURE**  
 1575 S. DYKE HWY. (SPACE B).  
 VILLAGE OF PALMETTO BAY, FL 33176

**ARCHITECT**  
**GERSHEN ASSOCIATES, P.A.**  
 Architecture / Planning  
 Construction Consulting  
 600 S.W. 15th Ave., Suite 2010  
 MIAMI, FL 33130  
 (305) 377-0394

NO.	DATE	BY	SCALE	REVISION
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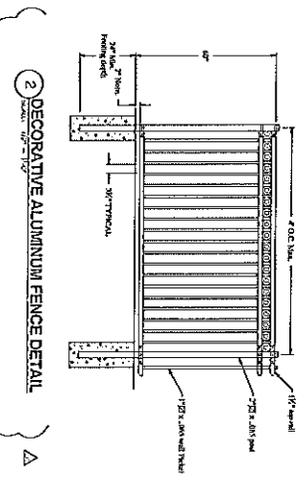
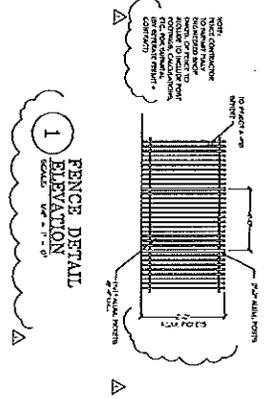
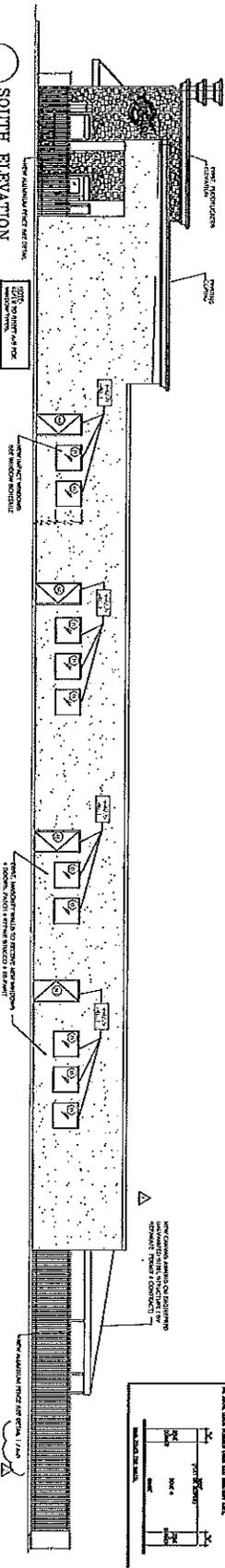
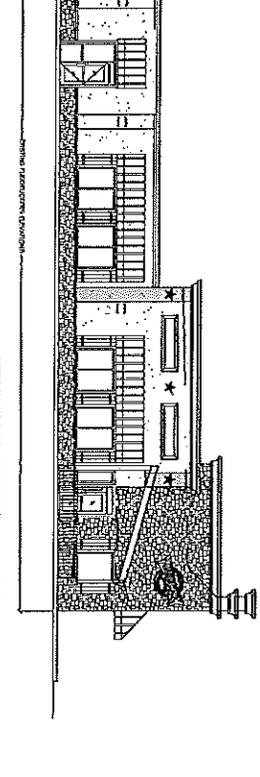
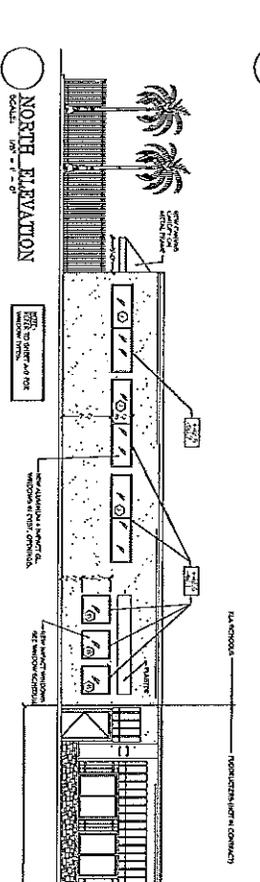
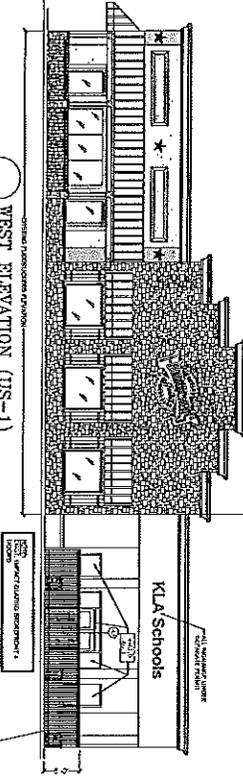
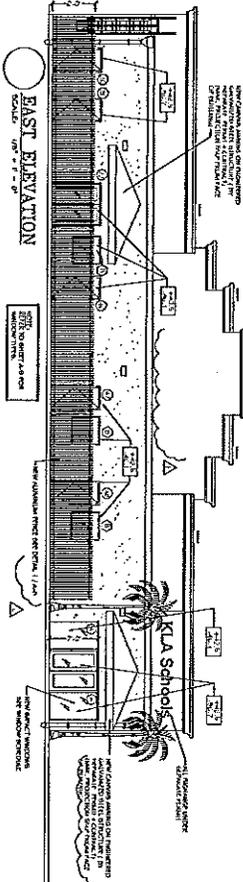
**KLA SCHOOLS**  
 600 SW 15th Ave  
 FEA's, FL 33130  
 (305) 377-0394











<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS UNLESS OTHERWISE NOTED:</p> <ul style="list-style-type: none"> <li>A. BUILDING CODES: 2015 IBC, 2015 IRC, 2015 IFBC</li> <li>B. STRUCTURAL: AISC 360-10, ACI 308R-10, ACI 318M-11</li> <li>C. MECHANICAL: SMACNA 30-03, 30-06, 30-09, 30-10, 30-11, 30-12, 30-13, 30-14, 30-15, 30-16, 30-17, 30-18, 30-19, 30-20, 30-21, 30-22, 30-23, 30-24, 30-25, 30-26, 30-27, 30-28, 30-29, 30-30, 30-31, 30-32, 30-33, 30-34, 30-35, 30-36, 30-37, 30-38, 30-39, 30-40, 30-41, 30-42, 30-43, 30-44, 30-45, 30-46, 30-47, 30-48, 30-49, 30-50, 30-51, 30-52, 30-53, 30-54, 30-55, 30-56, 30-57, 30-58, 30-59, 30-60, 30-61, 30-62, 30-63, 30-64, 30-65, 30-66, 30-67, 30-68, 30-69, 30-70, 30-71, 30-72, 30-73, 30-74, 30-75, 30-76, 30-77, 30-78, 30-79, 30-80, 30-81, 30-82, 30-83, 30-84, 30-85, 30-86, 30-87, 30-88, 30-89, 30-90, 30-91, 30-92, 30-93, 30-94, 30-95, 30-96, 30-97, 30-98, 30-99, 30-100</li> <li>D. ELECTRICAL: NEC 2017</li> <li>E. PLUMBING: IPC 2015</li> <li>F. MECHANICAL: ASHRAE 90.1-2013</li> <li>G. ENERGY: ASHRAE 90.1-2013</li> <li>H. SUSTAINABLE: LEED 2009</li> </ul>	
<p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.</p>	
<p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p>	
<p>4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.</p>	
<p>5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p>	
<p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.</p>	
<p>7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p>	
<p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.</p>	
<p>9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p>	
<p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.</p>	

PROJECT LOCATION  
**KIDS LEARNING ADVENTURE**  
 14875 S. DIXIE HWY. (SPACE B),  
 VILLAGE OF PALMETTO BAY, FL 33176

SHEET TITLE  
**ELEVATIONS**

DATE  
 2015/5

GERSHEN ASSOCIATES, P.A.  
 Architecture / Planning  
 Construction Consulting

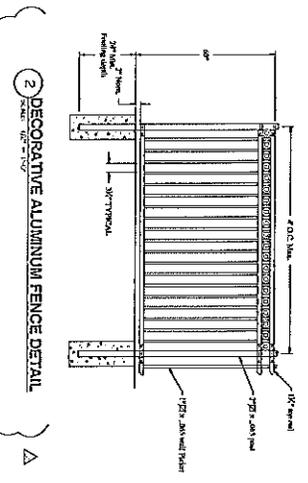
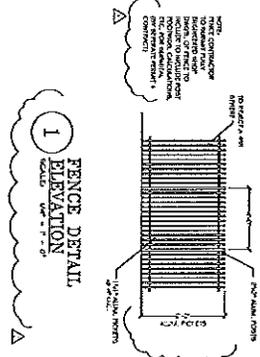
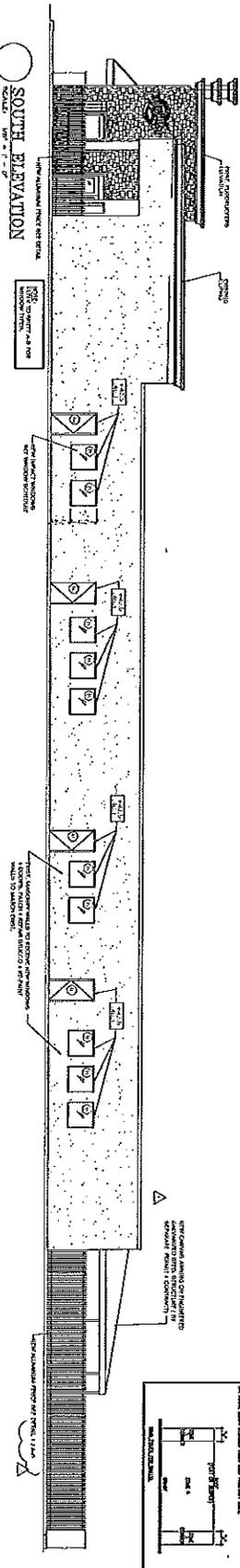
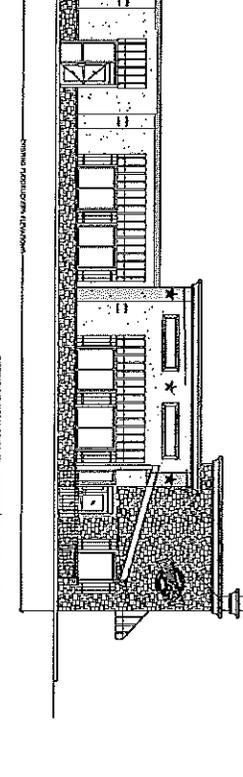
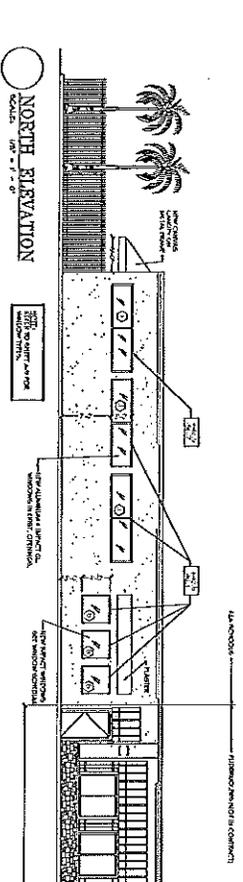
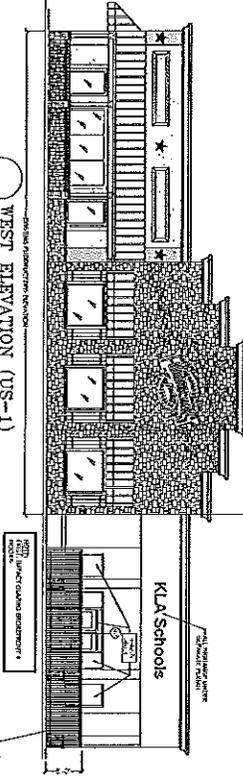
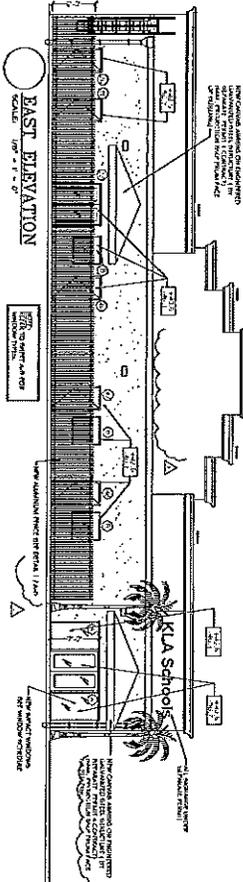
14875 S. DIXIE HWY. (SPACE B),  
 VILLAGE OF PALMETTO BAY, FL 33176

REGISTRATION NO. EA 0025786

NO.	DATE	BY	REV.	DESCRIPTION
1	06-18-15	SSP	001	REV.
2	07-22-15	SSP	002	REV.

**KLA SCHOOLS**  
 699 SW 1ST AVE  
 MIAMI, FL 33130  
 (305) 377-0921





<p>DATE: 01-11-12          NO. 1          SCALE: 1/8\"/&gt; </p>		<p>PROJECT NO. A-1          SHEET NO. 20153</p>
<p>PROJECT LOCATION  <b>KIDS LEARNING ADVENTURE</b>          14375 S. DIXIE HWY. (SPACE B)          VILLAGE OF PALMETTO BAY, FL 33176</p>		
<p>ARCHITECT  <b>GERSHEN ASSOCIATES, P.A.</b>          Architecture / Planning          Construction Consulting          14375 S. DIXIE HWY. (SPACE B)          VILLAGE OF PALMETTO BAY, FL 33176          REGISTRATION NO. 04,002,016</p>		
<p>CLIENT  <b>KLA SCHOOLS</b>          600 SW 1ST AVE          MIAMI, FL 33130          (305) 377-0591</p>		

SHEET NO. **A-8**  
 OF NO. 20153

PROJECT LOCATION  
**KIDS LEARNING ADVENTURE**  
 14375 S. DIXIE HWY. (SPACE B)  
 VILLAGE OF PALMETTO BAY, FL 33176

ARCHITECT  
**GERSHEN ASSOCIATES, P.A.**  
 Architecture / Planning  
 Construction Consulting  
 14375 S. DIXIE HWY. (SPACE B)  
 VILLAGE OF PALMETTO BAY, FL 33176  
 REGISTRATION NO. 04,002,016

DATE	01-11-12	PROJECT NO.	A-1	SCALE	
NO.	1	SHEET NO.	20153	REVISION	

CLIENT  
**KLA SCHOOLS**  
 600 SW 1ST AVE  
 MIAMI, FL 33130  
 (305) 377-0591

## Efren Nunez

---

**From:** Ferro, Simon <sferro@gjb-law.com>  
**Sent:** Tuesday, December 11, 2012 10:51 AM  
**To:** Efren Nunez  
**Subject:** The Falls Preschool LLC application  
**Attachments:** A-8-Elevations-KLA-24X36.pdf; C-1 civil reference only-Model.pdf; A-2 Construction Plan-KLA-24X36-2.pdf; A-3 Dimension Plan-KLA-24X36.pdf

Good morning Efren, hope all is well with you. Attached are revised site plans showing the following changes:

1. Revised C-1 page reflecting adjacent property zoning designations.
2. Revised A-2, A-3 and A-8 pages reflecting proposed awnings not exceeding 5 feet in projection.
3. Revised A-2 page reflecting the following statement: *"All structures shall comply with the Florida Building Code, the National Uniform Building Code, and the departmental requirements of the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health, the Florida Department of Health and Rehabilitative Services, and any federal or state regulations applicable to the specific application and occupancy."*
4. Revised C-1 page reflecting proposed parking layout and stacking.

Let me know if you need additional information and when we might be placed on a public hearing agenda.

Best regards,

Simon

**GENOVESE**  
**JOBLOVE &**  
**BATTISTA**  
P.A.

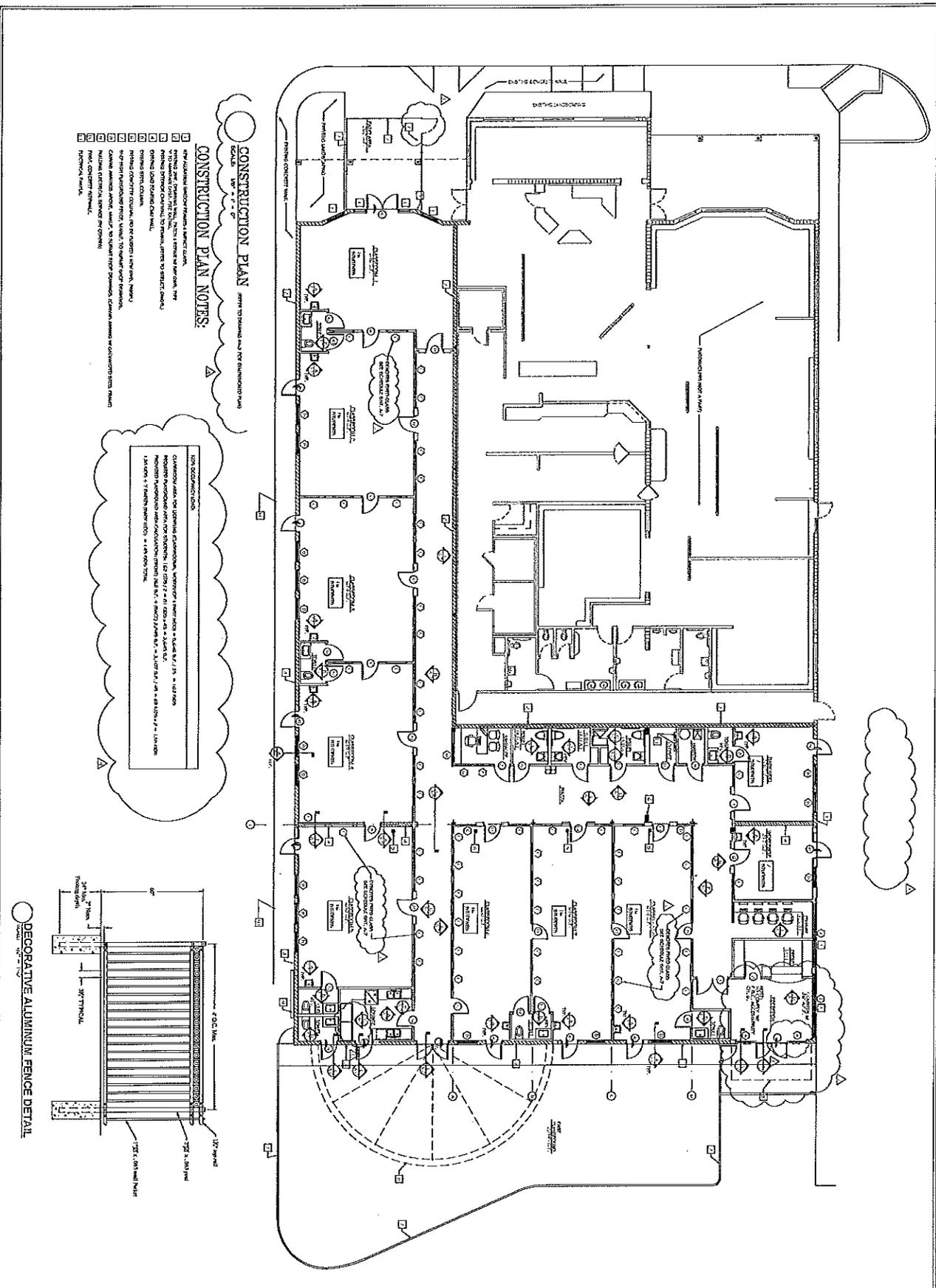
*Attorneys at Law*

**Simon Ferro, Esq.**  
100 SE 2nd Street, 44th Floor  
Miami, Florida 33131  
Direct: (305)913-6687  
Main: (305)349-2300  
Fax: (305)428-8816  
Email: [sferro@gjb-law.com](mailto:sferro@gjb-law.com)  
Website: [www.gjb-law.com](http://www.gjb-law.com)

Miami | Fort Lauderdale





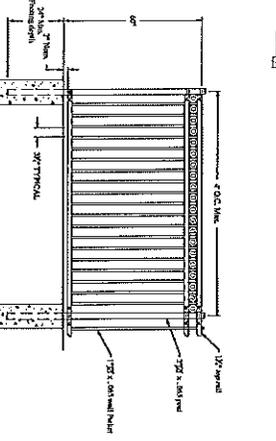


**CONSTRUCTION PLAN NOTES:**

- 1. SEE ARCHITECTURAL DRAWINGS FOR ALL CONSTRUCTION DETAILS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 6. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
- 8. ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
- 9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
- 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SCHEDULE.

**NON-CONSTRUCTION NOTES:**

- 1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
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- 7. ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
- 8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
- 9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SCHEDULE.



**PROJECT LOCATION**  
**KIDS LEARNING ADVENTURE**  
 14375 S. DIXIE HWY. (SPACE B),  
 VILLAGE OF PALMETTO BAY, FL 33176

**SHEET TITLE**  
**CONSTRUCTION PLAN**

**DATE**  
 2/21/2018

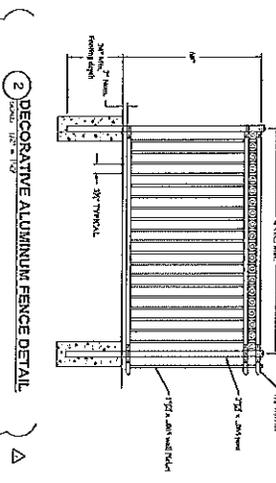
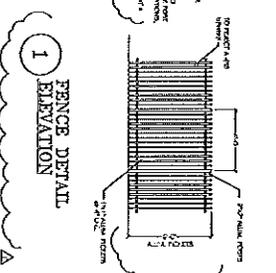
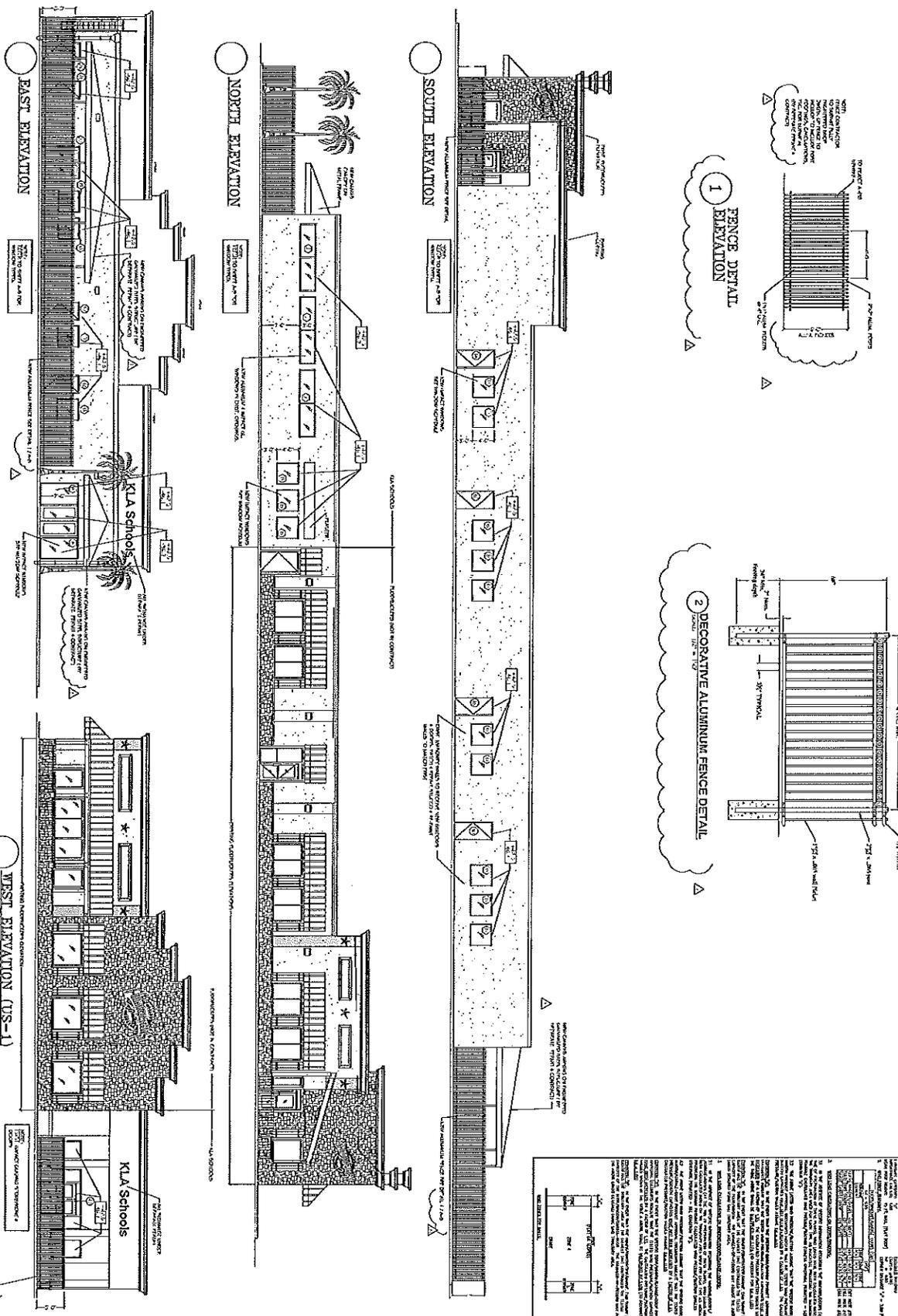
**GERSHEN ASSOCIATES, P.A.**  
 Architects / Planning  
 Consultants / Engineers

14375 S. DIXIE HWY. SUITE 200  
 PALMETTO BAY, FL 33176  
 TEL: 305-555-1234  
 FAX: 305-555-1234  
 WWW.GERSHENASSOCIATES.COM

REV	DATE	BY	DESCRIPTION
1	02-12-18	SGP	ISSUE FOR PERMITS
2	02-14-18	SGP	ISSUE FOR PERMITS
3	02-14-18	SGP	ISSUE FOR PERMITS
4	02-21-18	SGP	ISSUE FOR PERMITS

**KLA SCHOOLS**  
 600 SW 1ST AVE  
 MIAMI, FL 33130  
 (305) 377-0391





NO.	DATE	BY	REVISION
1	05-17-12	PLS	ISSUE FOR PERMITS
2	07-02-12	PLS	ISSUE FOR PERMITS

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND CONTRACTOR. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR ENGINEERING WORK. THE ARCHITECT HAS NOT CONDUCTED ANY TESTING OR ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY FIELD INSPECTION. THE ARCHITECT HAS NOT CONDUCTED ANY LABORATORY TESTING. THE ARCHITECT HAS NOT CONDUCTED ANY MATERIAL TESTING. THE ARCHITECT HAS NOT CONDUCTED ANY STRUCTURAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY FOUNDATION ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY GEOTECHNICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ENVIRONMENTAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY HISTORICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ARCHAEOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY PALEONTOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY BOTANICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ZOOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY GEOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY METEOROLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY CLIMATOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY HYDROLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY OCEANOGRAPHICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ATMOSPHERICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY COSMOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ASTROLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ASTROPHYSICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY COSMOPHYSICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY COSMOLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ASTROLOGICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY ASTROPHYSICAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED ANY COSMOPHYSICAL ANALYSIS.

PROJECT LOCATION  
**KIDS LEARNING ADVENTURE**  
 SHEET TITLE  
**A-8**

**GERSHEN ASSOCIATES, P.A.**  
 Architecture / Planning  
 Construction / Consulting  
 1000 N. W. 10th Street, Suite 1000  
 Fort Lauderdale, FL 33304  
 PHONE: 954.562.1100  
 FAX: 954.562.1101  
 WWW: WWW.GERSHENASSOCIATES.COM

NO.	DATE	BY	REVISION
1	05-17-12	PLS	ISSUE FOR PERMITS
2	07-02-12	PLS	ISSUE FOR PERMITS

**KLA SCHOOLS**







# ZONING HISTORY

SMORGASBORD MANAGEMENT COMPANY/KLA SCHOOL VPB-12-008

RESOLUTION NO. Z-222-81

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	aye
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvlin	absent		

WHEREAS, MIAMI HEALTH & FITNESS CENTER, INC. had applied for the following:

- (1) A district boundary change from BU-1 (Neighborhood Business) to BU-1A (Limited Business);

OR IN THE ALTERNATIVE

- (2) USE VARIANCE to permit a health club in the BU-1 zone as would be permitted in the BU-1A zone.

Plans of the proposed health club are on file and may be examined in the Zoning Department entitled "Jack La Lane Fitness Center for Miami Health & Fitness Center, Inc. - Kendall - Miami, Florida" prepared by Joseph Angelo Chiesa, Architect, consisting of 12 pages, site plan (page A - 1B) dated June 3, 1981.

SUBJECT PROEPRTY: Lot B, Block 9 BUSINESS ADDITION TO LAUREL HILL PARK, Plat book 82, Page 52.

LOCATION: 14875 South Dixie Highway, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, subject to conditions, and that the alternate requested use variance would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance and should be denied without prejudice;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to BU-1A be and the same is hereby approved and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that the alternate requested use variance be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 17th day of September, 1981.

September, 1981  
No. 81-9-CC-20  
vp  
9/18/81

DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS  
Richard P. Brinker, Clerk

By \_\_\_\_\_  
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 23rd day of September, 1981.

September 23, 1981

Miami Health and  
Fitness Center, Inc.  
16720 NE 6th Avenue  
North Miami Beach, Florida - 33162

Re: Hearing No. 81-9-CC-20; 14875 South Dixie Highway

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-222-81, adopted by the Board of County Commissioners, which approved your requested district boundary change to BU-1A on the above-described property, subject to conditions, and denied without prejudice your alternate requested use variance.

Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submission of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Czebrinski  
Assistant Director

CCC/vp

Enclosure

BU LEGEND

Zoning District \_\_\_\_\_ Resolution Number \_\_\_\_\_

NET  
 Gross Land Area 1.83 Acres  
 Less ROW 0 Acres  
 Less Water 0 Acres  
 Less Other 0 Acres  
 Net Land Area 1.83 Acres = 79,714.8 Sq. Ft.

Bldg.  
 Net Land Area 80,002 Sq. Ft. 100 %  
 Lot Coverage 12,654 Sq. Ft. 15.8 %  
 Paved Area 53,735 Sq. Ft. 67.16 %  
 Landscape Area 13,613 sq. ft. 17.0 %  
 Total 80,002 Sq. Ft. Total 100 %

Landscaped Open Space

Required 12,800 sq. ft. 16 % of net land area  
 Provided 13,613 sq. ft. 17 % of net land area ✓  
 Net Land area 80,002 sq. ft. 17 % of landscaped area  
 Water 0 sq. ft. 0 % of landscaped area  
 Within enclosed or unenclosed malls 0 sq. ft. 0 % landscaped area

Uses Proposed (provide listing)      Space or area      Parking Required      Parking Provided

- A. General Retail
  - 1.
  - 2.
- B. Restaurants, Lounges, etc.
  - 1.
  - 2.
- C. Theatres, Banquet Rooms, etc.
  - 1.
  - 2.

*200th floor* D. 1. Health & Fitness Center 12,000 sq. ft. 60 spaces  
 2. offices within. 600 sq. ft. 2 spaces  
 Total 100 spaces 3 spaces

Maximum Height: 25<sup>±</sup> Ft.  
 Number Stories: 1 Ft.

Floor area ratio

1st floor: 12,654 Sq. Ft. 100 %  
 2nd floor 0 Sq. Ft. 0 %  
 3rd floor 0 Sq. Ft. 0 %  
 etc

Total

Total Square Footage of Building(s) 12,654 Floor Area Ratio = 15.87%  
Net Land area 80,002  
79,714.8

*100 spaces  
 3 spaces  
 180 spaces  
 by count  
 @ 63 spaces req.  
 1/200th*

**RECEIVED**  
 81-347  
 JUN 5 1981

DADE CO. BLDG. & ZONING DEPT.  
 ZONING HEARING SECTION  
 BY [Signature]

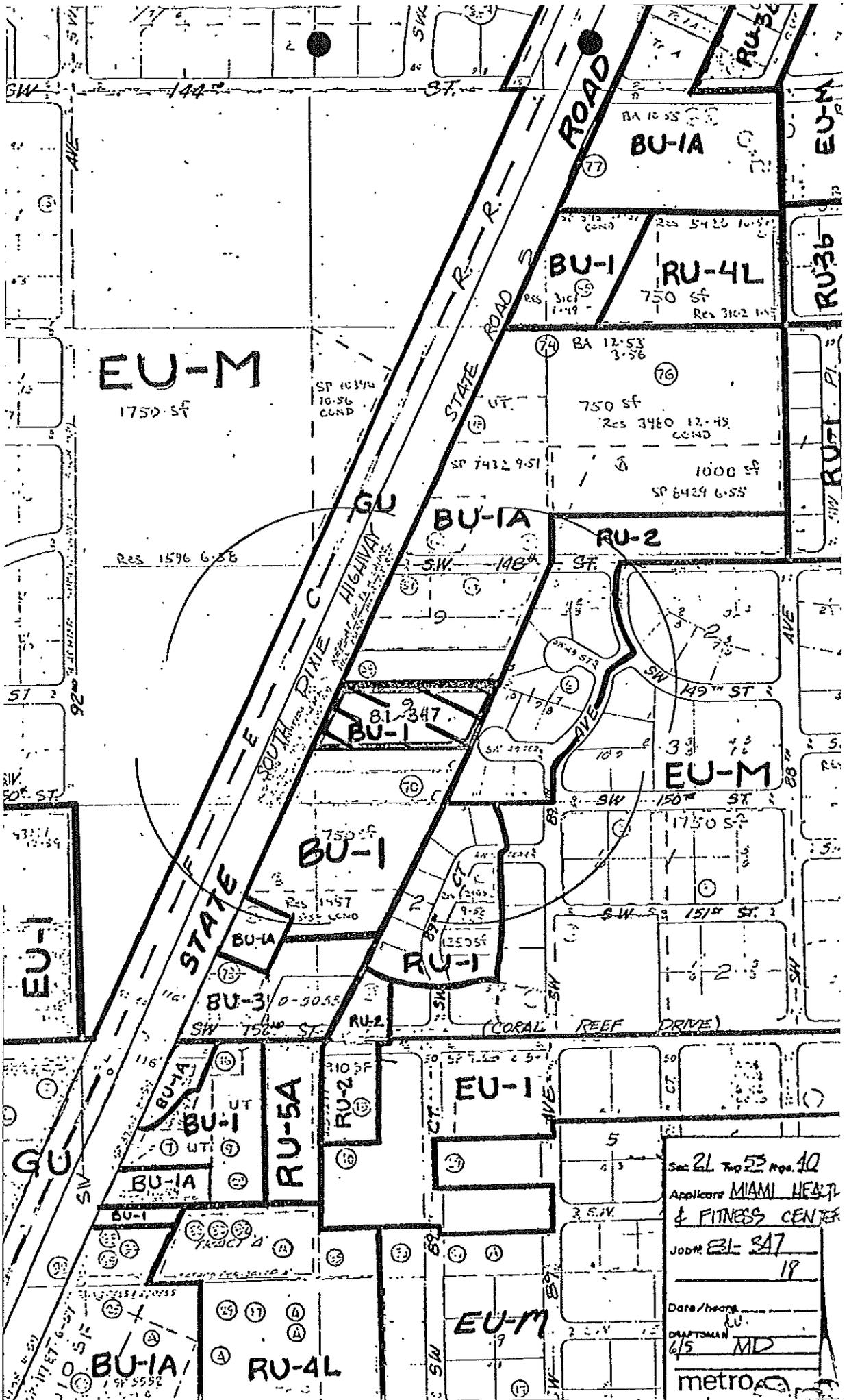
Water (name of utility) *MIAMI-DADE WATER & SEWER AUTHORITY*  
Sewer (name of utility) " " " " " "

Notes (show symbols)

Garbage collection points

Fire Hydrants

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81-347  
JUN 5 1981  
DADE CO. BLDG. & ZONING DEPT.  
ZONING HEARING SECTION  
BY:



Sec 21 Top 53 Prop 40  
 Applicant MIAMI HEALTH  
 & FITNESS CENTER  
 Job# E1-347  
 19  
 Date/hour  
 DRAFTSMAN  
 6/5 MID  
 metro

ZONING DIRECTOR'S RECOMMENDATION

COUNTY COMMISSION

HEARING NO. 81-9-CC-20

HEARING DATE: SEPTEMBER 17, 1981

APPLICANT: MIAMI HEALTH & FITNESS CENTER, INC.

REQUESTS: (1) BU-1 to BU-1A

OR IN THE ALTERNATIVE

(2) USE VARIANCE to permit a health club in the BU-1 zone as would be permitted in the BU-1A zone.

Plans of the proposed health club are on file and may be examined in the Zoning Department entitled "Jack La Lane Fitness Center for Miami Health & Fitness Center, Inc. - Kendall - Miami, Florida" prepared by Joseph Angelo Chiesa, Architect, consisting of 12 pages, site plan (page A - 1B) dated June 3, 1981.

LOCATION: 14875 South Dixie Highway, Dade County, Florida

SIZE OF PROPERTY: 1.83 Acres

EXISTING ZONING AND LAND USE

SUBJECT PROPERTY: BU-1; abandoned business

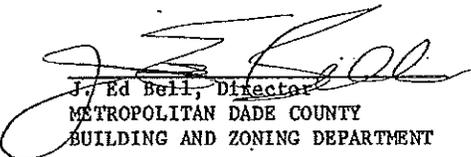
SURROUNDING PROPERTY:

NORTH: BU-1A; strip stores  
EAST: RU-2; single family homes  
SOUTH: BU-1; carpet store  
WEST: GU; South Dixie Highway

RECOMMENDATION: Approval of BU-1A, denial without prejudice of request #2.

The applicant requests BU-1A zoning or, in lieu thereof, a use variance to permit a Jack LaLanne Health and Fitness Center in an abandoned structure in the BU-1 zone. Subject property is located in an area of South Dixie Highway where numerous BU-1A enterprises are operating and where staff feels that additional BU-1A zoning is justifiable. Staff feels that this area is suitable for the provision of retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as more specialized commercial facilities (i.e., the proposed use) which may serve several neighborhoods. Therefore, staff recommends that BU-1A zoning (request #1) be approved and that the use variance request (request #2) be denied.

DATE TYPED: 7/10/81  
JEB:RJB:JBP:aa  
DATE REVISED:  
cc: Mr. Reginald Walters

  
J. Ed Bell, Director  
METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPARTMENT

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS 81-347

APPLICANT Miami Health & Fitness Center, Inc. DATE September 17, 1981  
SECTION 21-55-40 CC HEARING ITEM NO. 81-9-CC-20

GENERAL INFORMATION

- REQUEST 1. BU-1 to BU-1A  
OR IN THE ALTERNATIVE  
2. Use Variance to permit a health club in the BU-1 zone as  
would be permitted in the BU-1A zone.

PURPOSE District boundary change or, in the alternative, to permit a  
health club in the BU-1 zone.

LOCATION 14875 S. Dixie Hwy. SIZE 1.83 acres

EXISTING ZONING & LAND USE

SUBJECT PROPERTY BU-1, vacant building

SURROUNDING PROPERTY

NORTH BU-1A, Talco Tile Co. & furniture store

SOUTH BU-1, Coral Reef Shopping Center

EAST EU-M, single family homes

WEST EU-M, undeveloped

COMPREHENSIVE DEVELOPMENT MASTER PLAN and/or SPECIAL STUDIES

A policy in the Comprehensive Development Master Plan is to  
encourage infilling, redevelopment, and contiguous development  
in order to lessen urban sprawl and the associated transportation  
and energy costs.

RECOMMENDATION

APPROVAL OF REQUEST #1: DISTRICT BOUNDARY CHANGE FROM BU-1 TO  
BU-1A; DENIAL WITHOUT PREJUDICE OF REQUEST #2, USE VARIANCE  
REQUEST.

CONDITIONS

None.

ANALYSIS

The applicant is requesting permission to convert an abandoned  
restaurant, located on the east side of South Dixie Highway, north  
of Coral Reef Drive, into a health club. Staff recommends that  
the BU-1 zoning now existing on this property be changed to BU-1A  
zoning. This would not only circumvent the necessity of granting  
a use variance, but provide a zoning designation more common  
with highway oriented commercial activity. The requested health  
club (D.B.A. Jack La Lanne Fitness Center, Inc.) would be suit-  
able use at this location. Ample parking for this use can be  
provided. Additional landscaping will be required upon site  
plan approval for this use. The use itself will be conducted  
from the existing building on this site.

RRW:WFG:GA:mbc  
Date Typed: 7/20/81

9

*Reginald R. Walters*  
Reginald R. Walters, Director  
Planning Department

MIAMI HEALTH AND FITNESS CENTER

CASE NAME

FILED PROTESTS? Yes ( ) No (X)  
 FILED WAIVERS? Yes ( ) No (X)

AGENDA ITEM NUMBER 7  
 HEARING NUMBER 81-9-CC-20  
 S 21 T 55 R 40  
 APPEAL FROM ZAB? Yes ( ) No (X)  
 DEFERRED BY BCC? Yes ( ) No (X)

I. REQUEST

- (1) BU-1 to BU-1A
- (2) USE VARIANCE to permit a health club in the BU-1 zone as would be permitted in the BU-1A zone.

Purpose of request, if known To permit a health club.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

II. PARTIES TO THE APPLICATION

Names of applicants Miami Health & Fitness Center, Inc.  
 If corporate (X) / trustee ( ) application, names of officers/beneficiaries \_\_\_\_\_  
77 John C. Albertson John L. Iding 7

Property owners of record Miami Health & Fitness Club

If corporation (X) / trust ( ), names of officers/beneficiaries \_\_\_\_\_

John C. Albertson John L. Iding

Is there an option to purchase ( ) / lease ( ) the property predicated on the approval of the zoning request? Yes ( ) No (X) If yes, who are the affected parties? \_\_\_\_\_

III. DESCRIPTION OF THE PROPERTY

Address or location 14875 South Dixie Highway

Does the property lie on, or is it adjacent to, a proposed rapid transit corridor?  
Yes (X) No ( ) If yes, give details \_\_\_\_\_  
Across Dixie Highway

Acreage 2±

Gross density, if applicable N/A  
Net density, if applicable N/A

Dimensions 200' X 438.66'

Date Purchased ( ) / Leased (X) March 13, 1981

Current use (including use of any existing structures) None

Current zoning BU-1

If current use and/or current zoning is agricultural, is the property tax appraisal agricultural? Yes ( ) No ( ) N/A (X)

Does applicant/owner hold contiguous property? Yes ( ) No (X) If yes, give details \_\_\_\_\_

IV. PREVIOUS HEARINGS ON THE PROPERTY Yes ( ) No (X)

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Authority</u>	<u>Decision</u>
-------------	------------------	----------------	------------------	-----------------

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MIAMI HEALTH AND FITNESS CENTER

V. IS THIS HEARING BEING HELD AS THE RESULT OF A VIOLATION NOTICE OR SUMMONS?

Yes ( ) No (X)

VI WATER

ENVIRONMENTAL RESOURCES MANAGEMENT STATES:

Located within the assigned water and sewer service area of the Miami-Dade Water & Sewer Authority.

Potable Water Service:

Water service in the form of a 6-inch water main is available abutting the property to which connection is required.

VII. WASTEWATER

There is an existing force main abutting this property to which connection is required.

VIII. TRAFFIC/TRANSPORTATION

A. We see no need for the north driveway to U.S. 1.

B. The south driveway and the U.S. 1 median opening should align centerline to centerline.

IX. IMPACT ON OTHER FACILITIES

FIRE DEPARTMENT STATES:

Within approx. 3 minutes response time from Fire Sta.# 18 at 13100 N.E. 8 Avenue

A 3 minute response time is desired for this use.

Equipment consists of one rescue van and one fire truck

Personnel required 27 58 (continuous manning plus relief)

Cost liability - Dade County.

Utility NASA (can) ~~(cannot)~~ provide Fire Flow with proper water main extension. 81-347

PUBLIC SAFETY DEPARTMENT STATES:

The project is within the area supervised by Southwest District. The following factors are applicable to that district:

Ratio of total sworn officers to population: .65 (per 1,000)

Emergency service response time: 3.6 minutes

Routine service response time: 7.2 minutes

A report from the International Association of Chiefs of Police indicated that a response time of two minutes or less is required to achieve a 75 percent probability of capturing an assailant or perpetrator of a crime in progress. Five minutes or less is recommended for routine service calls.

Comments: None at this time.

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MIAMI HEALTH & FITNESS CENTER

X. COMPREHENSIVE DEVELOPMENT MASTER PLAN AND/OR SPECIAL STUDIES

A policy in the Comprehensive Development Master Plan is to encourage infilling redevelopment, and contiguous development in order to lessen urban sprawl and the associated transportation and energy costs.

XI. OTHER DEPARTMENTAL COMMENTS/CONCERNS

PUBLIC WORKS DEPARTMENT STATES:

This department has no recommendation on this hearing.

XII. RECOMMENDATIONS

EXISTING ZONING AND LAND USE

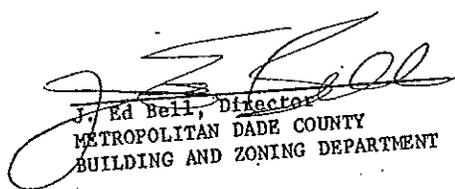
SUBJECT PROPERTY: BU-1; abandoned business

SURROUNDING PROPERTY:

- NORTH: BU-1A; strip stores
- EAST: RU-2; single family homes
- SOUTH: BU-1; carpet store
- WEST: GU; South Dixie Highway

RECOMMENDATION: Approval of BU-1A, denial without prejudice of request #2.

The applicant requests BU-1A zoning or, in lieu thereof, a use variance to permit a Jack LaLanne Health and Fitness Center in an abandoned structure in the BU-1 zone. Subject property is located in an area of South Dixie Highway where numerous BU-1A enterprises are operating and where staff feels that additional BU-1A zoning is justifiable. Staff feels that this area is suitable for the provision of retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as more specialized commercial facilities (i.e., the proposed use) which may serve several neighborhoods. Therefore, staff recommends that BU-1A zoning (request #1) be approved and that the use variance request (request #2) be denied.

  
 J. Ed Bell, Director  
 METROPOLITAN DADE COUNTY  
 BUILDING AND ZONING DEPARTMENT

PLANNING DEPARTMENT RECOMMENDATIONS:

APPROVAL OF REQUEST #1: DISTRICT BOUNDARY CHANGE FROM BU-1 TO BU-1A; DENIAL WITHOUT PREJUDICE OF REQUEST #2, USE VARIANCE REQUEST.

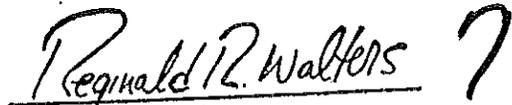
CONDITIONS

None.

ANALYSIS

The applicant is requesting permission to convert an abandoned restaurant, located on the east side of South Dixie Highway, north of Coral Reef Drive, into a health club. Staff recommends that the BU-1 zoning now existing on this property be changed to BU-1A zoning. This would not only circumvent the necessity of granting a use variance, but provide a zoning designation more common with highway oriented commercial activity. The requested health club (D.B.A. Jack La Lanne Fitness Center, Inc.) would be suitable use at this location. Ample parking for this use can be provided. Additional landscaping will be required upon site plan approval for this use. The use itself will be conducted from the existing building on this site.

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 Reginald R. Walters, Director  
 Planning Department

LETTER OF INTENT

It is the intent of the Applicant to provide a growing urban segment with a high quality, ~~community health and fitness facility~~ unique to this particular area. The development of this facility will provide a first class environment for the promotion of the physical and mental well being of its patrons, while enhancing the aesthetic appearance of the existing structure through extensive beautification.

The operation and management of this facility will be guided by the national representatives of the Jack LaLanne Health and Fitness Centers which will ensure the finest and most professional services available anywhere.

Due to an unusual set of circumstances, prior to the Applicant's entry into a twenty (20) year Lease, inquiry to the Dade County Planning and Zoning Department disclosed the permitted use of the subject property for health and fitness center purposes. The County's advise was predicated upon a horizontal continuation of 148th Street to a point of intersection with South Dixie Highway, depicting a B U 1 A zoning.

In addition to the enormous financial commitments represented by the Lease agreement, the Applicant is subject to severe and irreparable hardships, including but not limited to the following:

1. Creation of existing architectural plans and renderings;
2. Creation of existing professional engineering drawings;
3. Contractual obligations ensuing from a contract entered into with general contractor for the construction and demolition of the existing facilities and sub-contracts thereunder;
4. The obtaining of demolition permits and the completion of six weeks of demolition pursuant thereto;

81

7

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ZONING HEARING SECTION  
BY

LETTER OF INTENT - Continued

5. Extensive clearing and removal of debris;
6. Extensive advertisement and publication of promotional information;
7. Enrollment of several hundred community members;
8. County licensing and creation of signs for the facility;
9. The employment of local and interstate personnel with attendant employment contracts; and/or
10. Certain damage to the name and good will of a health and fitness facility enjoying forty-three (43) years of international recognition and acclaim.

Upon submission of plans for building department approval, a revised scrutiny of the particular location by the County disclosed a ~~misclassification~~. This revision was communicated to the Applicant after entry into the long term Lease annexed, and extensive activities in reliance thereon as set forth above. The obvious ramifications of the County's initial misinformation can be rectified only by the approval of this ~~re-zoning request~~ <sup>OR USE</sup> ~~or in the alternative a~~ <sup>USE VARIANCE.</sup> *B7*

*B7* The requested zoning would be in total conformity with the surrounding environment in that the Northerly adjacent property is zoned B U 1 A, while the Southerly adjacent property is zoned B U 3.

It is therefore submitted that, upon consideration of this <sup>OR USE VARIANCE</sup> Applicant's request, re-zoning would conform to the surrounding classifications and intended public benefit. *B7*

Respectfully submitted,  
MIAMI HEALTH AND FITNESS CENTER, INC.

By *BS*  
Barry Flickstein, President

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81-347

4 1981

DADE CO. BLDG. & ZONING DEPT.  
ZONING HEARING SECTION  
BY *JS*



150  
INFORMATION REQUIRED FOR ZONING HEARING

9/17

FROM: \_\_\_\_\_ DEPARTMENT (Division)  
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: Miami Health Fitness Center, Inc. PROCESS HRG. NO. 81-347

PROJECT NAME: \_\_\_\_\_ BOARD CC  
PROPOSED HRG. DATE Sept. 17, 1981

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING \_\_\_\_\_  
see attached

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS \_\_\_\_\_  
\_\_\_\_\_ Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rge. \_\_\_\_\_

EXISTING ZONING \_\_\_\_\_ PROPOSED ZONING \_\_\_\_\_  
WITHIN DIC THRESHOLD ( ) Yes ( ) No LOT SIZE OR  
PLANS ATTACHED ( ) Yes ( ) No GROSS ACREAGE \_\_\_\_\_  
DATE OF PLANS \_\_\_\_\_

DIST BDY CHANGE ( ) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )  
USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

- A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT: Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.
- B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will effect items under your jurisdiction.
- C. Other considerations:

DADE COUNTY PUBLIC SAFETY DEPARTMENT

PRELIMINARY INFORMATION

Information relative to police services for each project is based on preliminary factors listed in respective Letter of Intent supplemented by plot plans if included:

1. Project Number: 81-347
2. The project is within the area supervised by Southwest District. The following factors are applicable to that district:
 

Ratio of total sworn officers to population:	.65 (per 1,000)
Emergency service response time:	3.6 minutes
Routine service response time:	7.2 minutes
3. A report from the International Association of Chiefs of Police indicated that a response time of two minutes or less is required to achieve a 75 percent probability of capturing an assailant or perpetrator of a crime in progress. Five minutes or less is recommended for routine service calls.
4. Comments: None at this time.

Process Hearing No. \_\_\_\_\_

Representative \_\_\_\_\_

Department or Division \_\_\_\_\_

593-81

Sept 16, 1981

9/17

INFORMATION REQUIRED FOR ZONING HEARING

FROM: Public works DEPARTMENT (Division)  
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: Miami Health Fitness Center, Inc. PROCESS HRG. NO. 81-347  
BOARD CC

PROJECT NAME: \_\_\_\_\_ PROPOSED HRG. DATE Sept. 17, 1981

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING \_\_\_\_\_  
see attached

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS \_\_\_\_\_  
\_\_\_\_\_ Sec. 21 Twp. 55 Rge. AD

EXISTING ZONING \_\_\_\_\_ PROPOSED ZONING \_\_\_\_\_  
LOT SIZE OR  
GROSS ACREAGE \_\_\_\_\_  
DATE OF PLANS \_\_\_\_\_  
WITHIN DIC THRESHOLD ( ) Yes ( ) No  
PLANS ATTACHED ( ) Yes ( ) No

DIST BDRY CHANGE ( ) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )  
USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

- A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT: Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.
- B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will affect items under your jurisdiction.
- C. Other considerations:

This department has no recommendation on this hearing.

*C.P. Melnick*

*M.D.*

INFORMATION REQUIRED FOR ZONING HEARING

9/17

FROM: \_\_\_\_\_ DEPARTMENT (Division)  
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: Miami Health Fitness Center, Inc. PROCESS HRG. NO. 81-347

PROJECT NAME: \_\_\_\_\_ BOARD CC PROPOSED HRG. DATE Sept. 17, 1981

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING \_\_\_\_\_  
see attached

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS \_\_\_\_\_  
\_\_\_\_\_ Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Rge. \_\_\_\_\_

EXISTING ZONING \_\_\_\_\_ PROPOSED ZONING \_\_\_\_\_  
LOT SIZE OR  
WITHIN DIC THRESHOLD ( ) Yes ( ) No GROSS ACREAGE \_\_\_\_\_  
PLANS ATTACHED ( ) Yes ( ) No DATE OF PLANS \_\_\_\_\_

DIST BDRY CHANGE ( ) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )  
USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

- A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT: Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.
- B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will effect items under your jurisdiction.
- C. Other considerations:

COMMENTS:

Located within the assigned water and sewer service area of the Miami-Dade Water & Sewer Authority.

Potable Water Service:

Water service in the form of a 6-inch water main is available abutting the property to which connection is required.

Sewer Service:

There is an existing force main abutting this property to which connection is required.

Richard K. Poley  
7/15/81

DERM

Process Hearing No. \_\_\_\_\_

Richard K. Poley  
Representative

Department or Division  
Sec. 16, 1981

Sept. 17 CC

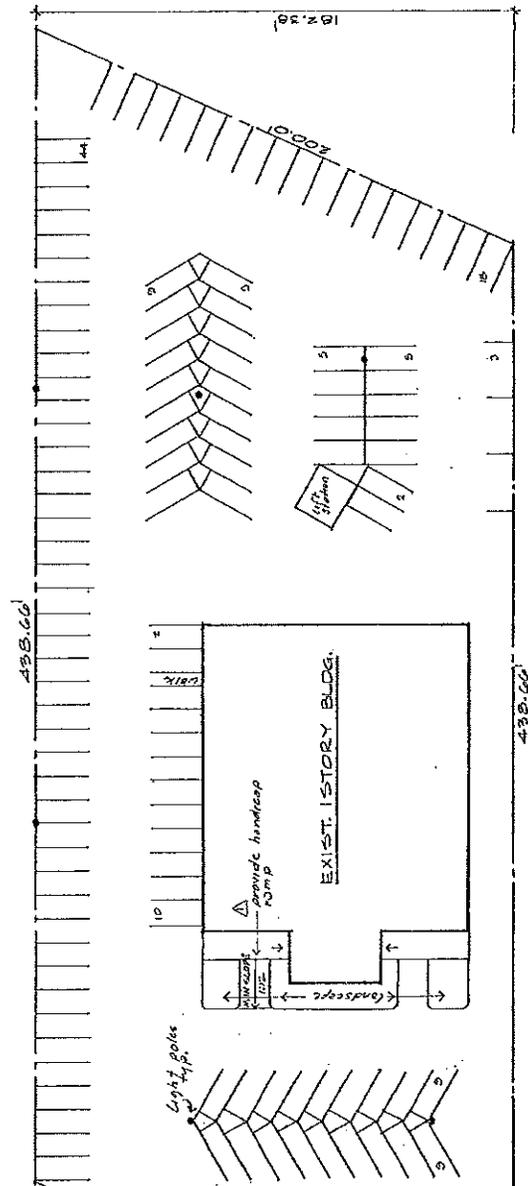
81-347 Miami Health and Fitness Center, Inc.

Approval of BU-1A, denial without prejudice of request #2

abandoned  
structure

The applicant requests BU-1A zoning or, in lieu thereof, a use variance to permit a Jack Lalanne Health and Fitness Center in an ~~abandoned~~ structure in the BU-1 zone. Subject property is located in an area of South Dixie Highway where numerous BU-1A enterprises are operating and where staff feels that additional BU-1A zoning is justifiable. Staff feels that this area is suitable for the provision of retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as ~~the~~ more specialized commercial facilities ~~which~~ ~~are~~ (i.e., the proposed use) which may serve several neighborhoods. Therefore, staff recommends that BU-1A zoning (request #1) be approved and that the use variance request (request #2) be denied.

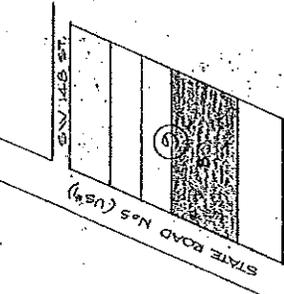
NORTH BOUND STATE ROAD No 5 (US4)



This parking layout was measured by me. Joseph Angelo Chesa on July 23, 1981 and one is created to the best of my ability.

NOTE: provide min. Lighting level of 1/8 ft. candle in parking area.

EXISTING SITE PLAN  
1"=30'-0"



LOCATION MAP

JACK LALANNE FITNESS CENTER

TABULATIONS:

OFFICES = 600 S.F.  
BALANCE = 11,700 S.F.  
PARKING REQUIRED = 61 CAR SPACES  
PARKING EXISTING = 130 CAR SPACES

LEGAL  
Lot B Block 5, BUSINESS ADDITION TO LAUREL HTS. PHASE 2 RECORDED IN BOOK 82, PAGE 67 OF THE PUBLIC RECORDS OF DADE COUNTY.

RECEIVED  
4-2-87  
JUN 4 1981  
PLANNING DEPARTMENT  
COUNTY OF DADE, FLORIDA

REVISIONS:  
June 1981 Handicap ramp, parking lot, lighting note, sign description

JACK LALANNE FITNESS CENTER  
FOR MIAMI CENTER AND  
KENDALL - MIAMI FLORIDA

COMM. NO.	CHESA
DATE	JULY 30 1981
SCALE	

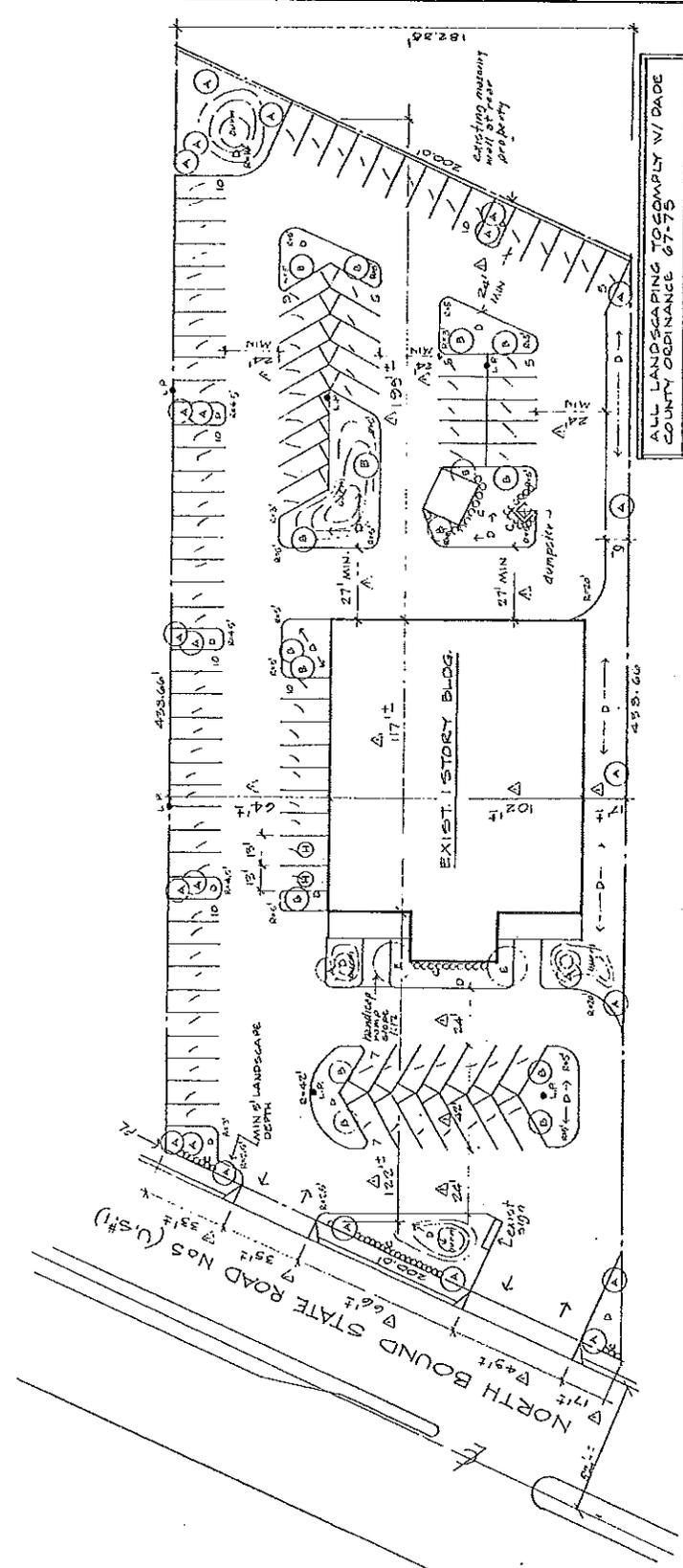
JOSEPH ANGELO CHESA  
ARCHITECT  
1907 E. ATLANTIC BLVD. SUITE 200, MIAMI, FL. 33132

Sheet No. A-1A









ALL LANDSCAPING TO COMPLY W/ DADE COUNTY ORDINANCE 67-75

LEGEND

- A - BLACK OLIVE TREE - 2 1/2 TRUNK MIN. 5' CLEAR TRUNK FROM GRADE
- B - LIVE OAK TREE - 2 1/2 TRUNK MIN. 5' CLEAR TRUNK FROM GRADE
- C - CHERRY HEDGE
- D - GRASS AREA
- E - EXISTING TREE
- LP - EXISTING LIGHT POLE

ALL LANDSCAPING TO BEE 100% SPRINKLERED

TABULATIONS:

TOTAL LAND AREA	= 29,002 SQ. FT. = 663 AC.
LANDSCAPE AREA	= 13,615 SQ. FT. = .31 AC.
TOTAL PARKING	= 103 SPACES
PARKING REQUIRED	= 62 SPACES
TREES REQUIRED	= 22 TREES
TREES PROVIDED	= 41 TREES
BLDG. AREA	= 12,654 = 15.8%
PAVING AREA	= 53,795 = 67.16%
LANDSCAPE AREA	= 13,615 = 17.0%
TOT. LAND AREA	= 100%

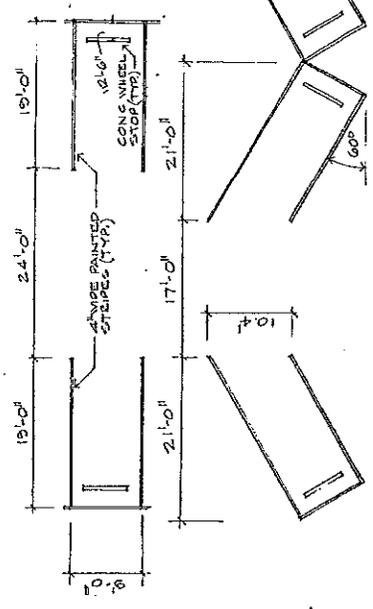
NEW LANDSCAPE & PARKING PLAN

NOTES:

PROVIDE MIN. 1/2 FT. CANDLE THROUT PARKING AREA

TYP. 50' PARKING 1" = 10'-0"

TYP. 60' PARKING 1" = 10'-0"



RECEIVED JUN 5 1981

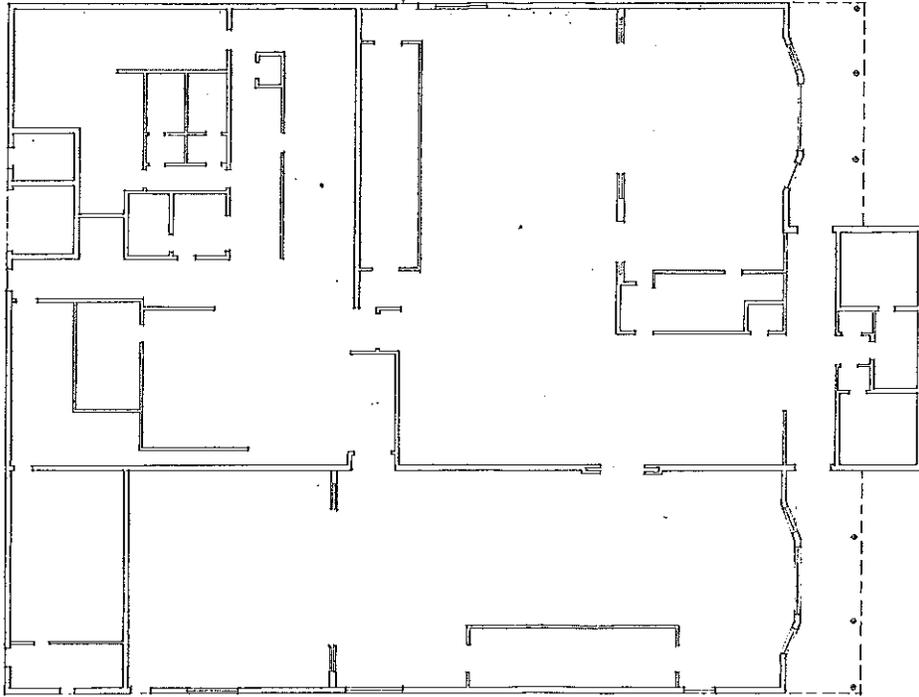
DADE CO. DIV. 4 ZONING DEPT. ZONING PERMITS SECTION

JACK LALANNE FITNESS CENTER FOR FITNESS CENTER AND KENDALL - MIAMI FLORIDA

COMMITTEE NO. CHIESA  
 DRAWN BY CHIESA  
 CHECK BY  
 DATE: JUNE 3, 1981  
 SCALE:

JOSEPH ANGELO CHIESA  
 MR. RIBA NCARB certified  
 A R C H I T E C T  
 1010 E. ATLANTIC BLVD., SUITE 208, POMPANO BEACH, FL. (305) 782-0880

sheet no. A-1B



EXISTING FLOOR PLAN

I hereby certify that the work shown on these plans was prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Florida.

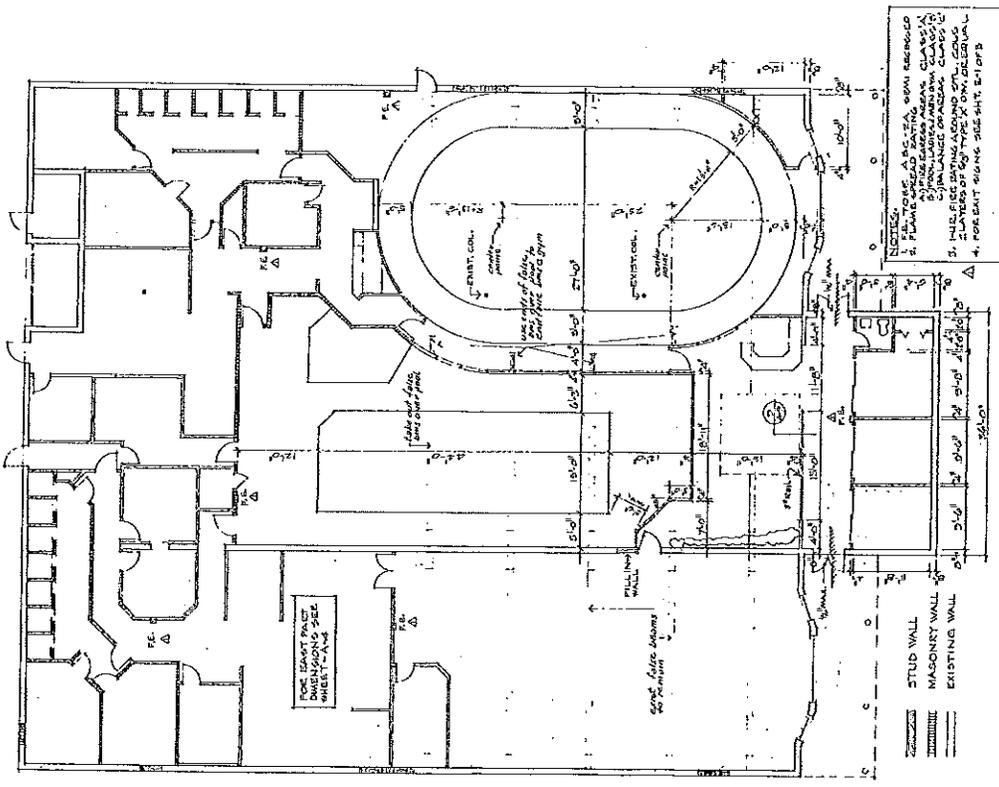
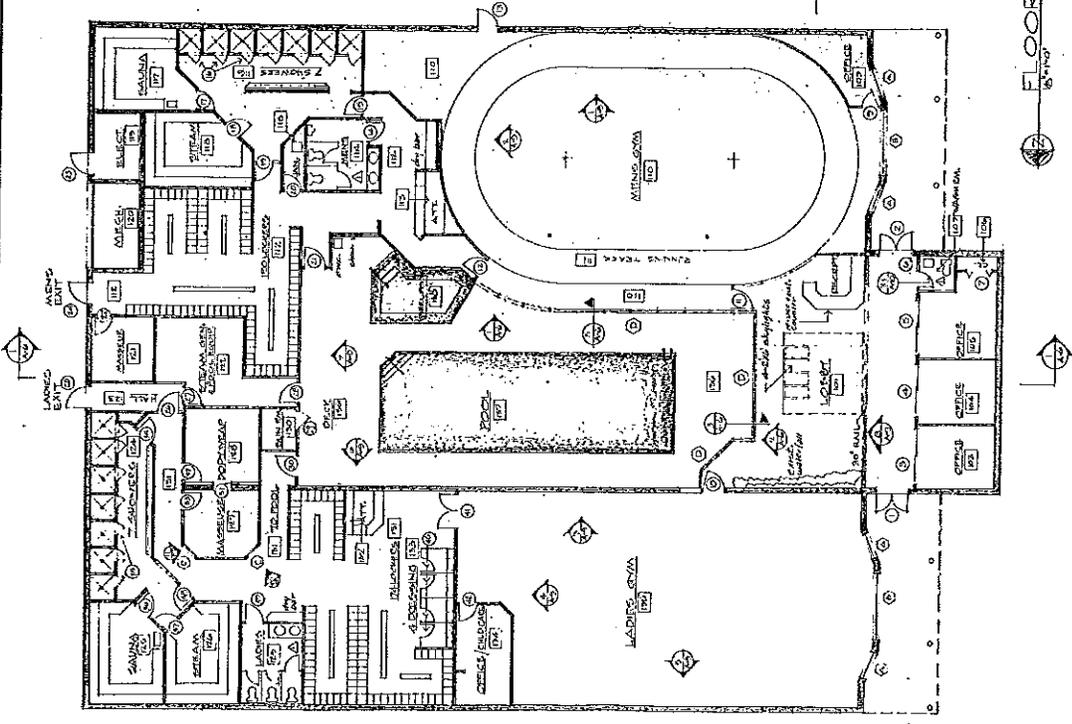
Date: \_\_\_\_\_ Reg. No. 7510  
 ISSUED FOR BIDDING - DATE

CONTRACT NO. \_\_\_\_\_  
 DRAWN BY: CHIESSA  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

JACK LAILANE FITNESS CENTER  
 5001 WINDY HILLS BLVD AND  
 KENDALL PALM BLVD  
 KENDALL PALM, FLORIDA

JOSEPH ANGELO CHIESA  
 ARCHITECT  
 A. R. C. H. P. A. E. C. T.  
 1001 S. W. 10TH AVENUE, SUITE 100, MIAMI, FL 33135



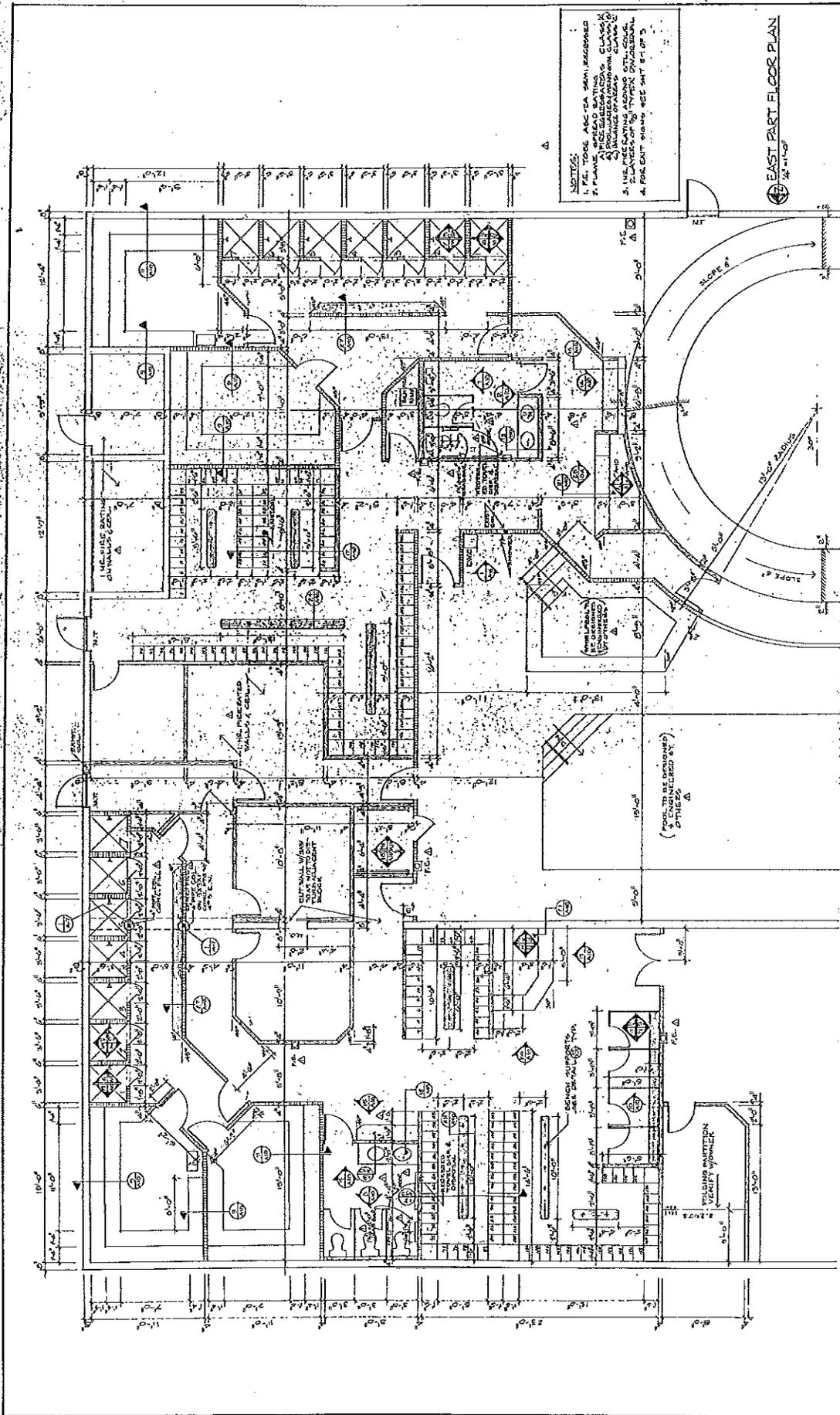


STUD WALL  
 MASONRY WALL  
 EXISTING WALL

NOTES:  
 1. FINISHES AS SHOWN, WITH EXCLUDED  
 2. FINISHES AS SHOWN, WITH EXCLUDED  
 3. FINISHES AS SHOWN, WITH EXCLUDED  
 4. FINISHES AS SHOWN, WITH EXCLUDED

FLOOR PLAN

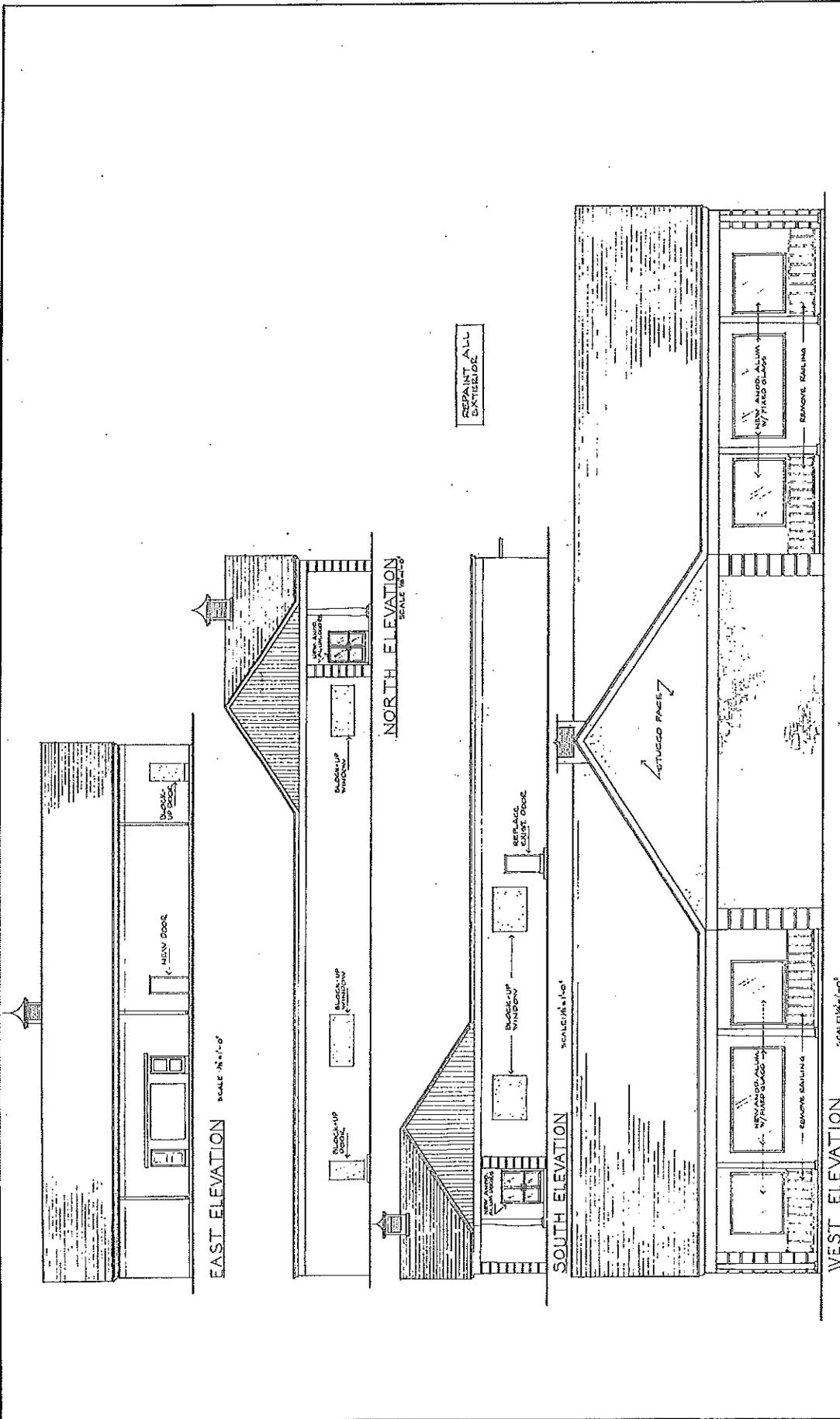
<p>ARCHITECT: J. J. ...</p>	<p>JOSEPH ANGELO CHIESA        1800 ...</p>
<p>CONTRACT NO. ...</p>	<p>FOR ...</p>
<p>DATE ...</p>	<p>...</p>



NOTES:  
 1. FLOOR ABC-DA SHALL BE CONCRETE  
 2. FLOOR ABC-DA SHALL BE CONCRETE  
 3. BALANCE OF FLOOR SHALL BE CONCRETE  
 4. FOR EXIT SIGNS SEE SHEET E-1 OF 5

EAST PART FLOOR PLAN  
 24-11-10

<b>REVISIONS:</b> Δ June 2011: As shown on drawings, including all changes, this set of drawings shall be used for construction. The contractor shall be responsible for obtaining all necessary permits and approvals.		<b>COMPILED BY:</b> JACK LALANNE, FIDELITY & BOND, INC. ARCHITECT 1000 N. W. 10th St., Suite 1000 Fort Lauderdale, FL 33304 Phone: (954) 576-1000 Fax: (954) 576-1001 Email: jllalanne@fidelityandbond.com	
<b>DESIGNED BY:</b> JOSEPH ANGELO CHIESA, RIBA, NCARB certified 1000 N. W. 10th St., Suite 1000 Fort Lauderdale, FL 33304 Phone: (954) 576-1000 Fax: (954) 576-1001 Email: jchiesa@fidelityandbond.com		<b>FOR:</b> JACK LALANNE, FIDELITY & BOND, INC. ARCHITECT 1000 N. W. 10th St., Suite 1000 Fort Lauderdale, FL 33304 Phone: (954) 576-1000 Fax: (954) 576-1001 Email: jllalanne@fidelityandbond.com	
<b>DATE:</b> 11/10/10		<b>SCALE:</b> AS SHOWN	



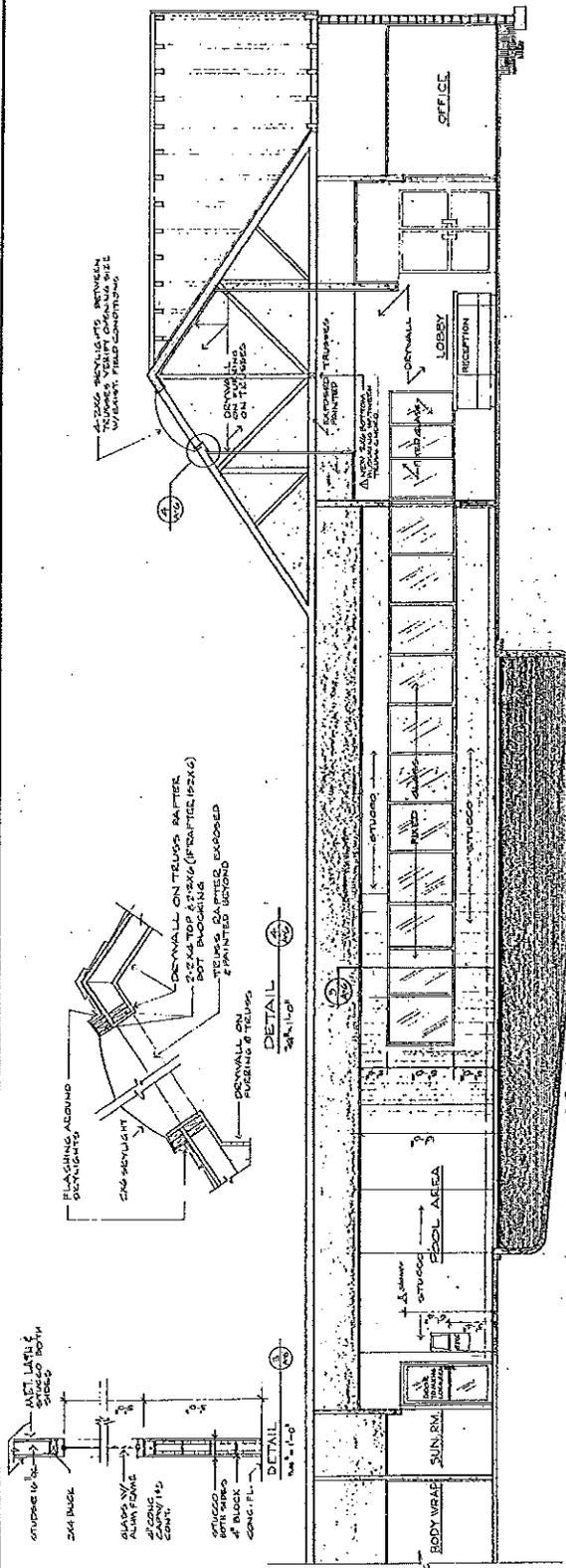
REPAIR ALL EXTERIOR

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

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

WEST ELEVATION  
SCALE 1/8"=1'-0"

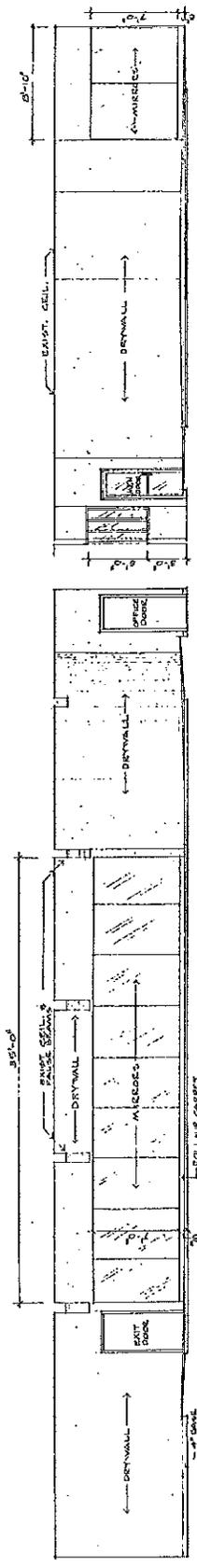
	<p><b>JACK LALANNE FITNESS CENTER</b> FOR JACKSONVILLE, FLORIDA KENDALL, MIAMI</p> <p><b>JOSEPH ANSELO CHIESA</b> A. R. C. H. A. T. E. C. T. 199 S. PALM BLVD., SUITE 200, PORTLAND, ME. 04107-1800</p>
<p>PROJECT NO. 02-0000 DRAWN BY: JACQUES CHECKED BY: JACQUES DATE: APR 11, 2008 SCALE: AS NOTED SHEET NO.</p>	<p><b>A</b></p> <p>I hereby certify that this plan, specification and contract documents were prepared by me or under my direct supervision and that I am a duly registered Professional Engineer in the State of Florida. I am not providing engineering services in any other state.</p> <p>DATE OF THE STATE OF FLORIDA: _____</p> <p>ISSUED FOR BIDDING: _____</p>



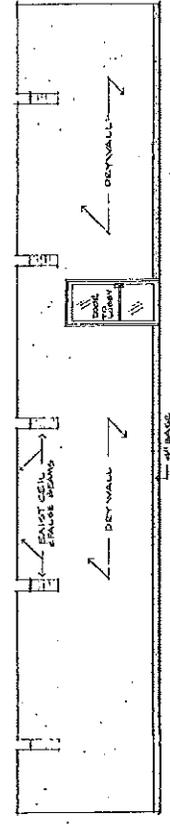
SECTION  
SCALE 1/8"=1'-0"

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

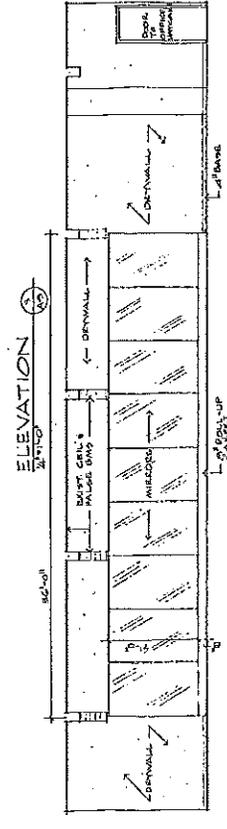
<p>REVISIONS:          Δ JMS EIP          opening C within lines needs rev.</p>		<p>MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS          1735 N. W. 10TH AVENUE          MIAMI, FLORIDA 33136          (305) 371-1111          WWW.AIA.ORG</p>		<p>DATE: 10/15/2010          CHECKED BY: JMS          DRAWN BY: JMS          SCALE: AS SHOWN</p>	<p>CONTRACT NO. 10-1000          PROJECT NO. 10-1000          CLIENT: JACKSONVILLE FITNESS CENTER          1000 W. 10TH AVENUE          JACKSONVILLE, FLORIDA 32209</p>
<p>DESIGNED BY: JOSEPH ANGELO CHIESA          ARCHITECTS, P.A.          1000 W. 10TH AVENUE, SUITE 1000          JACKSONVILLE, FLORIDA 32209          (904) 781-1111</p>		<p>REGISTERED PROFESSIONAL ARCHITECT          STATE OF FLORIDA          NO. 10000</p>		<p>DATE: 10/15/2010          CHECKED BY: JMS          DRAWN BY: JMS          SCALE: AS SHOWN</p>	<p>CONTRACT NO. 10-1000          PROJECT NO. 10-1000          CLIENT: JACKSONVILLE FITNESS CENTER          1000 W. 10TH AVENUE          JACKSONVILLE, FLORIDA 32209</p>



ELEVATION 1  
WENTON

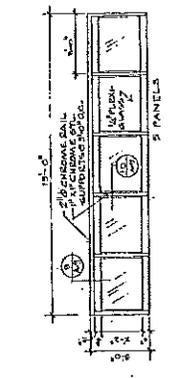


ELEVATION 2  
WENTON



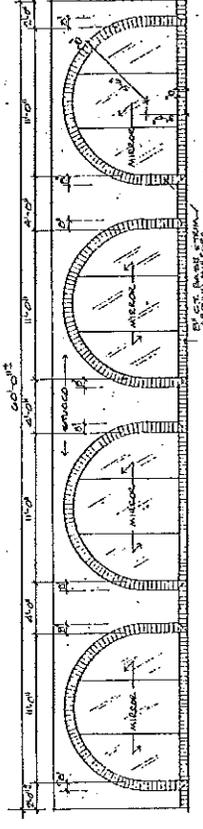
ELEVATION 3  
WENTON

ELEVATION 4  
WENTON

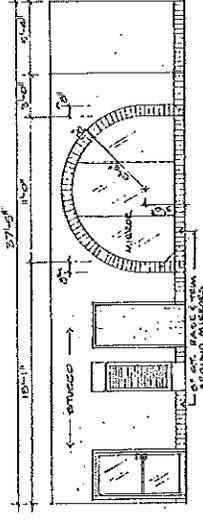


ELEVATION 5  
WENTON

DETAIL 1  
1/2\"/>



ELEVATION 6  
WENTON



ELEVATION 7  
WENTON

I hereby certify that the plan, specifications, and report were prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Florida.

DATE: 11/10/10  
 SIGNATURE: [Signature]  
 TITLE: ARCHITECT

I hereby certify that the plan, specifications, and report were prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Florida.

DATE: 11/10/10  
 SIGNATURE: [Signature]  
 TITLE: ARCHITECT

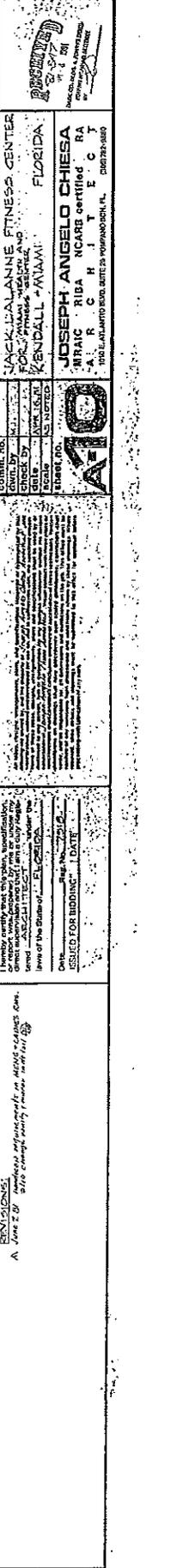
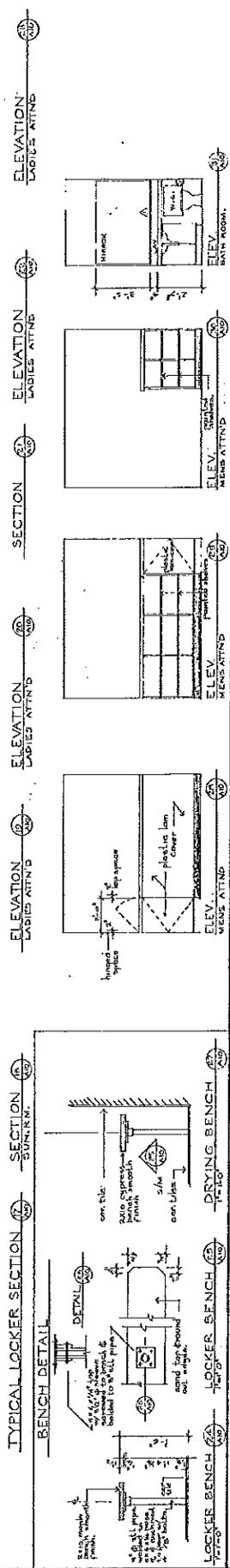
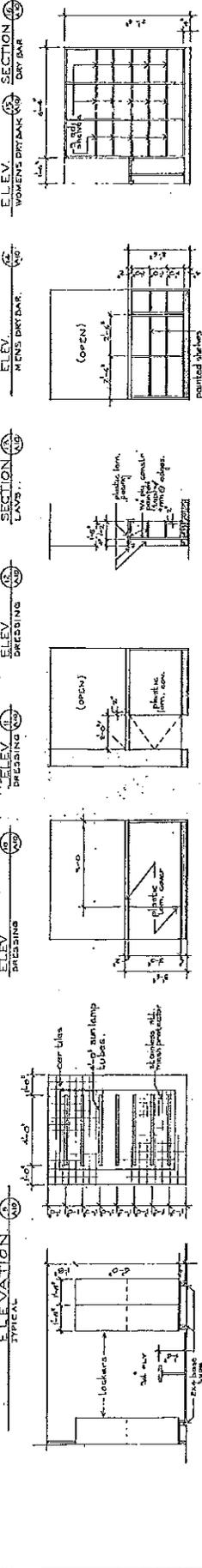
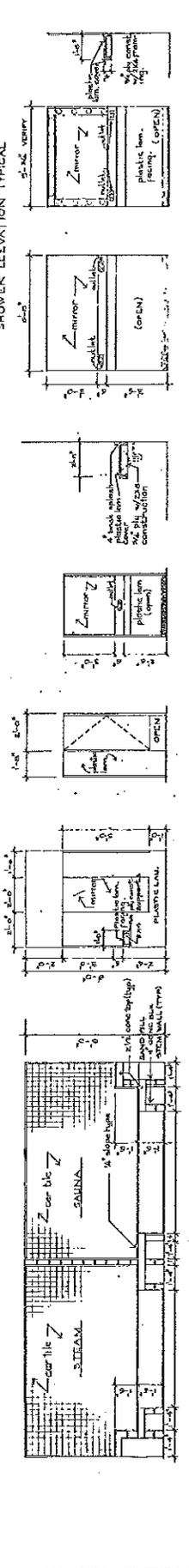
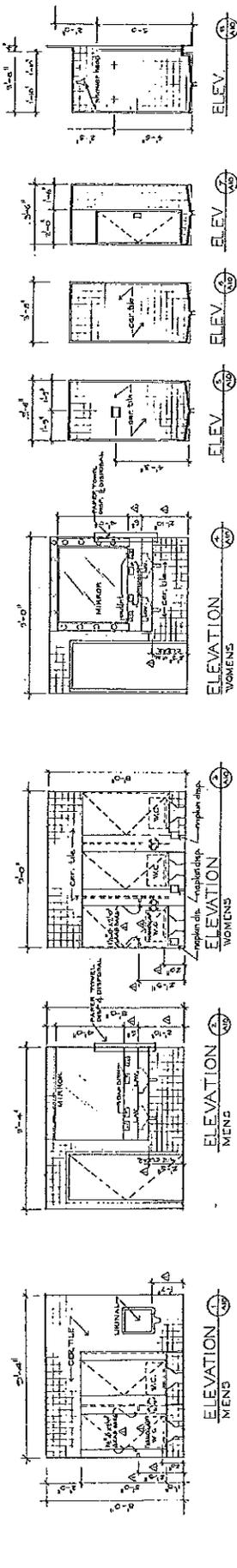
FORM NO. 1  
 REVISED 1/10/10

JACK LALANNE, FITNESS CENTER  
 FOR MIAMI HEALTH CARE  
 KENDALL, FLORIDA

JOSEPH ANGELO CHIESA  
 M.B.A. RIBA-NCARB certified  
 A. R. C. N. I. T. E. C. T.  
 www.jarc.com  
 1101 NW 11th St., Suite 201, Pompano Beach, FL 33062-4880  
 (954) 782-4880



ELEVATIONS 3065-1-0



**COMPLIANCE**

DATE: 10/1/80  
 CHECKED BY: JACK CHASE  
 DRAWN BY: JACK CHASE  
 PROJECT: JACKSONVILLE, FLORIDA  
 CLIENT: JACKSONVILLE FITNESS CENTER  
 ARCHITECT: JOSEPH ANGELO CHIESA  
 1000 N. RIVER ST., JACKSONVILLE, FLORIDA 32209  
 PHONE: (904) 766-1111

I hereby certify that this plan, specification, contract and schedule of work was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Florida. My license number is 10000.

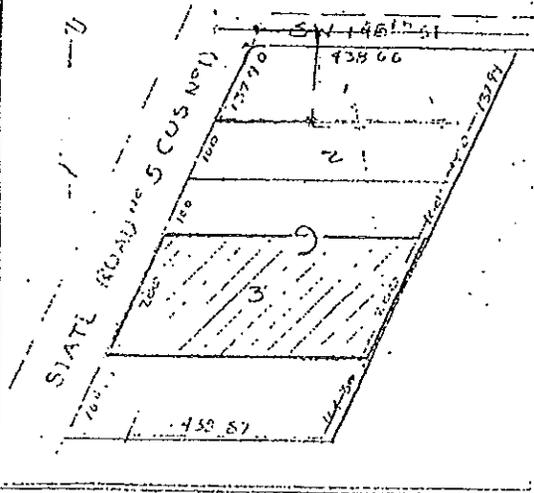
DATE: 10/1/80  
 ENGINEER: JOSEPH ANGELO CHIESA  
 ISSUED FOR BIDDING: 10/1/80

REVISIONS:  
 A. JUNE 20, 1980 - REVISED DRAWING TO SHOW CHANGES TO THE LOCKER BENCH AREA.

REVISIONS:  
 A. JUNE 20, 1980 - REVISED DRAWING TO SHOW CHANGES TO THE LOCKER BENCH AREA.

DATE: September 7, 1966 FOR: Ehmann Const. Co. (Sweden House)

COMMISSION No. 7450 FIELD BOOK 354L PAGE 60 SURVEY SKETCH No. 66-974



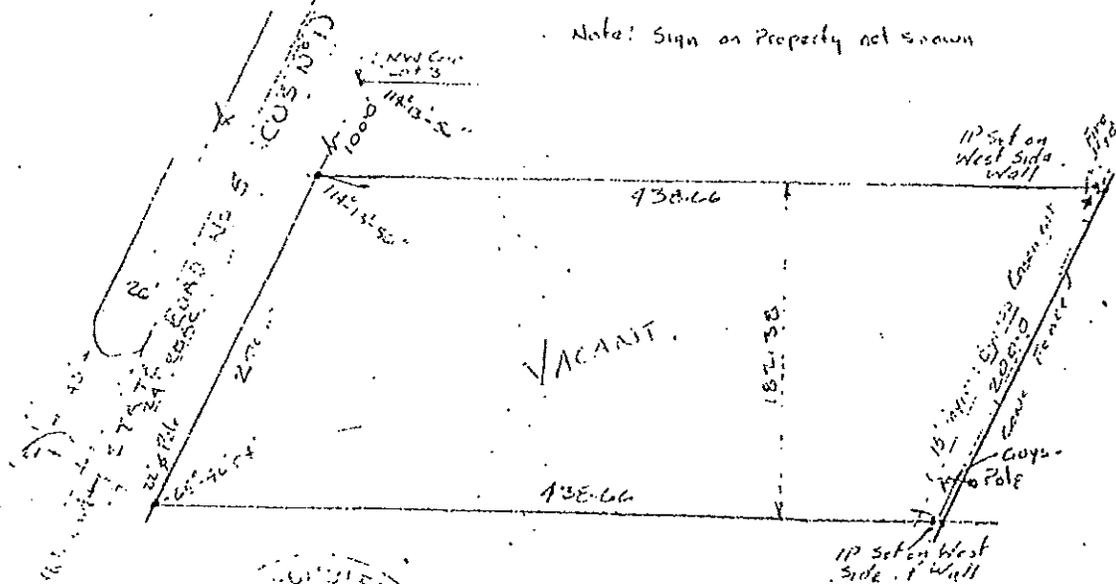
A SURVEY OF  
A portion of Lot 3, Block 9, REPLAT OF  
TRACT A LAUREL HILL PARK as recorded in  
plat book 78 at page 82 of the public  
records of Dade County, described as  
follows: Commence at the NW Corner of  
said Lot 3, Block 9, thence run S25°27'  
45"E along the West line of said Lot 3  
a distance of 100 feet to the Point of  
Beginning ~~of a parcel of land here par-~~  
~~ticularly described as follows;~~ thence  
continue S25°27'45"W a distance of 200  
feet to a point; thence run S88°46'07"E  
a distance of 438.66 feet to a point of  
intersection with the East line of said  
Lot 3; thence run N25°27'45"E a distance  
of 200 feet to a point; thence run N83°  
46'07"W a distance of 438.66 feet to the  
point of beginning, reserving the East

25 feet as measured at right angles to the East line of said Lot 3, for ingress and egress easement.

**RECEIVED**  
81-347  
JUN 4 1967

LOT DETAIL  
Scale 1"=80'

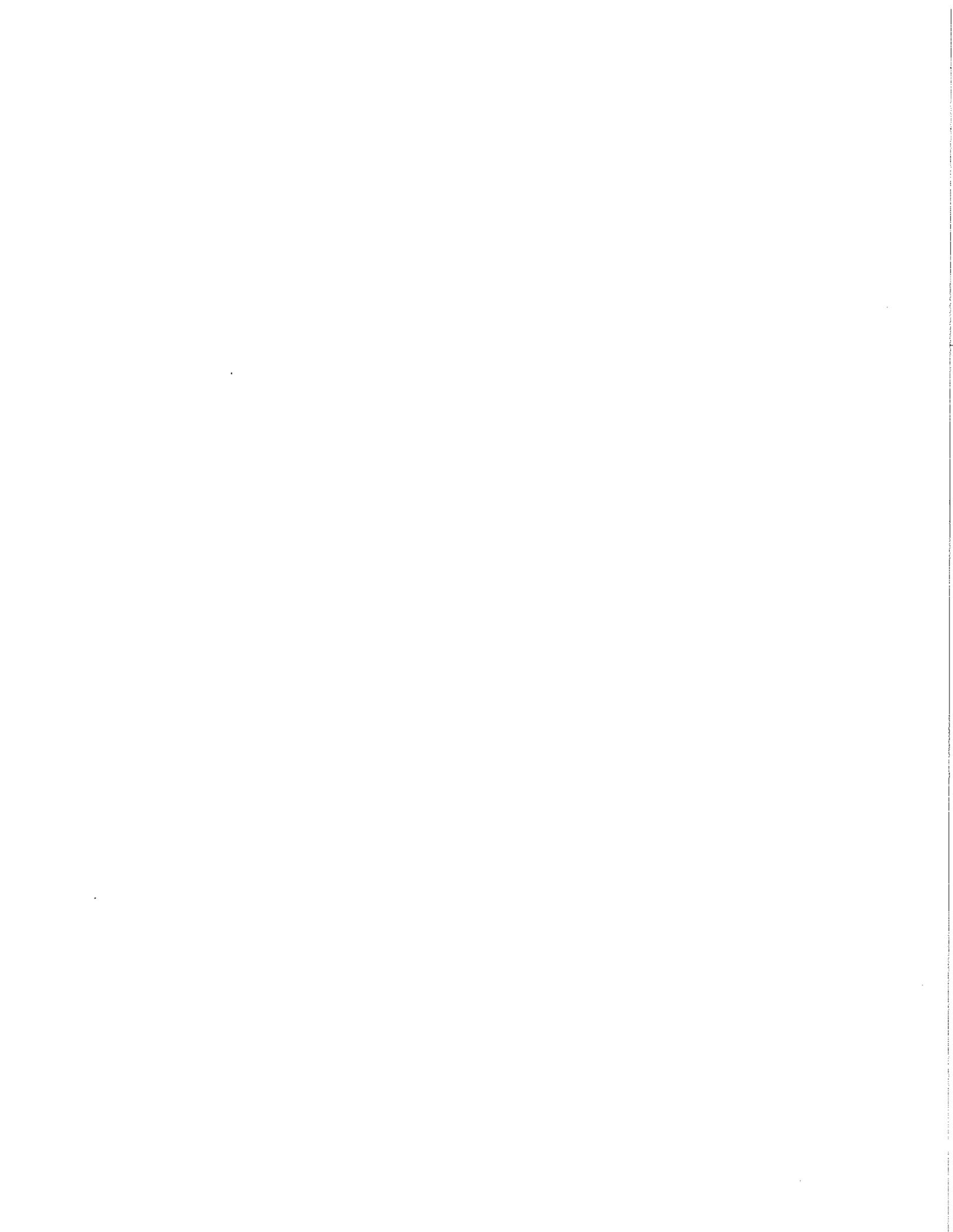
DADE CO. BLDG. & ZONING DEPT.  
ZONING HEARING SECTION  
BY: *[Signature]*



HAROLD A. SCHULER, JR.  
CERTIFICATE  
No. 860  
STATE OF  
FLORIDA  
REGISTERED LAND SURVEYOR

I HEREBY CERTIFY that the survey  
sketch represented by the above survey map  
under the date of this survey was made  
true to the best of my knowledge and  
belief. Witness my hand and seal of office  
this 10th day of September 1966.

*Harold A. Schuler, Jr.*  
REGISTERED LAND SURVEYOR  
No. 860



RESOLUTION NO. 2-150-68

The following resolution was offered by Commissioner Harold A. Greene,  
seconded by Commissioner Alexander S. Gordon, and upon roll of members present,  
the vote was as follows:

Carl J. Carroll	absent	Arthur R. Patton, Jr.	absent
Alexander S. Gordon	aye	Ben Shepard	aye
Harold A. Greene	aye	Earl H. Starnes	aye
R. Herdy Matheson	aye	Chuck Hall	absent
Thomas D. O'Halley	absent		

WHEREAS, Smorgasbord Management Co. has filed an application for the  
following:

VARIANCE of Zoning Regulations as applied to signs, to permit an additional  
56 sq. ft. changeable copy sign to present 163 sq. ft. sign with a total  
of 219 (163 permitted) sq. ft., AND

VARIANCE of setback requirements as applied to signs, to permit foremen-  
tioned sign setback 17 1/2 (20' required) from front (W) State Rd. 65  
property line.

ALL (N): A portion of Lot 3, Blk. 9, Replat of Tract A, Laurel Hill Bk.  
(PB 78, Pgs. 82) described as follows: Commence at the NW corner of Lot 3,  
Blk. 9; th. run N. 25° 27' 45" E. along the W. line of Lot 3 a distance of  
100' to the point of beginning of a parcel of land more particularly des-  
cribed as follows: th. continue S. 25° 27' 45" W. a distance of 200' to  
a point; th. run S. 88° 46' 07" E. a distance of 438.66' to a point of  
intersection with the E. line of said Lot 3; th. run N. 25° 27' 45" E.  
a distance of 200' to a point; th. run N. 88° 46' 07" W. a distance of  
438.66' to a point of beginning, recovering the S. 25' as measured at  
right angles to the E. line of Lot 3 for ingress and egress easement,  
Also known as Lot D, Business Addn. to Laurel Hill Park (PB 82, Pgs. 57).  
14875 S. Dixie Hwy. (State Rd. 65), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public  
hearing of the Metropolitan Dade County Zoning Appeals Board was advertised  
and held as required by law, and all interested parties concerned in the matter  
were heard, and upon due and proper consideration having been given to the  
matter, the Zoning Appeals Board's decision, because of failure to secure the  
necessary 3/4 favorable vote, was for denial, and

WHEREAS, Smorgasbord Management Co. has appealed the decision of the Zoning  
Appeals Board, denying the requested VARIANCES, and after a 15-day notice of the  
time and place of the meeting of this Board was published, as required by the  
Zoning Procedure Ordinance, and having given an opportunity for interested  
parties to be heard, and upon consideration of the records and decision of the  
Zoning Appeals Board and all matters presented at the meeting, it is the opinion  
of this Board that the grounds and reasons specified for the reversal of the  
ruling made by the Zoning Appeals Board were insufficient to merit a reversal  
of the decision.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Metropolitan Dade County Zoning Appeals Board be and the same is hereby sustained and the requested VARIANCES be and the same are hereby denied.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 20th day of June, 1968.

DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

BY EDWARD D. PHELAN  
Deputy Clerk

Filed 6/15/68  
No. 68-3-58  
6/25/68  
ern

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF DADE )

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-150-68, adopted by the said Board of County Commissioners at its meeting held on June 20th, 19 68.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 8th day of July, A. D. 1968.

E. B. LEATHERMAN, Ex-Officio Clerk  
Board of County Commissioners  
Dade County, Florida

By Julia M. Wright  
Deputy Clerk

SEAL

Board of County Commissioners  
Dade County, Florida

June 25, 1968

Smorgasbord Management Company  
2720 N. Dale Mabry Highway  
Tampa, Florida

RE: 14875 S. Dixie Highway (State Rd. 45)

Gentlemen:

Enclosed herewith is one copy of resolution No. 2-150-68, adopted by the Board of County Commissioners, Dade County, Florida, on June 20, 1968, which denied your requested Variances, on the above described property.

Since the Board of County Commissioners denied your requested Variances, the attraction portion of the panel, previously added to the sign must be removed immediately, and the sign made to conform with the applicable zoning regulations. I would suggest that you make arrangements with Mr. R. Lennan, Chief Enforcement Officer of this Department, concerning the matter.

Very truly yours,

METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPARTMENT

Chester C. Czebrinski  
Assistant Director

CCC/amm  
Enclosure

cc: Sweden House Smorgasbord of Miami, Inc.  
Marcia Levinson, Attorney

bcc:Lennan-Enforcement  
Pollock-Electrical Sign Inspector  
Hearing File ✓  
CCC

"All you care to eat"

1

2

3

4

5

8'-0"

RECEIVED  
68-137

FEB 29 1968

DADE CO. BLDG. & ZONING  
DEPT.

By: *[Signature]*

10'-0"

6'-0"

8"

9"



RESOLUTION NO. 3-ZAB-250-68

WHEREAS, Saorgasbord Management Co. has filed an application for the following:

VARIANCE of Zoning Regulations as applied to signs, to permit an additional 56 sq. ft. changeable copy sign to present 165 sq. ft. sign with a total of 221 (165 permitted sq. ft., AND

VARIANCE of setback requirements as applied to signs, to permit aforementioned sign setback 17 1/2 (20' required) from front (W) State Rd. #5 property line.

ALL ON: A portion of Lot 3, Blk. 9, Replat of Tract A, Laurel Hill Pk. (PB 78, Pgs. 82) described as follows: Commence at the NW corner of Lot 3, Blk. 9; th. run S. 25° 27' 45" E. along the W. line of Lot 3 a distance of 100' to the point of beginning of a parcel of land more particularly described as follows; th. continue S. 25° 27' 45" W. a distance of 200' to a point; th. run S. 88° 46' 07" E. a distance of 438.66' to a point of intersection with the E. line of said Lot 3; th. run N. 25° 27' 45" E. a distance of 200' to a point; th. run N. 88° 46' 07" W. a distance of 438.66' to a point of beginning, reserving the E. 25' as measured at right angles to the E. line of Lot 3 for ingress and egress easement. Also known as Lot B, Business Addn. to Laurel Hill Park (PB 82, Pgs. 57). 14875 S. Dixie Hwy. (State Rd. #5), Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of some of the members of this Board that the requested variances should be approved.

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested variances be and the same are hereby approved.

The foregoing resolution was offered by Mr. Gene Flinn, who moved its adoption. The motion was seconded by Mr. H. H. Wood, and upon being put to a vote, the vote was as follows:

Neal Adams	aye	Virginia Sailey	absent
Gene Flinn	aye	H. H. Wood	aye
Henry E. B. Kurtz	nay	Andrew Lee	aye
Frank P. Reynolds	nay		

The Chairman thereupon declared the application was denied and therefore the requested variances are denied, on this the 15th day of May, 1968, for failure to obtain the necessary 3/4 majority favorable vote of those members present and voting.

Heard 5/15/68  
#68-5-58  
5/20/68  
ew

METROPOLITAN DADE COUNTY  
ZONING APPEALS BOARD

by: R. F. Cook, Secretary

May 20, 1968

Saorgasbord Management Company  
2720 N. Dale Mabry Highway  
Tampa, Florida

RE: Saorgasbord Management Co.; request for variance of Zoning Regulations as applied to signs, and variance of setback requirements. 14875 S. Dixie Hwy. (State Rd. #5).  
Hrg. 68-5-58

Enclosed herewith is a copy of Resolution No. 3-ZAB-250-68, adopted by the Metropolitan Dade County Zoning Appeals Board, denying your application concerning the above subject matter.

If you are dissatisfied with the decision of the Zoning Appeals Board, the same may be appealed, as has been provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida.

Very truly yours,

METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPARTMENT

CCC/ew Chester C. Czebrinski  
Enc. Assistant Director  
cc: Sweden House Saorgasbord of Miami, Inc.  
Martin Levinson, Attorney

P.S. Please note that denial is for failure to obtain the necessary 3/4 majority favorable vote of those members present and voting.

bcc: Hrg. File ✓  
R. L. Bryan  
Enforcement

Chairman Lee: You are going to withdraw?

Mr. Czebrinski: Yes, in the afternoon hearing.

Chairman Lee: Call the roll, please.

Whereupon the motion carried by a vote of 5-1; Mr. Flinn voting against the motion; Mrs. Salley being absent.

Chairman Lee: Gentlemen, there is a vote of 5-1. The application is approved 5-1.

Smorgasbord Manage-Hrg. 68-5-58 Resolution 3-ZAB-250-68  
ment Co.

Mr. Flinn: I move for approval, based upon hardship, because of the maintenance of the property here and the location of the particular restaurant on the subject lot. It would require something that could not be provided for in the ordinance of the standard type.

Mr. Wood: I second the motion.

Chairman Lee: Let's have the vote on the motion for approval. Call the roll, Chet.

Whereupon the motion was put to a vote. Messrs. Adams, Flinn, Wood and Lee voted for the motion; Messrs. Kurtz and Reynolds voted against the motion; Mrs. Salley being absent. However, the motion failed to secure the necessary 3/4 majority vote and therefore the application was denied.

Mr. Reynolds: No because of the big sign and because it has been stated many times that our sign ordinance is adequate, and it should not be changed.

Mr. Adams: I think it's a pretty nice sign, because I have looked at it. I don't know who put it up or who designed it, but I think it's a pretty nice sign, and I would vote yes.

Chairman Lee: I voted yes, but the motion fails to carry by a vote of 4-2. It requires a 5-4 vote, and the application is denied by a vote of 4-2, but this may be comforting to you, that you can appeal our decision within 14 days to the County Commission. Sometimes they change and reverse us down there.



RESOLUTION NO. E-20-63

The following resolution was offered by Commissioner

Harold B. Spaet, seconded by Commissioner

Jack H. Beckwith, and upon poll of members present,

the vote was as follows:

James H. Allen	absent	Frank O. Pruett	aye
Jack H. Beckwith	aye	Tom Sasso	aye
Robert M. Drake	aye	Harold B. Spaet	aye
Alexander B. Gordon	absent	Milton B. Thompson	aye
Charles F. Hall	aye	Winston W. Wynne	aye
Hughlan Long	aye	Joseph A. Boyd, Jr.	aye
Arthur H. Patten, Jr.	aye		

WHEREAS, William H. Krome, et al, had applied for a district boundary change from AU (Agricultural) 7500 c.f., to RU-2 (Two Family Residential) 8500 c.f., EU-M (Estate Use Modified) 17,500 c.f., and BU-2 (Special Business) 7500 c.f., on that portion of the W-3/4 of N $\frac{1}{2}$  S $\frac{1}{2}$  SE $\frac{1}{4}$ , Section 21-58-40, lying E. of and parallel to the E/ly r/w line of State Rd. #5; From State Rd. #5 to SW 88th Avenue between SW 148th Street and SW 150th Street, Dade County, Florida;

BU-2 proposed on the W/ly 400' lying E. of and adjacent to the SE/ly r/w line of State Rd. No. 5 (US No. 1) (PB 50, Page 89) as measured at right angles thereof of the N $\frac{1}{2}$  N $\frac{1}{2}$  S $\frac{1}{2}$  SE $\frac{1}{4}$  of Sec. 21-58-40, E/ly side of US #1 extending E/ly for a depth of 400' from E/ly r/w line.

RU-2 proposed on the E. 250' of the W. 650' lying E. of and adjacent to the SE/ly r/w line of State Rd. #5 (US #1) (PB 50, Page 89) as measured at right angles thereto of the W-3/4 of the N $\frac{1}{2}$  S $\frac{1}{2}$  SE $\frac{1}{4}$  of Sec. 21. Beginning 400' E. of E/ly r/w line of State Rd. #5 and extending E/ly 250'. Balance EU-M, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard at which time the applicant had modified his request to BU-1 in lieu of BU-2 and RU-2, 17,500 c.f. minimum in lieu of 8500 c.f. minimum, and upon due and proper consideration having been given to the matter, the Zoning Appeals Board was of the opinion that the requested district boundary changes on the modified basis would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the

development of Dade County, Florida, and recommended approval of the request, as modified, and

WHEREAS, 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and after reviewing the record and recommendation of the Zoning Appeals Board and after having given an opportunity for interested parties to be heard, and after due and proper consideration had been given to the matter, it appears to this Board that the requested district boundary changes, as modified, would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County and should be approved as modified;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary changes to RU-2, 17,500 s.f. minimum, BU-1 and EU-M, 17,500 s.f. minimum, be and the same are hereby approved and said property is hereby zoned accordingly.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 10th day of January, 1963.

Heard 62-707- 1217/62  
No. 62-12-49  
vd

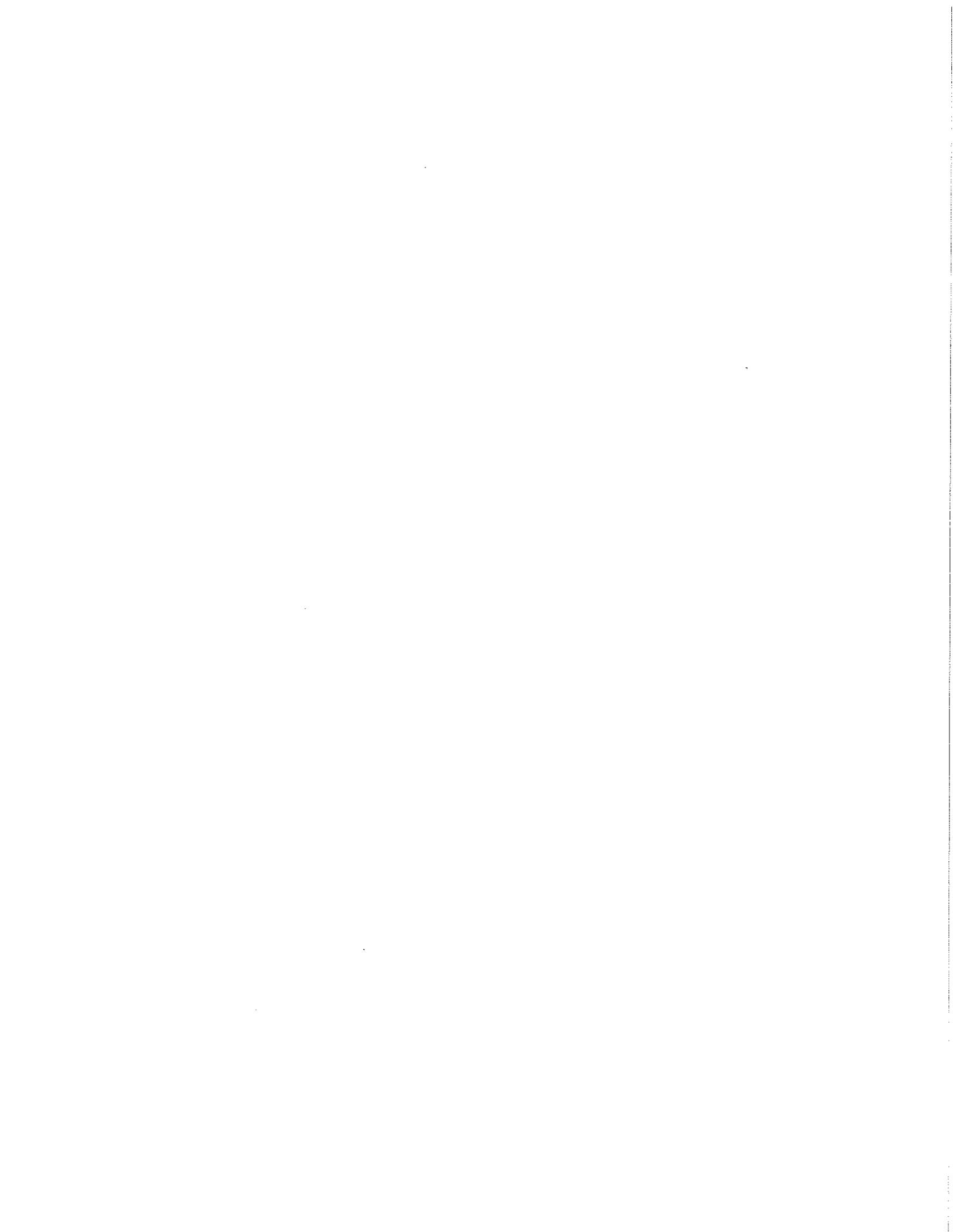
DADE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

By \_\_\_\_\_  
Deputy Clerk







RESOLUTION NO. E-ZAB-742-62

The following resolution was offered by Mr. William Ader,  
seconded by Mr. Milton Sirkin, and upon poll of members present,  
the vote was as follows:

William Ader	aye	Frank P. Reynolds, Jr.	aye
Paul Brockman	nay	Harold E. Ross, Jr.	absent
Francis A. Calhoun, Jr.	nay	Milton Sirkin	aye
Carl Gardner	aye	I. Tommy Thomas	aye
Joseph H. Gardner	aye	C.V.W. Trice, Jr.	absent
Andrew Lee	aye	Harry K. Hurst	aye
Kenneth Markham	aye		

WHEREAS, William H. Krone, et al, has applied for district boundary changes from AU (Agricultural) 7500 c.f. to RU-2 (Two-Family Residential) 8500 c.f., EU-M (Estate Use Modified) 17,500 c.f. and EU-2 (Special Business) 7500 c.f.

EU-2 proposed on the W/ly 400' lying E. of and adjacent to the SE/ly r/w line of State Rd. No. 5 (US No. 1) (FB 90, Pgs. 89) as measured at right angles thereof of the  $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$  of Section 21, Township 35 South, Range 40 East, E/ly side of US #1 extending E/ly for a depth of 400' from E/ly r/w line.

RU-2 proposed on the N. 250' of the W. 650' lying E. of and adjacent to the SE/ly r/w line of State Rd. #5 (US#1) (FB 90, Pgs. 89) as measured at right angles thereto, of the W-3/4 of the  $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$  of Sec. 21. Beginning 400' E. of E/ly r/w line of State Rd. #5 and extending E/ly 250'. Balance EU-M.

SUBJECT PROPERTY: That portion of  $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$  of  $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$   $\frac{1}{2}$  of Section 21, Township 35 South, Range 40 East, lying E. of and parallel to the E/ly r/w line of State Rd. #5.

LOCATION: From State Rd. #5 to SW 88 Ave. between SW 148 St. and SW 150 St., Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time the applicant had modified his request to BU-1 and in lieu of BU-2, RU-2, 17,500 c.f. minimum cubic content in lieu of 8,500 c.f., and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary changes, on the modified basis, would be compatible with the neighborhood concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary changes minimum cubic content minimum cubic content to RU-2, 17,500 c.f., BU-1 and EU-M, 17,500 c.f., be and the same

21-55-40  
IV-27  
Item 62-707

are hereby recommended for approval by the Board of County  
Commissioners of Dade County, Florida.

The Zoning Director is hereby directed to make the necessary  
notations upon the records of the Metropolitan Dade County Building  
and Zoning Department.

PASSED AND ADOPTED this 19th day of December, 1962.

Heard: 12-19-62  
No. 62-12-49  
12-27-62  
bs

cc: Mr. Day on  
Hearing File

December 27, 1962

William J. Krome, et al  
P. O. Box 33-016  
Miami, FL, Florida

Re: Application for district boundary change; Occ. 21-58-00.

Enclosed herewith is a copy of Resolution No. 2-001-5782-00,  
adopted by the Metropolitan Dade County Zoning Appeals Board, recommending  
approval of the requested district boundary change on the subject property.

You are hereby advised that said Zoning Appeals Board recommendation has  
already been scheduled for final action by the Board of County Commissioners,  
as was noted in the courtesy notice.

Very truly yours,

METROPOLITAN DADE COUNTY  
BUILDING AND ZONING DEPT.

Chester C. Czebrinski  
Assistant Director

CCC/ BS

Enclosure

P. S. Please note the recommendation is for the requested  
district boundary change on the modified basis.  
cc: Shuman Properties, Inc.  
10780 S. W. 82 Ave.

# EXHIBIT A

## TRAFFIC STUDY / CORRESPONDENCE

SMORGASBORD MANAGEMENT COMPANY/ KLA SCHOOL VPB-12-008

**Efren Nunez**

---

**From:** Mincy, Judy (PWWM) <mincy@miamidade.gov> on behalf of Cohen, Jeff (PWWM) <jcpe@miamidade.gov>  
**Sent:** Tuesday, February 05, 2013 11:20 AM  
**To:** Darby Delsalle; Efren Nunez  
**Cc:** Gavilan, Ricardo (PWWM); Mincy, Judy (PWWM); sfranca@gjb-law.com; sfranca@gjb-law.com; Bernstein, Harvey (PWWM)  
**Subject:** KLA (Kids Learning Adventure) 14875 S Dixie Hwy, Recommendations to City of Palmetto Bay

Mr. Delsalle,

Miami Dade County Public Works and Waste Management Department Traffic Engineering Division (TED) has no objection to this application provided the recommendations indicated below are incorporated into the related documentation and implemented in the field.

The Traffic Engineering Division has reviewed the attached plans and traffic study for the proposed facility located at 14875 S. Dixie Highway, Palmetto Bay, Florida, and has the following recommendations:

- Site Plan Review

1. The daycare must provide 12 visitor spaces adjacent to the daycare's main entrance that are reserved in the field by post mounted signs for daycare vehicle loading/unloading during the peak arrival and dismissal times (typically 7-9 AM and 4-6 PM). In addition to the stacking spaces the daycare must also provide one parking space for every staff and transportation vehicle on-site (11 spaces total). This proposed daycare will be allowed to share 8 parking spaces required by TED with the adjacent Restaurant use due to this site's layout and the staggered traffic peak between its uses, subject to the municipal Zoning authority co-stipulating this shared parking condition.
2. Any future playground fencing proposed along the perimeter of the green area, abutting to the daycare entrance located in the back of the property, must maintain stopping sight distance visibility at adjacent drive aisle intersection. The drive aisle abutting the green area should be proposed as one way northbound with appropriate pavement markings and signage to advert any possible future sight obstruction issues.
3. Dumpster enclosures, including fully open door swings, shall not encroach into drive aisle ways or sight distance triangles.

Please contact Ricardo Gavilan P.E., PTOE, if you have any questions concerning this recommendation.

Jeff Cohen, P.E., Assistant Chief  
Traffic Engineering Division  
Miami-Dade County  
Public Works and Waste Management Department  
111 NW 1st Street • Suite 1510 • Miami, Florida 33128-1970  
305-375-2030 Phone 305-372-6064 Fax  
<http://www.miamidade.gov/pubworks/jcpe@miamidade.gov>  
"Delivering Excellence Every Day"

**RECEIVED**  
**Zoning Department**

Feb - 5 - 13

Village of Palmetto Bay  
Building & Zoning Department

By: 

*Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mail sent and received is captured by our servers and kept as a public record.*



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

Fort Lauderdale Office - 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 • Fax: 954.921.8807  
Palm Beach Office - 560 Village Blvd, Suite 340, West Palm Beach, Florida 33409  
Phone: 561.684.6161 • Fax: 561.684.6360

## Memorandum

**DATE:** January 28, 2013  
**TO:** Darby Delsalle, AICP  
Director of Planning and Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157  
T: 305-259-1271  
F: 786-338-7432  
www.palmettobay-fl.gov  
**FROM:** Bryan Kelley, PE  
**SUBJECT:** KLA  
**PROJECT:** 12-5427  
**CC:** Jeff Maxwell, PE, PTOE - Calvin Giordano

Calvin, Giordano and Associates, Inc. was requested by the Village of Palmetto Bay to review the Traffic Impact Study and site plan for the proposed Kids Learning Adventure (KLA) Day Care and Fuddruckers.

The proposed day care and Fuddruckers is planned to be located on the east side of South Dixie Highway approximately 900 feet north of Coral Reef Drive and planned to have 138 students. In addition, the Fuddruckers is proposed to be 7,643 square feet.

CGA finds the KLA traffic study dated January 2013 generally acceptable. However, the following conditions of approval are recommended.

1. The applicant has stated that Miami-Dade County Code controls and supersedes Palmetto Bay requirements. While this may be true, Village staff needs classroom sizes on site plan, with square footages, children per room and ages of children in room to define the exact number of staff required per room and other pertinent information. Therefore, staff was unable to determine the if the applicant meets certain requirements of the Florida Administrative Code Child Care Standards, Chapter 65C-22, such as:
  - a. Staff-to-children ratio
  - b. Outdoor play area requirements
  - c. Indoor floor space per child

d. Toilet and bath facilities

Hence, it is recommended that as a condition of approval, the applicant shall agree to comply with the Florida Administrative Code Child Care Standards, Chapter 65C-22 at all times. The following figures summarize staffing and capacity requirements.

**Figure 1**

**Staff-To-Child Ratios**

1:4	Infant
1:6	One year old
1:11	Two year old
1:15	Three year old
1:20	Four year old
1:25	Five and older

**Figure 2**

**Capacity Requirements**

Indoor Square Footage—35 sq. ft. per child (20 sq. ft. if child care facility was licensed by October 1, 1992 and has continued to be licensed).

Outdoor Square Footage—45 sq. ft. per child outdoor play area (Outdoor play area shall be calculated for a minimum of 1/2 the licensed capacity, excluding children under one year of age).

Adequate number of toilet and wash basins available for the number of children in care.

2. The applicant has stated and defined the number of staff at 15, which requires 15 parking spaces per Miami-Dade County Code. It is recommended that as a condition of approval, the applicant shall agree not to ever have a student mix that requires more than 15 staff members, as outlined above.

If you have any questions or comments regarding the above information, please feel free to contact us at (954) 921- 7781.

Sincerely,  
**CALVIN, GIORDANO & ASSOCIATES, INC.**  
Bryan Kelley, PE

Cc: Jeff Maxwell, PE, PTOE, Calvin, Giordano & Associates



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

Fort Lauderdale Office • 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 • Fax: 954.921.8807

Palm Beach Office • 560 Village Blvd, Suite 340, West Palm Beach, Florida 33409  
Phone: 561.684.6161 • Fax: 561.684.6360

## Memorandum

**DATE:** January 11, 2013  
**TO:** Darby Delsalle, AICP  
Director of Planning and Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157  
T: 305-259-1271  
F: 786-338-7432  
www.palmettobay-fl.gov  
**FROM:** James E. Spinks III, PE, PTOE  
**SUBJECT:** KLA  
**PROJECT:** 12-5427  
**CC:** Jeff Maxwell, PE, PTOE - Calvin Giordano

Calvin, Giordano and Associates, Inc. was requested by the Village of Palmetto Bay to review the Traffic Impact Study and site plan for the proposed Kids Learning Adventure (KLA) Day Care and Fuddruckers.

The proposed day care and Fuddruckers is planned to be located on the east side of South Dixie Highway approximately 900 feet north of Coral Reef Drive and planned to have 138 students. In addition, the Fuddruckers is proposed to be 7,643 square feet.

The following comments are provided regarding the proposed site.

1. The applicant has stated that Miami-Dade County Code controls and supersedes Palmetto Bay requirements. While this may be true, Village staff needs classroom sizes on site plan, with square footages, children per room and ages of children in room to define the exact number of staff required per room and other pertinent information. Therefore, staff was unable to determine the if the applicant meets certain requirements of the Florida Administrative Code Child Care Standards, Chapter 65C-22, such as:
  - a. Staff-to-children ratio
  - b. Outdoor play area requirements
  - c. Indoor floor space per child

d. Toilet and bath facilities

Hence, it is recommended that as a condition of approval, the applicant shall agree to comply with the Florida Administrative Code Child Care Standards, Chapter 65C-22 at all times. The following figures summarize staffing and capacity requirements.

Figure 1

**Staff-To-Child Ratios**

1:4	Infant
1:6	One year old
1:11	Two year old
1:15	Three year old
1:20	Four year old
1:25	Five and older

Figure 2

**Capacity Requirements**

Indoor Square Footage—35 sq. ft. per child (20 sq. ft. if child care facility was licensed by October 1, 1992 and has continued to be licensed).

Outdoor Square Footage—45 sq. ft. per child outdoor play area (Outdoor play area shall be calculated for a minimum of 1/2 the licensed capacity, excluding children under one year of age).

Adequate number of toilet and wash basins available for the number of children in care.

2. The applicant has stated and defined the number of staff at 15, which requires 15 parking spaces per Miami-Dade County Code. Hence, the traffic study utilizes this required number of parking spaces to determine if the level of parking is sufficient. Since the staff-to-student ratio could not be determined, it is recommended that as a condition of approval, the applicant shall agree not to ever have a student mix that requires more than 15 staff members, as outlined above.

If you have any questions or comments regarding the above information, please feel free to contact us at (954) 921- 7781.

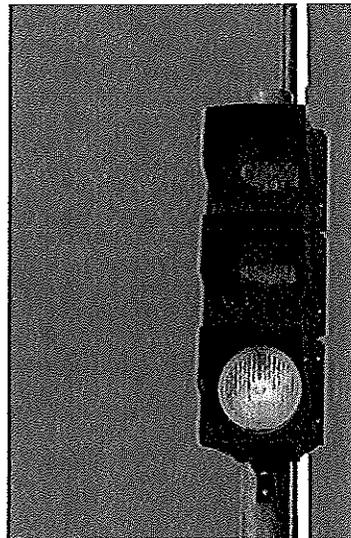
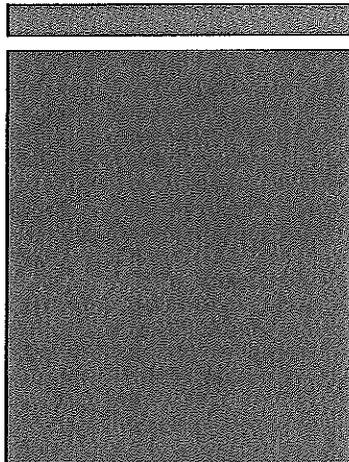
Sincerely,  
**CALVIN, GIORDANO & ASSOCIATES, INC.**  
James E. Spinks III, PE, PTOE



Cc: Jeff Maxwell, PE, PTOE, Calvin, Giordano & Associates

# KIDS LEARNING ADVENTURE

traffic study



prepared for:  
**KLA Day Care**

**Traf Tech**  
ENGINEERING, INC.

October 2012  
Revised January 2013

**Traf Tech**  
ENGINEERING, INC.

January 7, 2013

Mr. Simon Ferro  
Genovese Joblove & Battista, P.A.  
100 Southeast 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, Florida 33131

Re: **Palmetto Bay KLA Day Care – Updated Traffic Study**

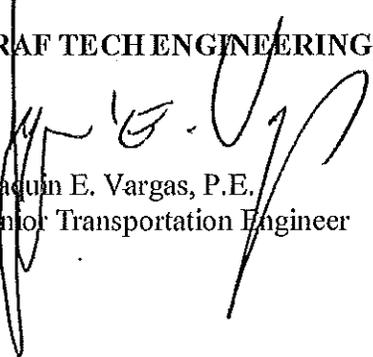
Dear Simon:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the updated traffic study undertaken for the proposed Kids Learning Adventure (KLA) Day Care planned to be located on the east side of South Dixie Highway approximately 900 feet north of Coral Reef Drive in the Village of Palmetto Bay in Miami-Dade County, Florida. The updated report addresses the traffic-related comments provided by Calvin, Giordano & Associates, Inc. in their comment-review letter dated December 13, 2012.

It has been a pleasure working with you on this project.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

  
Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

## INTRODUCTION

---

Kids Learning Adventure (KLA) is a proposed educational facility planned to be located on the east side of South Dixie Highway (US 1) approximately 900 feet north of Coral Reef Drive in the Village of Palmetto Bay in Miami-Dade County, Florida. More specifically, the site address is 14875 South Dixie Highway, Palmetto Bay, Florida 33176. The location of the subject school is shown in Figure 1 on the following page. The subject private school is being planned with a maximum population of 138 students encompassing primarily pre-school activities (ages infant to five). The anticipated number of staff members is estimated at 15 on a typical weekday.

Traf Tech Engineering, Inc. was retained by KLA Schools to prepare a Traffic Study in connection with the proposed educational facility. Appendix A contains the proposed site plan for the KLA School.



**LEGEND**

Project Site

**FIGURE 1**  
 KLA Day Care  
 Palmetto Bay, Florida

**Project Location Map**

**TrafTech**  
 ENGINEERING, INC.

## TRAFFIC OPERATIONS PLAN

---

### Anticipated Day Care Schedule

Monday through Friday, the day care will open from 8:00 AM to 6:00 P.M.

With the above day care schedule, the day care traffic will be spread throughout the day resulting in a reduction in peak traffic conditions which will benefit the area street system.

### Traffic Operations Plan

The proposed traffic operations plan for the KLA day care consists of vehicles using the access driveway on South Dixie Highway, circulating in a counterclockwise direction, and exiting back onto US 1.

All parents will be required to park in order to drop-off/pick-up their children. The parking spaces located on the north and east sides of the building should be used during the AM and PM day care peak periods.

As indicated in the site plan located in Appendix A, the project site will be shared between a Fuddruckers Restaurant and the KLA Day Care. The restaurant will encompass approximately 7,643 gross square feet while the KLA Day Care will have approximately 9,265 gross square feet.

The entire site includes 94 regular parking spaces and 4 handicap parking stalls for a total parking capacity of 98 vehicles. According to the Institute of Transportation Engineers (ITE) *Parking Generation* (Fourth Edition), a 7,643 square-foot high turn-over restaurant, such as Fuddruckers, requires approximately 44 parking spaces to comfortably accommodate its peak parking demand. Therefore, approximately 50 regular parking stalls will be available to the day care for the peak drop-off and pick-up periods. The day care's morning peak is anticipated around 8:00 AM while the afternoon peak will be spread between 2:00 PM and 6:00 PM.

### Bus Operations

KLA will not utilize buses for the daily transportation of children to and from the campus. Additionally, there are no plans to implement buses in the future.

### Staff Supervision

The applicant will supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the day care site.

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## Pedestrian Traffic

In order to assist pedestrian mobility within the site, a sidewalk should be provided along the north and south sides of the school building.

## Trip Generation and Traffic Impacts on South Dixie Highway

The trip generation for the proposed KLA School and existing Fuddrucker's restaurant was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (9<sup>th</sup> Edition). According to the subject ITE manual, the most appropriate "land use" categories for the Pre-K School and high-turn-over restaurant are ITE's Land Use 565 – Day Care Center and ITE's Land Use 932 – High-Turnover (Sit Down) Restaurant. The peak periods trip generation rates, given by ITE, are:

### DAY CARE:

#### *AM Peak Hour*

$T = 0.80 (X)$  (53% inbound and 47% outbound)

Where T = average AM peak hour vehicle trip ends (school's entering peak) and

X = number of students

#### *PM Peak Hour*

$T = 0.81 (X)$  (47% inbound and 53% outbound)

Where T = average PM peak hour vehicle trip ends (school's exiting peak) and

X = number of students

### HIGH-TURNOVER (SIT DOWN) RESTAURANT:

#### *AM Peak Hour*

$T = 10.81 (X)$  (55% inbound and 45% outbound)

Where T = average AM peak hour vehicle trip ends and

X = 1,000 square feet of gross floor area

#### *PM Peak Hour*

$T = 9.85 (X)$  (60% inbound and 40% outbound)

Where T = average PM peak hour vehicle trip ends and

X = 1,000 square feet of gross floor area

Table 1 summarizes the trip generation associated with the proposed KLA School and existing Fuddruckers Restaurant. As indicated in Table 1, the proposed school is anticipated to generate approximately 110 trips (58 inbound and 52 outbound) during the school's entering peak, and approximately 112 trips (53 inbound and 59 outbound) during the school's exiting peak. Additionally, the existing restaurant generates approximately 83 trips (46 inbound and 37 outbound) during the AM peak hour and approximately 75 trips (45 inbound and 30 outbound) during the school's exiting peak. Even though ITE indicates that high-turnover restaurants generate significant traffic during the AM peak hour, the existing Fuddruckers restaurant has little to no activity during the typical morning peak hour.

<b>TABLE 1 KLA School Trip Generation Summary</b>						
Land Use	Size	Daily Trips	AM Peak Trips		PM Peak Trips	
			Inbound	Outbound	Inbound	Outbound
School	138 students	-	58	52	53	59
Restaurant	7,643 sq.ft.	-	46	37	45	30
<b>Total</b>			<b>104</b>	<b>89</b>	<b>98</b>	<b>89</b>

Source: ITE Trip Generation Manual (9<sup>th</sup> Edition)

Additionally, a review of the traffic concurrency station located on South Dixie Highway near the school site indicates that ample roadway capacity is available in order to absorb the peak hour traffic impacts generated by the KLA School. Table 2 below presents the traffic concurrency situation of the nearby traffic count stations.

<b>TABLE 2 KLA School Reserve Capacity</b>				
Station No.	Location	Peak Hour Capacity <sup>1</sup>	Peak Hour Trips <sup>2</sup>	Available Peak Hour Capacity <sup>3</sup>
332	S. Dixie – South of Coral Reef Dr.	6,180	5,029	1,151
1106	Coral Reef Dr. – West of US 1	4,080	2,798	1,282

Source: Miami-Dade County (September 14, 2011)

<sup>1</sup> Maximum level of service capacity.

<sup>2</sup> Existing traffic volumes plus peak hour trips associated with approved, but not built, developments.

<sup>3</sup> Total capacity minus peak hour trips (reserved trips).

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In summary, the proposed KLA School is projected to generate approximately 110 trips during the AM peak hour and approximately 113 PM peak hour trips. Moreover, ample roadway capacity is available near the project site in order to absorb the additional 113 PM peak hour trips generated by the proposed school.

Appendix B contains the applicable sections from Miami-Dade County's Traffic Concurrency System.

### **Impacts to Emergency Vehicles**

As with all traffic using public streets, all school-related traffic is required to yield the right-of-way to emergency vehicles traveling at or near the KLA School. Hence, the subject school will not affect emergency vehicles traveling along South Dixie Highway or nearby local streets. Moreover, based on our analysis, the school provides sufficient parking spaces within the private property that will avoid vehicle stacking on South Dixie Highway thereby, eliminating any potential risk of conflict with emergency vehicles using US 1.

### **No Need for School Zone Signs**

Since no pedestrians or bicyclists are anticipated at the future KLA School, school flashing signs are not warranted on South Dixie Highway. For this reason, it is recommended that the school's Parent Handbook mandate that all KLA students be transported to and from the school via private vehicles only.

### **Vehicle Accumulation Analysis (Includes Surrogate School Confirmation)**

According to the Institute of Transportation Engineers (ITE) *Parking Generation* (Fourth Edition), the maximum number of parking spaces required for a day-care facility is given by the following equation:

$$P = 0.26 (X) \text{ where}$$

P = maximum number of parking spaces occupied during the peak parking period

X = number of students

It is important to note that the above equation represents the maximum value at the 95% confidence interval as opposed to average conditions.

Using the above equation, the 138 students will require a maximum of 36 parking spaces/vehicle storage during the peak parking period.

---

In order to validate the theoretically calculated 36 parking spaces/vehicle storage for the KLA facility, Traf Tech Engineering, Inc. conducted a vehicle accumulation study at an existing day-care facility (Countryside Early Learning Center) located at 15395 SW 288<sup>th</sup> Street in southwest Miami-Dade County, Florida.

The Countryside Early Learning Center site has a capacity for 88 students. However, there were 90 students enrolled at the subject day-care facility the day of the traffic survey. Moreover, approximately nine (9) vehicles on site were associated with staff members.

The number of vehicles accumulated at and near the site was recorded every 5-minute period between 3:30 PM and 5:30 PM (this is the peak accumulation period for the subject day-care facility). Table 3 summarizes the results of the vehicle accumulation study conducted at the Countryside Early Learning Center). As documented in Table 3, the maximum vehicle accumulation occurred between 5:15 PM and 5:20 PM with 15 vehicles (all vehicles were inside the site).

As indicated previously, the KLA facility will have a maximum capacity for 138 students, or approximately 154% of the 90 students currently enrolled at the Countryside Early Learning Center site. Therefore, 154% of the 15 vehicles recorded on site during the peak period equates to approximately 23 cars. Hence, the proposed KLA facility should provide stacking for at least 23 cars.

The entire site includes 94 regular parking spaces and 4 handicap parking stalls for a total parking capacity of 98 vehicles. During the school's morning drop-off period, the Fuddruckers Restaurant will have minimal to no activity and therefore, all 94 regular parking spaces will be available to the day-care facility. According to the Institute of Transportation Engineers, high turn-over restaurants such as Fuddruckers have a peak parking demand between 11:00 AM and 1:00 PM and after 6:00 PM. The afternoon pickup period for the KLA School will start after 2:00 PM and will end at 6:00 PM and therefore, the parking peak for both facilities will not coincide.

Based on the above, stacking and/or parking are not anticipated to be a problem at the KLA site.

**TABLE 3**  
**Countryside Early Learning Center**  
**Vehicle Accumulation Study**

Time Period	Number of Vehicles Accumulated at:		
	On Site <sup>4</sup>	Off Site	Total
3:30 PM – 3:35 PM	10	0	10
3:35 PM – 3:40 PM	11	0	11
3:40 PM – 3:45 PM	11	0	11
3:45 PM – 3:50 PM	9	0	9
3:50 PM – 3:55 PM	10	0	10
3:55 PM – 4:00 PM	10	0	10
4:00 PM – 4:05 PM	9	0	9
4:05 PM – 4:10 PM	12	0	12
4:10 PM – 4:15 PM	13	0	13
4:15 PM – 4:20 PM	14	0	14
4:20 PM – 4:25 PM	11	0	11
4:25 PM – 4:30 PM	11	0	11
4:30 PM – 4:35 PM	10	0	10
4:35 PM – 4:40 PM	7	0	7
4:40 PM – 4:45 PM	8	0	8
4:45 PM – 4:50 PM	10	0	10
4:50 PM – 4:55 PM	7	0	7
4:55 PM – 5:00 PM	6	0	6
5:00 PM – 5:05 PM	7	0	7
5:05 PM – 5:10 PM	12	0	12
5:10 PM – 5:15 PM	14	0	14
<b>5:15 PM – 5:20 PM</b>	<b>15</b>	<b>0</b>	<b>15</b>
5:20 PM – 5:25 PM	14	0	14
5:25 PM – 5:30 PM	12	0	12
5:30 PM – 5:35 PM	10	0	10

*Source: TrafTech Engineering, Inc. (September 24, 2009)*

<sup>4</sup> Vehicles parked on parking stalls and parking aisles/driveways.

# **APPENDIX A**

## **Site Plan for KLA Day Care**



Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

Fort Lauderdale Office - 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 • Fax: 954.921.8807  
Palm Beach Office - 560 Village Blvd, Suite 340, West Palm Beach, Florida 33409  
Phone: 561.684.6161 • Fax: 561.684.6360

## Memorandum

**DATE:** December 13, 2012  
**TO:** Darby Delsalle, AICP  
Director of Planning and Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157  
T: 305-259-1271  
F: 786-338-7432  
www.palmettobay-fl.gov  
**FROM:** James E. Spinks III, PE, PTOE  
**SUBJECT:** KLA  
**PROJECT:** 10-3790  
**CC:** Jeff Maxwell, PE, PTOE - Calvin Giordano

Calvin, Giordano and Associates, Inc. was requested by the Village of Palmetto Bay to review the Traffic Impact Study and site plan for the proposed Kids Learning Adventure (KLA) Day Care and Fuddruckers.

The proposed day care and Fuddruckers is planned to be located on the east side of South Dixie Highway approximately 900 feet north of Coral Reef Drive and planned to have 138 students. In addition, the Fuddruckers is proposed to be 7,643 square feet.

The following comments are provided regarding the proposed site.

### Site Plan

1. Show classroom sizes on site plan, with square footages, children per room and ages of children in room. This will allow the applicant to define the exact number of staff required per room, which can be used by Village staff as a condition of approval. Please note, per Village of Palmetto Bay code of ordinances, the minimum space per child is 35 square feet.
2. Village of Palmetto Bay code of ordinances specifies restaurant parking at 1 space per 50 gross square feet. For the proposed Fuddruckers, required parking should be calculated at 153 spaces.

3. Village of Palmetto Bay code of ordinances specifies day care parking spaces shall equal the combined total of personnel and transportation vehicles. Therefore, without knowing the total number of staff, parking cannot be accurately calculated. In addition, parking/stacking provisions for parent drop-off/pick-up shall also be accounted for on the site plan. Per Village code (30-110.6 (d)), the required traffic study shall demonstrate adequate vehicular circulation. Please provide stacking analysis as part of traffic study.

**Traffic Impact Study**

4. Village of Palmetto Bay code of ordinances (30-110.6 (a)) for day care facilities specifies the minimum size of the facility based upon the number of children. Please explain how this applies to the proposed site and the number of students proposed at the day care.
5. Please revise the projected trip generation to include Fuddruckers.
6. The vehicle accumulation analysis shows that parking required is 36 vehicles, which is well below the proposed 15 spaces. Please justify required parking with surrogate site analysis comparison at a similar facility for parking/stacking.

If you have any questions or comments regarding the above information, please feel free to contact us at (954) 921- 7781.

Sincerely,  
**CALVIN, GIORDANO & ASSOCIATES, INC.**  
James E. Spinks III, PE, PTOE



Cc: Jeff Maxwell, PE, PTOE, Calvin, Giordano & Associates

# **APPENDIX B**

## **Miami-Dade County Traffic Count Stations**

**FDOT TRAFFIC COUNT STATIONS**  
 \*BASED ON 2010 TRAFFIC COUNTS

STA #	ROADWAY	LOCATION	CL	MAX LOS	PHP	START	DOS TRIPS	AVAIL TRIPS	5%	EXISTING LOS	ADOPTED LOS	CONC. LOS
235	NW7 AVE (US 44/1SR7)	N/O NW 95 ST BET NW 79 ST-NW 103 ST	A 4	7725	2528	5198	98	5098	F	C	E+50	C
266	SW 8 ST/MIAMI TRAIL	E/O SW 147 AVE, FROM SW 147 AVE TO SW 137 AVE	A 6	4680	3666	814	12	772	F		D	D
268	BISCAYNE BLVD (US 1/SR 5)	S/O BROWARD CO. LINE TO NE 192 ST	A 6	5616	4074	1542	3	1539	F	D	E+20	D
269	COLLINS AVE (SR A1A)	N/O 172 ST BET BAYVIEW DR-LEHMAN CSWY	A 6	5616	3688	1728	12	1716	F	D	E+20	D
323	NW 27 AVE (SR 9)	S/O NW 36 ST TO SR 836	A 6	6180	3222	2958	18	2940	F	C	E+20	C
324	NW 57 AVE/RED RD (SR 823)	N/O W 21 ST (HIALEAH) OKEECHOBEE RD-NW 79 S	A 4	3400	1792	1608	0	1608	F	C	E	C
332	S. DIXIE HWY (US 1/SR 5)	S/O SW 162 ST/CORAL REEF TO SW 168 ST	A 6	6180	4960	1200	49	1151	F	E	EE	E
346	S. DIXIE HWY (US 1/SR 5)	N/O SW 112 AVE/ALLAPATTAH TO SW 186 ST	A 6	6180	3333	2847	287	2560	F	C	EE	C
350	NW 57 AVE/RED RD (SR 823)	S/O NW 138 ST TO NW 108 ST	A 4	3400	3498	-98	0	-98	T	F	E	F
361	SW 177 AVE/SR 997	N/O SW 232 ST TO SW 218 ST	A 2	1420	1438	-18	14	-32	T	D	C	F
365	NW 2 AVE (US 44/1SR 7)	N/O NW 199 ST TO COUNTY LINE	A 6	4680	3880	700	0	700	F	D	SUMA	D
366	NE 167 ST (SR 826)	E/O N. MIAMI AVE BET NE 2 AVE-NE 6 AVE	A 6	7725	4400	3325	43	3282	F	D	E+50	D
377	SW 8 ST/MIAMI TRAIL	E/O KROME AVE, FROM KROME AVE TO SW 147 AVE	4	3440	1266	2174	5	2169	F	B	C	B
405	PALMETTO EXPWY (SR 826)	E/O NW 57 AVE/RED RD TO NW 47 AVE	6	10150	9252	888	14	884	F	D	D	D
417	NW 27 AVE (SR 9)	N/O SR 112 BET NW 36 ST-NW 54 ST	A 4	4650	2472	2178	98	2082	F	D	E+50	D
431	NW 27 AVE (SR 9)	S/O NW 103 ST TO NW 78 ST	A 4	5100	2824	2276	32	2244	F	D	E+50	D
436	NW 7 AVE (US 44/1SR 7)	N/O NW 147 ST FROM NW 135 ST TO I-95	A 6	7725	2134	5591	4	5587	F	C	E+50	C

**FDOT TRAFFIC COUNT STATIONS**  
\*BASED ON 2010 TRAFFIC COUNTS

STA. #	ROADWAY	LOCATION	CL	MAX LOS	PHP	START	DOS TRIPS	AVAIL TRIPS	5% F	EXISTING LOS	ADOPTED LOS	CONC. LOS
								1006	F	C	SUMA	C
1081	SW 107 AVE (SR 985)	N/O SW 40 SIBIRD RD TO SW 24 ST	A 4	3400	2398	1012	8			C		C
1082	SW 107 AVE (SR 985)	S/O SW 98 ST BET SW 104 ST-SW 98 ST	A 4	3220	2228	992	41	951	F	C	D	C
1083	SW 112 ST (SR 980)	W/O US-1 TO SW 97 AVE	A 2	1600	752	848	56	792	F	B	SUMA	B
1085	SW 112 AVE/LAPPATAH DR.	N/O SW 216 ST BET US 1-SW 248 ST	A 4	3580	2399	1167	471	686	F	B	SUMA	C
1106	SW 152 ST/CORAL REEF	W/O US-1 TO SW 107 AVE	A 4	4080	2788	1294	12	1282	F	D	EE	D
1114	SW 196 ST/QUAL ROOST DR	W/O US-1 TO HEFT/SR 821	A 4	3400	1506	1894	97	1797	F	C	SUMA	C
1116	SW 200 ST (SR 994)	W/O SW 127 AVE TO KROME AVE	2	2550	1294	1286	63	1203	F	C	SUMA	C
1117	SW 200 ST (SR 994)	E/O SW 177 AVE/KROME AVE TO SW 127 AVE	2	2000	662	1318	6	1312	F	B	D	B
1139	W FLAGLER ST (SR 988)	E/O SW 72 AVE BET NW 57 AVE-PALMETTO EXPWY	A 4	5100	3083	2017	0	2017	F	D	E+50	D
1140	W FLAGLER ST (SR 988)	W/O SW 72 AVE BET SW 57 AVE-PALMETTO EXPWY	A 6	7725	4323	3402	28	3374	F	D	E+50	D
1141	W FLAGLER ST (SR 988)	W/O NW/SW 72 AVE TO NW/SW 87 AVE	A 6	6180	4664	1516	156	1360	F	D	EE	D
1187	NW 27 AVE (SR 817)	S/O DADE/BROWARD CO. LINE TO NW 183 ST	A 6	6180	3896	2284	0	2284	F	D	EE	D
1172	NW 98 ST (SR 948)	E/O NW 72 AVE TO NW 57 AVE	A 6	7725	4979	2746	52	2694	F	E	E+50	E
1173	NW 98 ST (SR 948)	E/O PALMETTO EXPWY TO NW 72 AVE	A 6	8040	4814	3225	110	3116	F	C	E+50	C
1179	NW 42 AVE/LEJEUNE RD	S/O E. 11 PL(HIALEAH) BET NW 36 ST-NW 79 S	A 6	5100	2564	2536	45	2481	F	D	E+50	D
1180	NW 42 AVE/LEJEUNE RD	S/O E 23 ST(HIALEAH) BET NW 36 ST-NW 79 ST	A 6	5100	2395	2705	13	2692	F	C	E+50	C
1181	NW 42 AVE/LEJEUNE RD	N/O NW 119 ST BET NW 103 ST-NW 135 ST	A 6	7020	1732	5288	46	5240	F	C	E+50	C

January 7, 2013

Mr. Simon Ferro  
Genovese Joblove & Battista, P.A.  
100 Southeast 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, Florida 33131

Re: **Palmetto Bay KLA Day Care – Response to Traffic Comments by CGA**

Dear Simon:

We received the traffic-related comments provided by Calvin, Giordano & Associates, Inc. (letter dated December 13, 2012) in connection with the traffic study conducted by us for the Kids Learning Adventure. The subject project is to be located on the east side of South Dixie Highway approximately 900 feet north of Coral Reef Drive in the Village of Palmetto Bay in Miami-Dade County, Florida. The responses to the traffic-related comments are provided below:

**Comment 1: Village of Palmetto Bay Code of Ordinances (30-110.6 (a)) for day care facilities specifies the minimum size of the facility based upon the number of children. Please explain how this applies to the proposed site and the number of students proposed at the day care.**

Response 1: This is a site-plan/application related comments and therefore, will be addressed by other member of the development team.

**Comment 2: Please revise the projected trip generation to include Fuddruckers.**

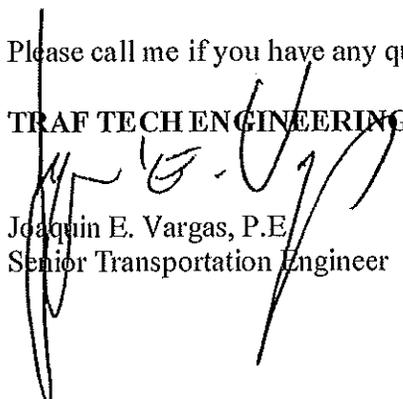
Response 2: The trip generation has been updated to reflect the existing Fuddruckers project.

**Comment 3: The vehicle accumulation analysis shows that parking required is 36 vehicles, which is well below the proposed 15 spaces. Please justify required parking with surrogate site analysis comparison at a similar facility for parking/stacking.**

Response 3: A vehicle accumulation study conducted at a Miami-Dade County day-care facility was used to confirm the theoretical vehicle accumulation documented in the traffic report. As indicated in the updated traffic report, the information obtained from a surrogate school confirms that on-site stacking is not anticipated to be a problem at the subject site.

Please call me if you have any questions.

**TRAF TECH ENGINEERING, INC.**

  
Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

**GENOVESE**  
**JOBLOVE &**  
**BATTISTA**  
P.A.  
*Attorneys at Law*

January 8, 2012

VIA EMAIL

Darby Delsalle, AICP  
Director of Planning and Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

Re: Response to traffic comments relating to the application by The Falls Preschool, LLC for say care use by Calvin Giordano and Associates, Inc.

Dear Director Delsalle:

We are in receipt of that certain letter dated December 13, 2012, prepared by Calvin Giordano and Associates, Inc., your traffic consultant in the above referenced application by my client, the Falls Preschool, LLC .

In response to the issues raised by Calvin Giordano, attached hereto is an updated traffic study and written response from our traffic consultant, Traf Tech Engineering, Inc. In addition to Traf Tech's updated analysis and response, please accept my comments below as additional supplemental information.

Site Plan

1. Comment: Show classroom sizes on site plan, with square footages, children per room and ages of children in room. This will allow the applicant to define the exact number of staff required per room, which can be used by Village staff as a condition of approval. Please note, per Village of Palmetto Bay code of ordinances, the minimum space per child is 35 square feet.

*Answer: ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC of the Miami-Dade County Code controls and supersedes Palmetto Bay requirements. (Please see*

*attached copy of section). The information requested above is not required by the County Code. Applicant defines the number of staff required in accordance with state certification criteria. Applicant has stated in the "Child Care Check List for Day Nursery, Day Care Center, Kindergarten and Private School" attached to the application that the number of staff will be 15. Therefore, the number of parking spaces required per the County Code is 15. The application meets the minimum classroom space requirement of the County Code, which is 35 sq. ft. per child.*

2. Comment: Village of Palmetto Bay code of ordinances specifies restaurant parking at 1 space per 50 gross square feet. For the proposed Fuddruckers, required parking should be calculated at 153 spaces.

*Answer: The Village applies the criteria of 1 parking space for every 50 sq. ft. of patron area, not gross area.*

3. Comment: Village of Palmetto Bay code of ordinances specifies day care parking spaces shall equal the combined total of personnel and transportation vehicles. Therefore, without knowing the total number of staff, parking cannot be accurately calculated. In addition, parking/stacking provisions for parent drop-off/pick-up shall also be accounted for on the site plan. Per Village code (30-110.6 (d)), the required traffic study shall demonstrate adequate vehicular circulation. Please provide stacking analysis as part of traffic study.

*Answer: See answer to Comment 1 above. As stated in the above referenced Checklist, the total number of personnel/staff is 15. There are no transportation vehicles. Please see attached updated traffic study.*

#### Traffic Impact Study

4. Comment: Village of Palmetto Bay code of ordinances (30-110.6 (a)) for day care facilities specifies the minimum size of the facility based upon the number of children. Please explain how this applies to the proposed site and the number of students proposed at the day care.

*Answer: The proposed size of the facility and number of children are included in the above referenced Checklist, the submitted application and original and updated traffic studies.*

5. Comment: Please revise the projected trip generation to include Fuddruckers.

*Answer: Please see attached updated traffic study.*

Darby Delsalle, AICP  
January 8, 2013  
Page 3

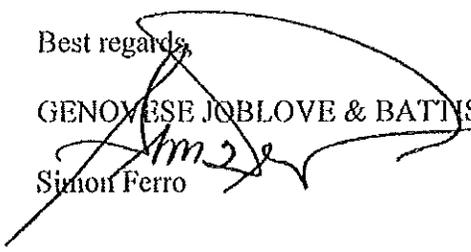
6. Comment: The vehicle accumulation analysis shows that parking required is 36 vehicles, which is well below the proposed 15 spaces. Please justify required parking.

*Answer: Please see attached response from Traf Tech.*

Please let me know if you have additional comments or requests.

Best regards,

GENOVESE JOBLOVE & BATTISTA

  
Simon Ferro



# SITE PLAN

## FOR REFERENCE ONLY

ALL FUDDRUCKERS WORK UNDER BUILDING PERMIT # BLD-2011-0730

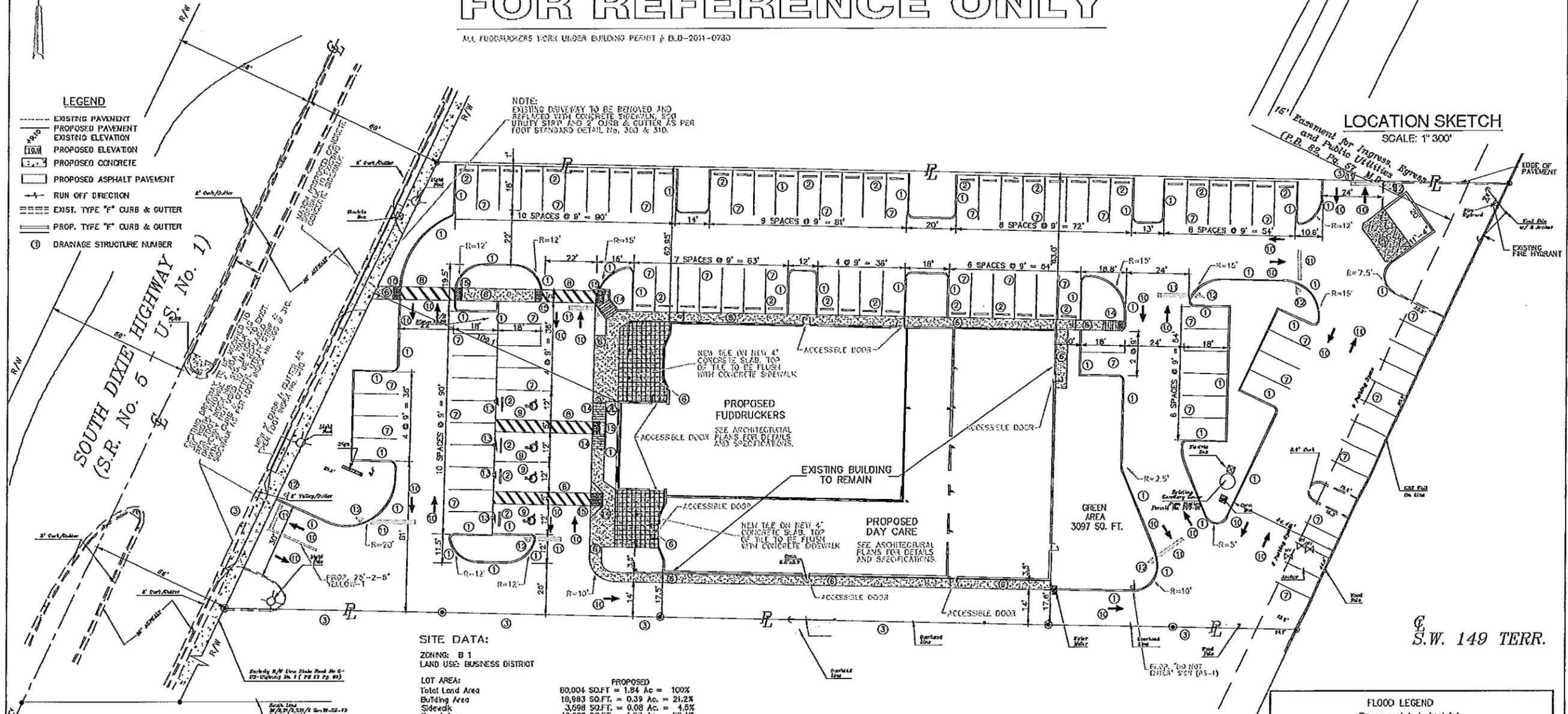
### LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

NOTE: EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH CONCRETE SIDEWALK, 5" UTILITY STRIP AND 2" CURB & GUTTER AS PER FOOT STANDARD DETAIL NO. 310 & 310.

### LOCATION SKETCH

SCALE: 1" = 300'



### SITE DATA:

ZONING: B 1  
LAND USE: BUSINESS DISTRICT

LOT AREA:

	PROPOSED	
Total Land Area	80,004 SQ.FT. = 1.84 Ac = 100%	
Building Area	18,983 SQ.FT. = 0.39 Ac. = 21.2%	
Sidewalk	3,698 SQ.FT. = 0.08 Ac. = 4.6%	
Paved Area	48,689 SQ.FT. = 1.07 Ac. = 60.4%	
Landscape Area	12,455 SQ.FT. = 0.29 Ac. = 15.6%	
Dumpster Area	240 SQ.FT. = 0.01 Ac. = 0.3%	

PARKING SPACES:

Total Building Area FuDDRuckers 7,643 Sq.Ft. Customer Service area 4,108 Sq. Ft.  
Total Building Area Day Care 9,285 Sq. Ft. Employees & Van Vehicles 15

Parking Spaces Required

1 parking space per 50 Sq. Ft. of Total Customer Area for restaurant usage and 1 parking space per Employee and Van Vehicles for Day Care

Restaurant	4,108 / 50 = 82 spaces
Day Care	Total Employees & vehicles = 15
<b>Total Required Spaces</b>	<b>87 Spaces</b>

Parking Spaces Provided

Standard	94
Handicap	4
<b>Total</b>	<b>98</b>

Flood Zone: X Elevation - FEET

BUILDING SETBACKS:	REQUIRED	PROVIDED
Front (S. Dixie Hwy.)	20 FT.	109.1 FT.
Rear	25 FT.	99.5 FT.
Side (North)	0 FT.	62.95 FT.
Side (South)	0 FT.	17.5 FT.

### LEGAL DESCRIPTION:

Lot "B", Block 9 of "BUSINESS ADDITION TO LAUREL HILL PARK" according to the plat thereof as recorded in Plat Book 82, Page 57, of the Public Records of Miami-Dade County, Florida.

### NOTES:

- BACKGROUND INFORMATION OBTAINED FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY FLORIDA INTERNATIONAL LAND SURVEYORS, INC.
- ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929 AND AS SHOWN ON SURVEY.
- UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES, BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
- ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
- CONTRACTOR SHALL ADJUST ANY UTILITY LINES AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
- THIS SITE LIES IN SECTION 21, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN THE CITY OF PALMETTO BAY IN MIAMI-DADE COUNTY, FLORIDA.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN AFFECT.

### FLOOD LEGEND

Commercial, Industrial

FOUR: \_\_\_\_\_ ADDRESS: 14875 S. DIXIE HIGHWAY

LOT: B BLOCK: 9 SUBDIVISION: BUSINESS ADDITION TO LAUREL HILL PARK

PLAT BOOK: 82 PAGE: 57 METES & BOUNDS:

ORIGIN OF ROAD ELEV.: 15.21 FEET. ORIGIN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: VONNIE TOME PLS LIC.# 303

DRAINAGE PLANS SHALL BE ATTACHED TO THESE PLANS. PLANS SHALL BE STAMPED WITH THE CORP/ENR/CONTROL NUMBER APPROVAL:

DEW/MS - SURFACE WATER MANAGEMENT STORMWATER PERMIT: N/A

SPMAD - ENVIRONMENTAL RESOURCES PERMIT: N/A

TOTAL IMPERVIOUS AREA: 1.55 UNDERGROUND PARKING: YES/NO

IF YES, FLOODPROOFING PLANS AND DETAILS SHALL BE ATTACHED: YES/NO

BASEMENT: YES/NO

HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLEAR OR EASEL EASEMENT (CHECK ONE) YES/NO: NO

	Level Floor Area (Square Feet)	Adjacent Grade Elevation (Feet to the top of the structure)	Depth Below Elevation
EXISTING	15,90 FL SQ.FT.	FT. NFD	13.60 FL NFD

### SCHEDULE NOTES

- NEW 6" CONCRETE CURB
- WHEEL STOP/BUMPER
- EXISTING PAVEMENT LINE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK
- 4" PAINTED STRIPING (DOUBLE)
- 4" PAINTED WHITE STRIPING
- TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- PAINTED DIRECTIONAL ARROW
- 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
- STOP SIGN (R1-1)
- TYPICAL "HANDICAP" SIGN
- HANDICAP RAMP
- 3" MINIMUM DETECTABLE WARNING

REVISIONS:


ZAMORA & ASSOCIATES, INC.  
ENGINEERING LAND PLANNING  
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176  
(305) 273-7801 FAX (305) 273-9514

PROJECT: OWNER:  
FUDDRUCKERS RESTAURANT  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA  
VITA FOODS DBA FUDDRUCKERS  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA

SITE PLAN

JERRY ZAMORA P.E.  
CIVIL ENGINEER  
P.E. No. 44207  
E.B. 0003751  
STATE OF FLORIDA

SCALE: 1" = 20'

DATE: 7/1/2011

DRAWN BY: G.Z.

CHECKED BY: G.Z.

PROJECT No: 2011-25

SHEET No: C-1

PART III - CODE OF ORDINANCES

Chapter 33 - ZONING

ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC

**ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC** <sup>[303]</sup>

Sec. 33-151.11. - Applicability and definitions.

Sec. 33-151.12. - Religious activities.

Sec. 33-151.12.1. - Limitations on the placement of certain private educational facilities.

Sec. 33-151.13. - Zoning district requirements.

Sec. 33-151.14. - Private colleges and universities.

Sec. 33-151.15. - Required information.

Sec. 33-151.16. - Calculation of physical space requirements for multiple-use facilities.

Sec. 33-151.17. - Combination of residential and nonpublic educational facilities.

Sec. 33-151.18. - Physical standards.

Sec. 33-151.19. - Review standards.

Sec. 33-151.20. - Certificate of use and occupancy.

Sec. 33-151.21. - Grandfather clause.

Sec. 33-151.22. - Enforcement.

**Sec. 33-151.11. - Applicability and definitions.**

Provisions of this article relating to day nurseries, kindergartens and after school care as defined herein shall be applicable in the unincorporated areas of Miami-Dade County and specifically in the incorporated areas of Miami-Dade County. No municipality shall adopt physical standards governing day nurseries, kindergartens or after school care that are in conflict with or in addition to the standards contained in this article, whether more or less restrictive than the standards contained herein.

As used in this article, the term "private school" or "nonpublic educational facility" shall mean an institution which provides child care and/or instruction from the infant level through the college level and which does not come under the direct operation and administration of the Miami-Dade County School Board or the State of Florida; only such uses are intended to be controlled by this article and include, but are not limited to, the following:

- (a) *Day nurseries*: Child care for infants and children up to and including age six (6).
- (b) *Kindergartens*: Child care and preschool programs for children ages four (4) through six (6).
- (c) *After-school care*: Child care and recreation for children above the age of five (5) when no formal schooling program is conducted and where the care provided is generally after school, on weekends, school holidays and vacations.
- (d) *Babysitting service for shoppers*: Child care for limited time periods (maximum three (3) hours) provided within a shopping center solely for the convenience of the patrons, and limited to not more than forty (40) children at any one (1) time.
- (e) *Private college/university*: An institution of higher learning beyond the high school level.
- (f) *Family day care homes*: Child care and recreation with a maximum of five (5) children including the day care operator's own children.

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ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC

- (g) *Private school*: This term as used herein refers to any private institution providing child care and/or instruction at any level from infants through the college level.
- (h) [*Child, student, pupil*.] The terms "child," "student," "pupil," and their plurals are used interchangeably in this article.
- (i) *Elementary, junior and senior high schools*: References to these schools are to be loosely interpreted to encompass any schools, graded or ungraded, whose students are within the age ranges typically found at these school levels.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 86-27, § 1, 4-1-86; Ord. No. 93-126, § 2, 11-16-93)

**Sec. 33-151.12. - Religious activities.**

This article shall not be applicable to facilities used principally for weekend or intermittent nonacademic religious instruction or for the care of children whose parents or guardians are attending religious services or meetings on the premises.

(Ord. No. 77-59, § 1, 9-6-77)

**Sec. 33-151.12.1. - Limitations on the placement of certain private educational facilities.**

- (a) New private elementary, junior and senior high schools, private college, universities and non-agricultural trade schools as well as the expansion of such existing facilities shall be prohibited on sites located outside the Urban Development Boundary (UDB).
- (b) Except as provided in subsection (c) below, the following new private educational facilities and the expansion of such facilities shall be located inside the UDB and spaced from the UDB as follows:
  - (1) Elementary school: ¼ mile inside the UDB.
  - (2) Junior high school: ½ mile inside the UDB.
  - (3) Senior high school: one mile inside the UDB.
  - (4) Private college or university: one mile inside the UDB.
  - (5) Non-agricultural trade school: one mile inside the UDB.
- (c) A proposed new elementary school, junior high school, senior high school, private college, university or non-agricultural trade school, or the expansion of an existing school site, inside but closer to the UDB than indicated in (b) above, may be approved only as a special exception at public hearing, providing that it is demonstrated that within a one-half mile radius of the outer limits of the proposed new school or school expansion site:
  - (1) The lots, parcels or tracts are substantially developed; and
  - (2) There are no other lots, parcels or tracts available for development that meet the requirements of subsection (b) above and that meet all the requirements of sections 33-151.11 through 33-151.22 of this code.

Approval of such a site shall require that the majority of the subject site and the proposed buildings' ground floor square footage be located in accordance with (b) above, and that the principal buildings and entrances be placed as far from the UDB as possible.

- (d) For purposes of establishing the distances provided by this section, the applicant shall furnish a certified survey from a registered surveyor, as well as a proposed site plan, which shall indicate that the distance requirements of this section have been met.

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(Ord. No. 02-46, § 3, 4-9-02)

**Sec. 33-151.13. - Zoning district requirements.**

- (a) All day nurseries, after-school centers, kindergartens and private schools shall meet the requirements included herein and the requirements of the particular zoning district in which they are located if that district is one (1) in which the facility is a permitted use; facilities in other districts shall meet RU-3 requirements.
- (b) Notwithstanding any other provisions of this chapter, office developments in the RU-5, and RU-5A Districts (i) that contain a platted lot of not less than five (5) acres net approved under one (1) site plan, and under one (1) ownership with a recorded unity of title agreement, and (ii) that include day nursery, kindergarten or after school care space, shall be eligible for a floor area bonus of three (3) square feet for each square foot of floor area dedicated to child care use, subject to the following requirements and entitlements:
  - (1) Physical standards for the licensed child care facility shall be as provided in Section 33-151.18 and elsewhere in this article.
  - (2) The outdoor area provided in connection with any licensed child care facility qualifying under this Subsection (b) shall be included in the calculation of open space required to be provided in the zoning district in which the facility is located. As a condition of qualifying for inclusion in the calculation of total required open space, the outdoor area shall be shown in the plot use or site plan required by Section 33-151.15. The required plot use or site plan shall establish (A) direct proximity or protected access between the child care facility and the open area; (B) adequate provisions for safety in the outdoor area; and (C) reasonable provisions for integrating use and enjoyment of the outdoor area both for child care and for other uses at the site.
  - (3) For each square foot of floor area dedicated to child care use under this Subsection (b), an additional three (3) square feet of floor area for uses other than the child care use at the site shall be allowed in calculating the maximum floor area ratio permitted in the zoning district in which the child care facility is provided. As a condition of approving the plot use or site plan required by Section 33-151.15, the Director shall require a recorded covenant establishing (A) the calculations and conditions upon which the additional square footage has been permitted; and (B) restricting the area designated for child care to child care use only.
- (c) Notwithstanding any other provisions of Chapter 33 to the contrary, horses used to provide therapy as a part of the curriculum of private schools primarily dedicated to the education of developmentally disabled children as specified in Section 393.063, Florida Statutes, shall be permitted in conjunction with school use that has been approved in the EU-1, EU-2, GU and AU zoning districts. The number of horses and the location of the accessory structure(s) to house them shall comply with the underlying zoning district regulations.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 90-145, § 1, 12-18-90; Ord. No. 09-105, § 1, 11-17-09)

**Sec. 33-151.14. - Private colleges and universities.**

- (A) *Main campus requirements.* Private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established herein for high school facilities. Above thirty (30) acres, in addition to said minimum standards, said facilities shall be subject to intensive review by the Department and the County Commission utilizing the study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," adopted pursuant to Resolution No. R-633-77.

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Chapter 33 - ZONING

ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC

- (B) *Exception for Satellite Classroom Facilities.* The requirements set forth in subsection (a) above or any other section of this Article shall not apply to satellite facilities either owned or leased by private colleges or universities located in either a shopping center in a BU-2 or more liberal BU district or in an industrial park in an IU-1 or more liberal IU District, where the shopping center or industrial park is not less than twenty-five (25) acres under one (1) ownership of title, unity of title, or a declaration in lieu of unity of title, with an approved plan showing at least 200,000 square feet of building area with facilities for parking for not less than three hundred (300) vehicles. A satellite classroom facility is a permitted use within such a shopping center or industrial park, provided that it satisfies the following requirements: (a) the total cumulative square footage of all satellite classroom facilities located in a shopping center or industrial park shall be less than fifty (50) percent of the square footage of the shopping center or industrial park; (b) the satellite classroom facility shall be located at least five (5) miles away from the main campus of the private college or university; and (c) the total cumulative square footage of the satellite classroom facilities located in a shopping center shall not exceed ten (10) percent of the total cumulative classroom square footage located at the main campus of the private college or university. For the purposes of this subsection (B), distance shall be measured by following a straight line from the front door of the proposed satellite classroom facility to the nearest point of the main campus grounds. All satellite classroom facilities must comply with the parking requirements set forth in Section 33-124(1)(3). Applicants for satellite classroom facilities shall submit to the Department an affidavit setting forth the total cumulative classroom square footage located at the main campus of the private college or university. A school bookstore selling both new and used books shall be permitted to operate as an ancillary use in connection with satellite classroom facilities provided that the square footage of such bookstore does not exceed ten (10) percent of the total cumulative classroom square footage located at the shopping center or industrial park. The square footage of such a bookstore shall be included in the total cumulative classroom square footage at the shopping center for the purposes of this subsection (B).
- (C) *Exception for Commuter Colleges/Universities.* The requirements set forth in subsection (A) above or any other section of this article shall not apply to commuter colleges/universities.
- (D) *Exception for Allied Health Care Clinical Colleges/Universities.* The requirements set forth in subsection (a) above or any other section of this article shall not apply to allied health care clinical colleges/universities. An allied health care clinical college/university shall be located on a site containing a minimum lot area of not less than 1 gross acre and a maximum of five (5) gross acres and shall front on a major roadway (three (3) lanes or more). No allied health care clinical college/university shall exceed 30,000 gross square feet in size, of which the clinic shall not exceed 20 percent of the total gross area or a maximum of 3,000 square feet, whichever is less. Prior to building permit issuance, each allied health care clinical college/university shall be subject to an administrative site plan review (ASPR) in accordance with the applicable standards of the district where located, as provided in Sections 33-245.2, 33-251.5, 33-253.9 and 33-256.8 of this code.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 00-55, § 1, 5-9-00; Ord. No. 07-75, § 1, 6-5-07; Ord. No. 09-102, § 2, 11-17-09; Ord. No. 10-08, § 2, 2-2-10)

**Sec. 33-151.15. - Required information.**

All nonpublic educational facilities, as defined in this article, shall submit the following applicable information to the Department for review by the Department.

(A) *Written information.*

- (1) Total size of the site;
- (2) Maximum number of students to be served;
- (3) Number of teachers and administrative and clerical personnel;

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- (4) Number of classrooms and total square footage of classroom space;
  - (5) Total square footage of nonclassroom space;
  - (6) Amount of exterior recreational/play area in square footage;
  - (7) Number and type of vehicles that will be used in conjunction with the operation of the facility;
  - (8) Number of parking spaces provided for staff, visitors, and transportation vehicles, and justification that those spaces are sufficient for this facility;
  - (9) Grades or age groups that will be served;
  - (10) Days and hours of operations;
  - (11) Means of compliance with requirements by the Miami-Dade County Fire Department, Miami-Dade County Department of Public Health, the Department of Health and Rehabilitative Services, and any federal guidelines applicable to the specific application.
- (B) *Graphic information, less than fifty (50) students.*
- (1) A detailed plot use plan shall be submitted to the Department of Planning and Zoning, and the same shall be drawn to scale and include dimensions to indicate lot size, street rights-of-way and pavement measured from center line, size of building or buildings, interior floor layout and interior uses, location and size of recreation and/or play areas, location of fences and/or walls that shall enclose recreation and/or play areas; said plans shall include, but not be limited to, off-street parking areas and driveways, walls, fences, signs and landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code. The plot use plan shall include a title block giving the name of the project, the title of the person preparing the plan, the date of preparation of the plan and scale of drawings.
  - (2) Other data shall be furnished as requested by the Director where such data may be needed in order to determine that standards as specified in this article have been met.
- (C) *Graphic information, fifty (50) or more students.* The following graphic information shall be prepared by design professionals, such as registered Florida architects and landscape architects, for proposed facilities with fifty (50) or more students.
- (1) A plan indicating existing zoning on the site and adjacent areas.
  - (2) A site plan indicating the following:
    - (a) Location of all structures;
    - (b) Parking layout and drives;
    - (c) Walkways;
    - (d) Location of recreation areas and play equipment which shall include surrounding fences and/or walls;
    - (e) Any other features which can appropriately be shown in plan form.
  - (3) Floor plans and elevations of all proposed structures.
  - (4) Landscape development plan listing quantities, size, and names of all plants in accordance with Chapter 18A of this Code.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 86-27, § 1, 4-1-86; Ord. No. 95-215, § 1, 12-5-95; Ord. No. 95-223, § 1, 12-5-95; Ord. No. 98-125, § 21, 9-3-98)

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**Sec. 33-151.16. - Calculation of physical space requirements for multiple-use facilities.**

Where a private educational facility is to be operated in a structure simultaneously used as a residence, church or other facility, the area which will be specifically used for a private school or child care facility during the hours of operation shall be clearly defined. The area so delineated shall be used as the basis for determining physical space requirements as provided in this article. No physical space credit will be given for interior or exterior areas that are not restricted to the school or child care use during the hours of operation of said facility.

(Ord. No. 77-59, § 1, 9-6-77)

**Sec. 33-151.17. - Combination of residential and nonpublic educational facilities.**

No combination of residential use and nonpublic educational facility will be permitted on the same property except as follows:

- (a) A single-family residential use will be permitted in the same building with a nursery or kindergarten use, where the same is used only by the nursery-kindergarten operator.
- (b) In connection with day nursery and kindergarten facilities, a residential unit for a caretaker may be permitted only when the facility operator does not reside on said premises.
- (c) A residential unit will be permitted for a caretaker on the site of an elementary, junior and/or senior high school.
- (d) An existing multifamily apartment building or complex may incorporate a day nursery and/or kindergarten for the accommodation of residents only; provided, that such facility will not be contrary to any site plans previously approved at a public hearing.
- (e) Nonpublic educational facilities may be incorporated into a proposed apartment building or complex, provided said schools are included in the plans submitted for approval at public hearing (in case of apartment complex) and/or for permit (in case of apartment building).

(Ord. No. 77-57, § 1, 9-6-77)

**Sec. 33-151.18. - Physical standards.**

- (a) *Outdoor areas.* Outdoor recreation/play areas shall be in accordance with the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one (1) time unless otherwise indicated.

Minimum Standards for Outdoor Recreation Playground/Play Areas

<i>School categories</i>	<i>Required area</i>
Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time
Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student

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Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student
---------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------

Where there are category combinations, each classification shall be calculated individually.

- (b) *Signs.* Signs shall comply with district regulations as contained in Chapter 33 of the Miami-Dade County Code; provided, however, that the total square footage of all freestanding signs in any residential district shall not exceed six (6) square feet in size.
- (c) *Auto stacking.* Stacking space, defined as that space in which pickup and delivery of children can take place, shall be provided for a minimum of two (2) automobiles for schools with twenty (20) to forty (40) children; schools with forty (40) to sixty (60) [children] shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.
- (d) *Parking requirements.* Parking requirements shall be as provided in the Miami-Dade County Zoning Code, Section 33-124(1).
- (e) *Classroom size.* All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, hallways, teachers' conference rooms, storage areas, or any other interior space that is not used for instruction, play or other similar activities. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one (1) time by the minimum square footages, (1) through (4) below. Where a private educational facility is nongraded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one (1) of the following categories, each category shall be individually computed:
  - (1) Day nursery and kindergarten, preschool and afterschool care, 35 square feet per pupil.
  - (2) Elementary (grades 1—6), 30 square feet per pupil.
  - (3) Junior high and senior high (grades 7—12), 25 square feet per pupil.
  - (4) Baby-sitting service, 22 square feet of room area per child.
- (f) *Height.* The structure height shall not exceed the height permitted for that site by the existing zoning.
- (g) *Trees.* Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.
- (h) *[Exemptions.]* Baby-sitting services are exempted from the requirements of Subsections (a), (c), (d) and (g), "Outdoor Areas," "Auto Stacking," "Parking" and "Trees," Section 33-151.18. Schools permitted within existing multifamily structures (Subsection (d), Section 33-151.17) are exempted from Subsections (c) and (d), Section 33-151.18, provided such schools are limited to the occupants of the subject multifamily structures.
- (i) Child care facilities as described in Section 33-151.11(a), (b) and (f), shall be prohibited from operating on property abutting or containing a water body such as a pond, lake, canal, irrigation well, river, bay, or the ocean unless a safety barrier is provided which totally encloses or affords complete separation from such water hazards. Swimming pools and permanent wading pools in excess of eighteen (18) inches in depth shall be totally enclosed and separated from the balance of the property so as to prevent unrestricted admittance. All such barriers shall be a minimum of forty-eight (48) inches in height and shall comply with the following standards:

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- (1) Gates shall be of the spring back type so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the area is without adult supervision.
  - (2) All safety barriers shall be constructed in accordance with the standards established in Section 33-12, except that screen enclosures shall not constitute a safety barrier for these purposes.
- (j) *Location requirement for outdoor recreation playground/play areas for Child Care facilities.* Where the front or side street property line of a child care facility as described in Section 33-151.11(a), (b) and (f), abuts a section line or half section line right-of-way no outdoor recreation playground/play area shall be located between the right-of-way and the building line parallel to the right-of-way. Within two years after the Director mails notice of the requirement of this ordinance all existing child care facilities shall either comply with the foregoing requirement or install a safety barrier from vehicular traffic designed by a professional engineer and approved by the Public Works Department. For any existing child care facility which is required to either relocate its outdoor recreation playground/play area or provide a safety barrier, any resulting reduction in outdoor recreation playground/play area shall be deemed in compliance with the minimum playground/play area requirements of Section 33-151.18(a). Any such reduction shall also be deemed to be in substantial compliance with any site plan previously approved at public hearing. In event that such a child care facility whose site plan was approved at public hearing seeks to relocate its playground/play area, such relocation shall be subject to approval after public hearing upon appropriate application. No fee shall be charged for such application. This subsection shall not be deemed to allow the future expansion of any child care facility to occur without complying with the requirements of Section 33-151.18(a). Notwithstanding any thing in the Code to the contrary the provision of this subsection shall apply to Miami-Dade County child care facilities.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 86-27, §§ 1, 2, 4-1-86; Ord. No. 90-115, § 1, 10-16-90; Ord. No. 93-126, § 3, 11-16-93; Ord. No. 95-223, § 1, 12-5-95; Ord. No. 01-24, § 1, 2-13-01; Ord. No. 05-16, § 1, 1-27-05)

**Sec. 33-151.19. - Review standards.**

The following review standards shall be utilized by the Department, and, where a hearing is required, by the public hearing body.

- (a) *Study guide.* The study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," date 1977, shall be used as a general guide in the review of proposed nonpublic educational facilities; provided, however, that in no case shall the educational philosophy of a school be considered in the evaluation of the application.
- (b) *Planning and neighborhood studies.* Planning and neighborhood studies accepted or approved by the Board of County Commissioners that include recommendations relevant to the facility site shall be used in the review process.
- (c) *Scale.* Scale of proposed nonpublic educational facilities shall be compatible with surrounding proposed or existing uses and shall be made compatible by the use of buffering elements.
- (d) *Compatibility.* The design of the nonpublic educational facilities shall be compatible with the design, kind and intensity of uses and scale of the surrounding area.
- (e) *Buffers.* Buffering elements shall be utilized for visual screening and substantial reduction of noise levels at all property lines where necessary.
- (f) *Landscape.* Landscape shall be preserved in its natural state insofar as is practicable by minimizing the removal of trees or the alteration of favorable characteristics of the site. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

PART III - CODE OF ORDINANCES

Chapter 33 - ZONING

ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC

- (g) *Circulation.* Pedestrian and auto circulation shall be separated insofar as is practicable, and all circulation systems shall adequately serve the needs of the facility and be compatible and functional with circulation systems outside the facility.
  - (h) *Noise.* Where noise from such sources as automobile traffic is a problem, effective measures shall be provided to reduce such noise to acceptable levels.
  - (i) *Service areas.* Wherever service areas are provided they shall be screened and so located as not to interfere with the livability of the adjacent residential properties.
  - (j) *Parking areas.* Parking areas shall be screened and so located as not to interfere with the livability of the adjacent residential properties.
  - (k) *Operating time.* The operational hours of a nonpublic educational facility shall be such that the impact upon the immediate residential neighborhood is minimized.
  - (l) *Industrial and commercial.* Where schools are permitted in industrial or commercial areas it shall be clearly demonstrated in graphic form how the impact of the commercial or industrial area has been minimized through design techniques.
  - (m) *Fences and walls.* Recreation and/or play areas shall be enclosed with fences and/or walls.
- (Ord. No. 77-59, § 1, 9-6-77; Ord. No. 86-27, § 2, 4-1-86; Ord. No. 95-223, § 1, 12-5-95)

**Sec. 33-151.20. - Certificate of use and occupancy.**

The certificate of use and occupancy shall be automatically renewable annually by the Department upon compliance with all terms and conditions including maintenance of the facility in accordance with the approved plan.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 95-215, § 1, 12-5-95)

**Sec. 33-151.21. - Grandfather clause.**

It is not the intention of this article to require any changes in any nonpublic educational facilities already in existence at the time of the adoption of this article, so long as said uses have been legally established in accordance with existing regulations.

Any nonpublic educational facilities which have heretofore been approved through a public hearing, and are subject to plot use (or site) plan approval, but on which construction has not been commenced, shall have six (6) months from the date of this article to commence construction; otherwise, compliance with this article shall be required.

With the exceptions noted above, all nonpublic educational facilities shall comply with the requirements of this article upon the effective date thereof.

Any proposed minor changes to existing schools that were approved prior to the adoption of this article may be approved by the Director, provided that such modifications do not violate the resolution approved as part of the plan. Such minor changes shall include, but not be limited to, enlargement of the play area, additions, such as storage areas, additional restrooms, and expansion of kitchen facilities.

(Ord. No. 77-59, § 1, 9-6-77; Ord. No. 95-215, § 1, 12-5-95)

**Sec. 33-151.22. - Enforcement.**

In the unincorporated areas, this article shall be enforced by the Director and Team Metro.

PART III - CODE OF ORDINANCES

Chapter 33 - ZONING

ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC

- (a) In the incorporated areas, this article shall be enforced by the municipalities.
- (b) Where this article is not enforced within a municipality the County shall enforce the same where authorized through the Director and Team Metro.

(Ord. No. 93-126, § 4, 11-16-93; Ord. No. 98-125, § 21, 9-3-98)

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FOOTNOTE(S):

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<sup>(303)</sup> **Editor's note**— Ord. No. 77-59, § 1, enacted Sept. 6, 1977, amended Ch. 33 by adding the provisions included herein; designation as Art. XA, §§ 33-151.11—33-151.21, is at the discretion of the editor. ([Back](#))

**GENOVESE**  
**JOBLOVE &**  
**BATTISTA**  
PA.  
*Attorneys at Law*

January 8, 2012

VIA EMAIL

Darby Delsalle, AICP  
Director of Planning and Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

Re: Response to traffic comments relating to the application by The Falls Preschool, LLC for say care use by Calvin Giordano and Associates, Inc.

Dear Director Delsalle:

We are in receipt of that certain letter dated December 13, 2012, prepared by Calvin Giordano and Associates, Inc., your traffic consultant in the above referenced application by my client, the Falls Preschool, LLC .

In response to the issues raised by Calvin Giordano, attached hereto is an updated traffic study and written response from our traffic consultant, Traf Tech Engineering, Inc. In addition to Traf Tech's updated analysis and response, please accept my comments below as additional supplemental information.

Site Plan

1. Comment: Show classroom sizes on site plan, with square footages, children per room and ages of children in room. This will allow the applicant to define the exact number of staff required per room, which can be used by Village staff as a condition of approval. Please note, per Village of Palmetto Bay code of ordinances, the minimum space per child is 35 square feet.

*Answer: ARTICLE XA. - EDUCATIONAL AND CHILD CARE FACILITIES, NONPUBLIC of the Miami-Dade County Code controls and supersedes Palmetto Bay requirements. (Please see*

*attached copy of section). The information requested above is not required by the County Code. Applicant defines the number of staff required in accordance with state certification criteria. Applicant has stated in the "Child Care Check List for Day Nursery, Day Care Center, Kindergarten and Private School" attached to the application that the number of staff will be 15. Therefore, the number of parking spaces required per the County Code is 15. The application meets the minimum classroom space requirement of the County Code, which is 35 sq. ft. per child.*

2. Comment: Village of Palmetto Bay code of ordinances specifies restaurant parking at 1 space per 50 gross square feet. For the proposed Fuddruckers, required parking should be calculated at 153 spaces.

*Answer: The Village applies the criteria of 1 parking space for every 50 sq. ft. of patron area, not gross area.*

3. Comment: Village of Palmetto Bay code of ordinances specifies day care parking spaces shall equal the combined total of personnel and transportation vehicles. Therefore, without knowing the total number of staff, parking cannot be accurately calculated. In addition, parking/stacking provisions for parent drop-off/pick-up shall also be accounted for on the site plan. Per Village code (30-110.6 (d)), the required traffic study shall demonstrate adequate vehicular circulation. Please provide stacking analysis as part of traffic study.

*Answer: See answer to Comment 1 above. As stated in the above referenced Checklist, the total number of personnel/staff is 15. There are no transportation vehicles. Please see attached updated traffic study.*

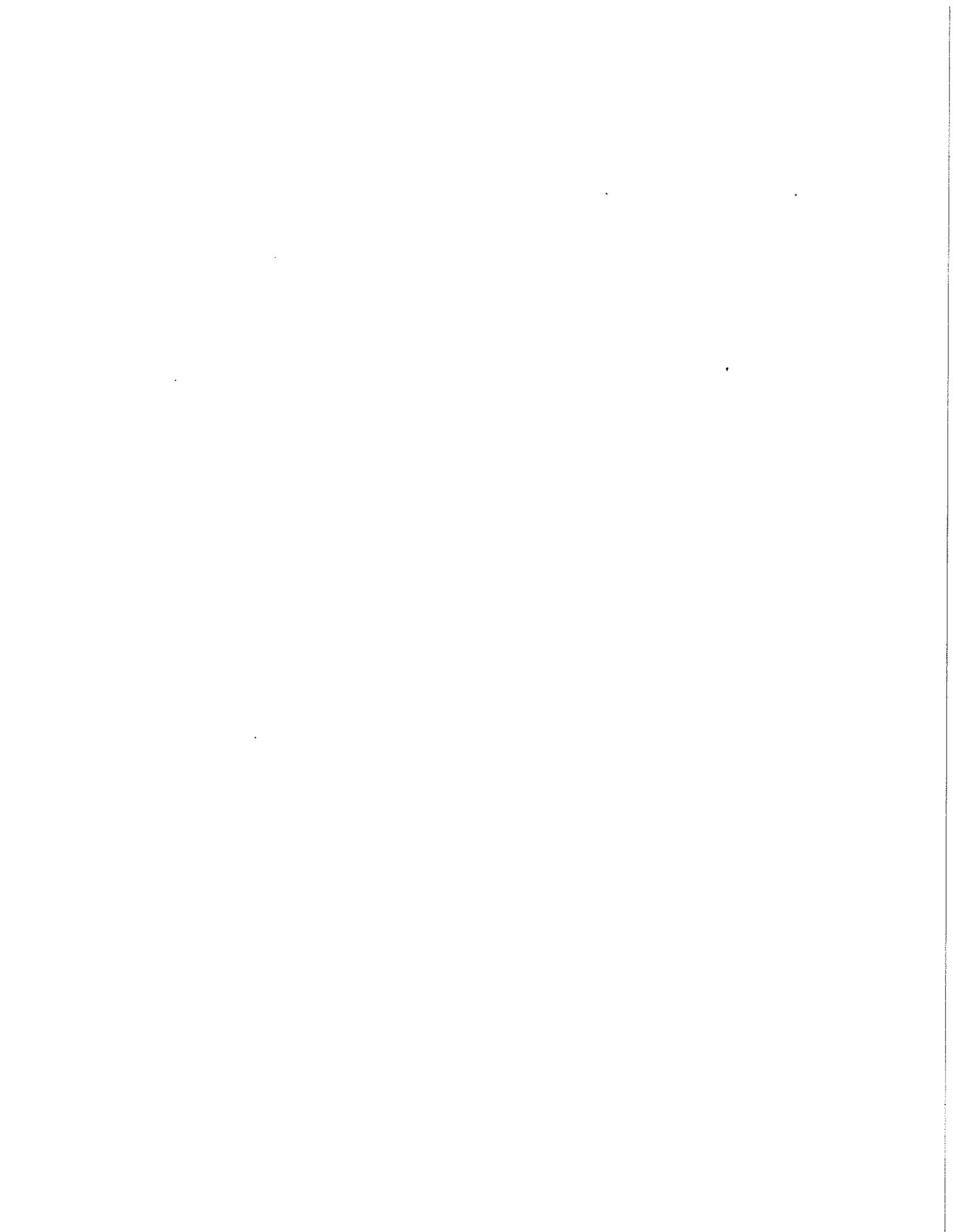
#### Traffic Impact Study

4. Comment: Village of Palmetto Bay code of ordinances (30-110.6 (a)) for day care facilities specifies the minimum size of the facility based upon the number of children. Please explain how this applies to the proposed site and the number of students proposed at the day care.

*Answer: The proposed size of the facility and number of children are included in the above referenced Checklist, the submitted application and original and updated traffic studies.*

5. Comment: Please revise the projected trip generation to include Fuddruckers.

*Answer: Please see attached updated traffic study.*



Darby Delsalle, AICP  
January 8, 2013  
Page 3

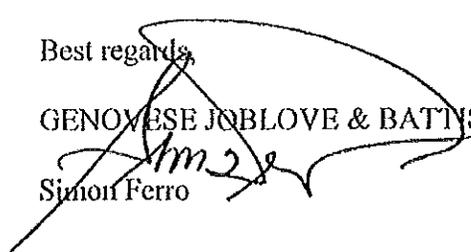
6. Comment: The vehicle accumulation analysis shows that parking required is 36 vehicles, which is well below the proposed 15 spaces. Please justify required parking.

*Answer: Please see attached response from Traf Tech.*

Please let me know if you have additional comments or requests.

Best regards,

GENOVESE JOBLOVE & BATTISTA

  
Simon Ferro



To: Darby Delsalle  
Director of Planning and Zoning

Date: November 16, 2012

From: Corrice E. Patterson,   
Public Works Director

Re: KLA Day Care  
Site Plan Review

The proposed site plan for KLA Day Care located at 14875 South Dixie Highway, Unit B, Palmetto Bay, Florida has been submitted to the Village's Public Works Department for review.

The Department of Public Works has no objection to the proposed property improvements as all work is on private property and the main ingress/egress onto the site is US-1/ South Dixie Highway which is under the jurisdiction of FDOT.

The following comments are being provided as a result of e Public Work's review of the attached site plan.

1. Provide FDOT Traffic Counts that incorporate peak traffic conditions following the 2012 opening of Fuddrucker's Restaurant
2. Village of Palmetto Bay Traffic Engineer to prepare Traffic Impact Study
3. Village Traffic Engineer review of Traffic Study prepared by Traf Tech Engineering, Inc. for KLA Day Care.
4. FDOT review of proposed site plan.
5. Restrict ingress/egress of the utility easement at SW 148<sup>th</sup> Street during Day Care peak hours of operation.
6. Additional traffic and site plan issues may be addressed before site plan is approved as final.

Cc: Efren Nunez, P & Z Administrator  
Danny Casals, Field Operations Supervisor

GENOVESE  
JOBLOVE &  
BATTISTA  
P.A.  
*Attorneys at Law*

October 9, 2012

Darby Delsalle  
Director  
Planning and Zoning Department  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

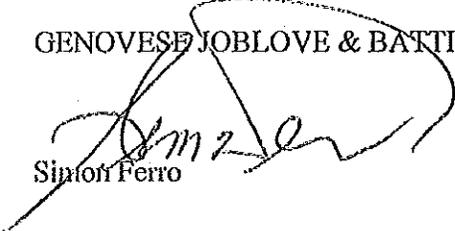
Re: Application by Smorgasbord Management Company requesting a Special Exception for site plan approval for a child day care facility located at 14875 South Dixie Highway, Unit B, Palmetto Bay, Florida.

Dear Director Delsalle:

Enclosed are two original traffic studies prepared by Traf Tech Engineering, Inc. in connection with the application referred to above filed on behalf of The Falls Preschool, LLC, a Florida limited liability company.

Sincerely,

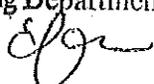
GENOVESE JOBLOVE & BATTISTA

  
Simon Ferro

RECEIVED  
Zoning Department

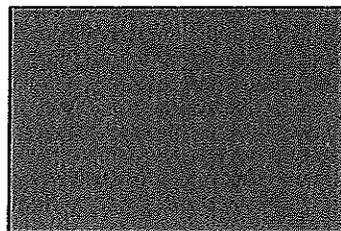
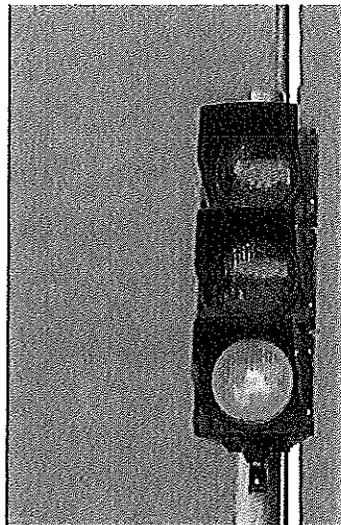
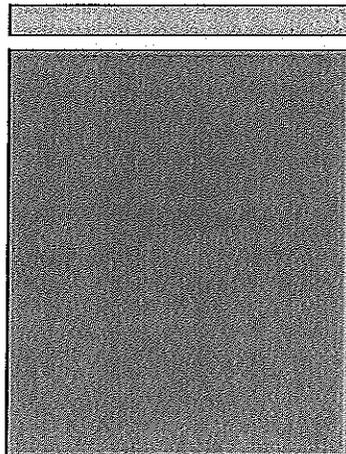
OCT. 10. 12

Village of Palmetto Bay  
Building & Zoning Department

By: 

# KIDS LEARNING ADVENTURE

traffic study



prepared for:  
**KLA Day Care**

**Traf Tech**  
ENGINEERING, INC.

October 2012

**Traf Tech**  
ENGINEERING, INC.

October 9, 2012

Mr. Simon Ferro  
Genovese Joblove & Battista, P.A.  
100 Southeast 2<sup>nd</sup> Street, 44<sup>th</sup> Floor  
Miami, Florida 33131

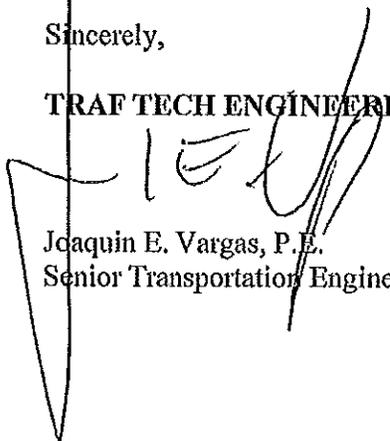
Re: **Palmetto Bay KLA Day Care – Traffic Study**

Dear Simon:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic study undertaken for the proposed Kids Learning Adventure (KLA) Day Care planned to be located on the east side of South Dixie Highway approximately 900 feet north of Coral Reef Drive in the Village of Palmetto Bay in Miami-Dade County, Florida. It has been a pleasure working with you on this project.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

  
Jaquin E. Vargas, P.E.  
Senior Transportation Engineer

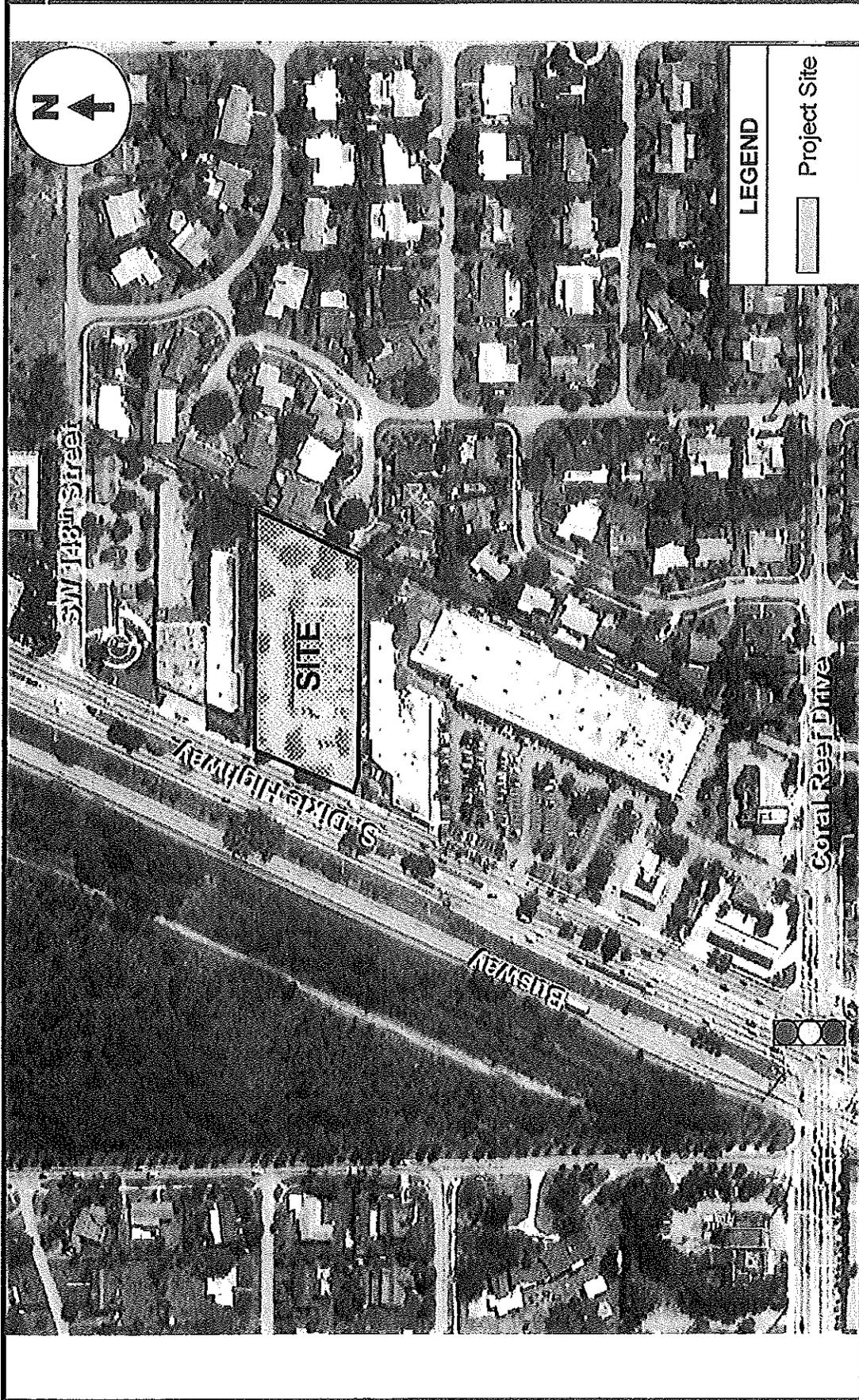
  
10/9/12

## INTRODUCTION

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Kids Learning Adventure (KLA) is a proposed educational facility planned to be located on the east side of South Dixie Highway (US 1) approximately 900 feet north of Coral Reef Drive in the Village of Palmetto Bay in Miami-Dade County, Florida. More specifically, the site address is 14875 South Dixie Highway, Palmetto Bay, Florida 33176. The location of the subject day care is shown in Figure 1 on the following page. The subject private day care is being planned with a maximum population of 138 children encompassing primarily pre-day-care activities (ages infant to five). The anticipated number of staff members is estimated at 11 on a typical weekday.

Traf Tech Engineering, Inc. was retained by KLA to prepare a Traffic Study in connection with the proposed educational facility. Appendix A contains the proposed site plan for the KLA Day Care.



**Project Location Map**

**FIGURE 1**  
 KLA Day Care  
 Palmetto Bay, Florida

**Traf Tech**  
 ENGINEERING, INC.

## **TRAFFIC OPERATIONS PLAN**

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### **Anticipated Day Care Schedule**

Monday through Friday, the day care will open from 8:00 AM to 6:00 P.M.

With the above day care schedule, the day care traffic will be spread throughout the day resulting in a reduction in peak traffic conditions which will benefit the area street system.

### **Traffic Operations Plan**

The proposed traffic operations plan for the KLA day care consists of vehicles using the access driveway on South Dixie Highway, circulating in a counterclockwise direction, and exiting back onto US 1.

All parents will be required to park in order to drop-off/pick-up their children. The parking spaces located on the north and east sides of the building should be used during the AM and PM day care peak periods.

As indicated in the site plan located in Appendix A, the project site will be shared between a Fuddrucker's Restaurant and the KLA Day Care. The restaurant will encompass approximately 7,643 gross square feet while the KLA Day Care will have approximately 9,265 gross square feet.

The entire site includes 94 regular parking spaces and 4 handicap parking stalls for a total parking capacity of 98 vehicles. According to the Institute of Transportation Engineers (ITE) *Parking Generation* (Fourth Edition), a 7,643 square-foot high turn-over restaurant, such as Fuddrucker's, requires approximately 44 parking spaces to comfortably accommodate its peak parking demand. Therefore, approximately 50 regular parking stalls will be available to the day care for the peak drop-off and pick-up periods. The day care's morning peak is anticipated around 8:00 AM while the afternoon peak will be spread between 2:00 PM and 6:00 PM.

### **Bus Operations**

KLA will not utilize buses for the daily transportation of children to and from the campus. Additionally, there are no plans to implement buses in the future.

### **Staff Supervision**

The applicant will supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the day care site.

---

## Pedestrian Traffic

In order to assist pedestrian mobility within the site, a sidewalk should be provided along the north and south sides of the day care building.

## Trip Generation and Traffic Impacts on South Dixie Highway

The trip generation for the proposed KLA Day Care was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (8<sup>th</sup> Edition). According to the subject ITE manual, the most appropriate "land use" category for the Pre-K education is ITE's Land Use 565 – Day Care Center. The peak periods trip generation rates, given by ITE, are:

### AM Peak Hour

$T = 0.80 (X)$  (53% inbound and 47% outbound)

Where T = average AM peak hour vehicle trip ends (day care's entering peak) and

X = number of children

### PM Peak Hour

$T = 0.82 (X)$  (47% inbound and 53% outbound)

Where T = average PM peak hour vehicle trip ends (day care's exiting peak) and

X = number of children

Table 1 summarizes the trip generation associated with the proposed KLA Day Care. As indicated in Table 1, the proposed day care is anticipated to generate approximately 110 trips (58 inbound and 52 outbound) during the day care's entering peak, and approximately 113 trips (53 inbound and 60 outbound) during the day care's exiting peak.

TABLE 1 KLA Day Care Trip Generation Summary						
Land Use	Size	Daily Trips	AM Peak Trips		PM Peak Trips	
			Inbound	Outbound	Inbound	Outbound
Day Care	138 children	-	58	52	53	60

Source: ITE *Trip Generation Manual* (8<sup>th</sup> Edition)

Additionally, a review of the traffic concurrency station located on South Dixie Highway near the day care site indicates that ample roadway capacity is available in order to absorb the peak hour traffic impacts generated by the KLA Day Care. Table 2 below presents the traffic concurrency situation of the nearby traffic count stations.

TABLE 2 KLA Day Care Reserve Capacity				
Station No.	Location	Peak Hour Capacity <sup>1</sup>	Peak Hour Trips <sup>2</sup>	Available Peak Hour Capacity <sup>3</sup>
332	S. Dixie -- South of Coral Reef Dr.	6,180	5,029	1,151
1106	Coral Reef Dr. -- West of US 1	4,080	2,798	1,282

Source: Miami-Dade County (September 14, 2011)

In summary, the proposed KLA Day Care is projected to generate approximately 118 trips during the AM peak hour and approximately 122 PM peak hour trips. Moreover, ample roadway capacity is available near the project site in order to absorb the additional 122 PM peak hour trips generated by the proposed day care.

Appendix B contains the applicable sections from Miami-Dade County's Traffic Concurrency System.

### Impacts to Emergency Vehicles

As with all traffic using public streets, all day care-related traffic is required to yield the right-of-way to emergency vehicles traveling at or near the KLA Day Care. Hence, the subject day care will not affect emergency vehicles traveling along South Dixie Highway or nearby local streets. Moreover, based on our analysis, the day care provides sufficient parking spaces within the private property that will avoid vehicle stacking on South Dixie Highway thereby, eliminating any potential risk of conflict with emergency vehicles using US 1.

### No Need for Speed Zone Signs

Since no pedestrians or bicyclists are anticipated at the future KLA Day Care, reduced-speed flashing signs are not warranted on South Dixie Highway. For this reason, it is recommended that the day care's Parent Handbook mandate that all KLA children be transported to and from the day care via private vehicles only.

<sup>1</sup> Maximum level of service capacity.

<sup>2</sup> Existing traffic volumes plus peak hour trips associated with approved, but not built, developments.

<sup>3</sup> Total capacity minus peak hour trips (reserved trips).

---

### Vehicle Accumulation Analysis

According to the Institute of Transportation Engineers (ITE) *Parking Generation* (Fourth Edition), the maximum number of parking spaces required for a day-care facility is given by the following equation:

$$P = 0.26 (X) \text{ where}$$

P = maximum number of parking spaces occupied during the peak parking period

X = number of children

It is important to note that the above equation represents the maximum value at the 95% confidence interval as opposed to average conditions.

Using the above equation, the 138 children will require a maximum of 36 parking spaces/vehicle storage during the peak parking period. The entire site includes 94 regular parking spaces and 4 handicap parking stalls for a total parking capacity of 98 vehicles. During the day care's morning drop-off period, the Fuddruckers Restaurant will have minimal to no activity and therefore, all 94 regular parking spaces will be available to the day-care facility. According to the Institute of Transportation Engineers, high turn-over restaurants such as Fuddruckers have a peak parking demand between 11:00 AM and 1:00 PM and after 6:00 PM. The afternoon pickup period for the KLA Day Care will start after 2:00 PM and will end at 6:00 PM and therefore, the parking peak for both facilities will not coincide.

Based on the above, stacking and/or parking are not anticipated to be a problem at the KLA site.

# **APPENDIX A**

## **Site Plan for KLA Day Care**



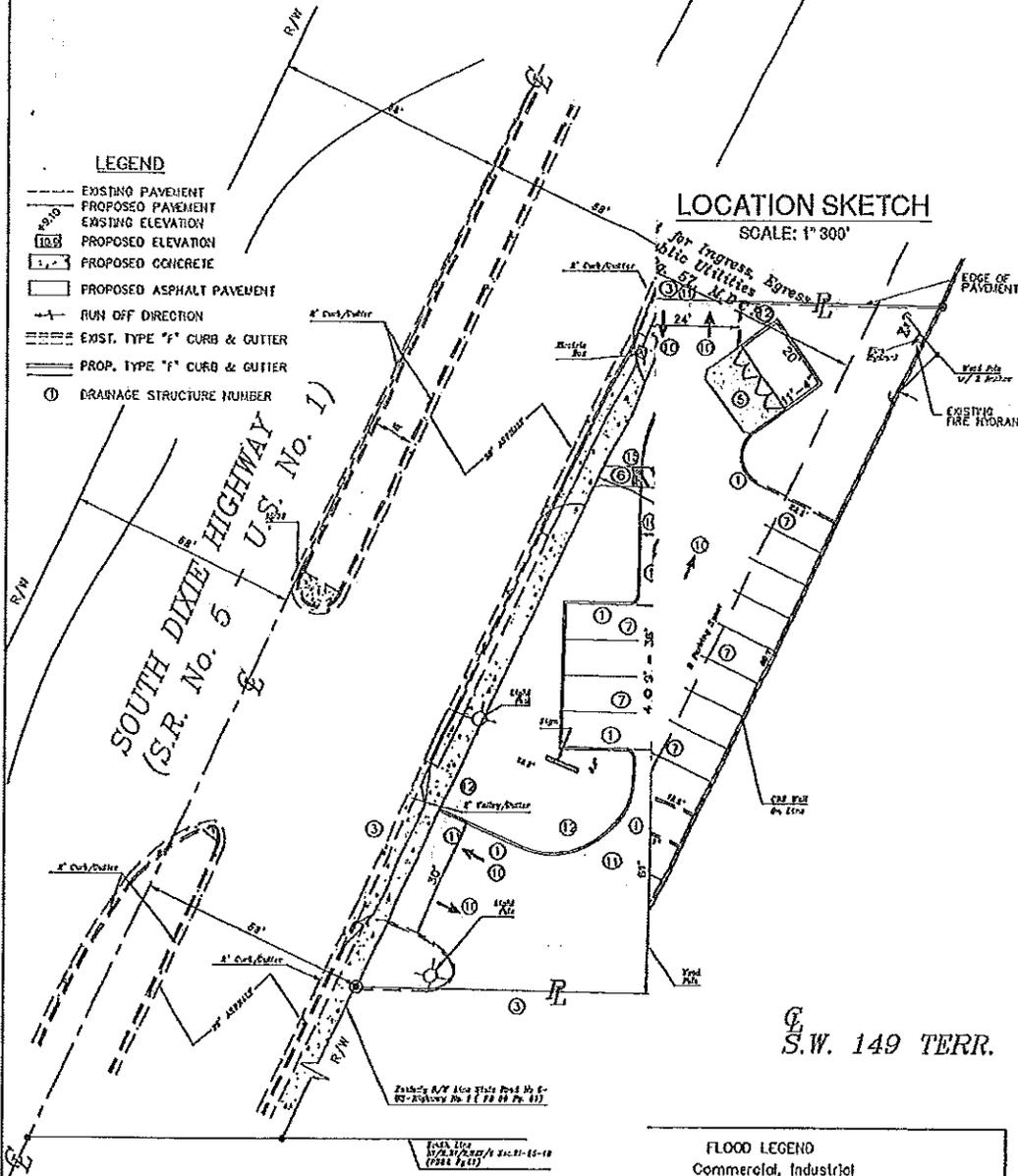
KNOW WHAT'S BELOW  
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BEFORE YOU DIG  
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www.call811.com

**LEGEND**

- EXISTING PAVEMENT
- - - - PROPOSED PAVEMENT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- ① DRAINAGE STRUCTURE NUMBER

**LOCATION SKETCH**

SCALE: 1" = 300'



AMORA  
& ASSOCIATES, INC.  
ENGINEERING LAND PLANNING

FUDDRUCKERS RESTAURANT  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA  
VITA FOODS DBA FUDDRUCKERS  
14875 S. DIXIE HIGHWAY  
PALMETTO BAY, FLORIDA  
**SITE PLAN**

**SCHEDULE NOTES**

- ① NEW 6" CONCRETE CURB
- ② WHEEL STOP/BUMPER
- ③ EXISTING PAVEMENT LINE
- ④ NEW ASPHALT PAVEMENT
- ⑤ NEW CONCRETE PAVEMENT
- ⑥ NEW CONCRETE SIDEWALK
- ⑦ 4" PAINTED STRIPING (DOUBLE)
- ⑧ 4" PAINTED WHITE STRIPING
- ⑨ TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
- ⑩ PAINTED DIRECTIONAL ARROW
- ⑪ 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
- ⑫ STOP SIGN (R1-1)
- ⑬ TYPICAL "HANDICAP" SIGN
- ⑭ HANDICAP RAMP
- ⑮ 3" MINIMUM DETECTABLE WARNING

**FLOOD LEGEND**  
Commercial, Industrial

ADDRESS: 14875 S. DIXIE HIGHWAY  
BLOCK: # SUBDIVISION: BUSINESS ADDITION TO LAUREL HILL PARK  
PAGE: 57 SHEETS & BOUNDS:

ELEV: 15.21 FINISH. CROSS OF ROAD ELEVATION WAS TAKEN FROM  
BY PREPARED BY: MICHELE TOGA PLS UO P. 3103  
DATE: 10/21/09

SHALL BE ATTACHED TO THE NOTES AND/OR PLAN SHALL BE STAMPED WITH THE DOWNSHIFT  
DATE

ACE WATER MANAGEMENT STORMWATER PERMIT N/A  
ENVIRONMENTAL RESOURCES PERMIT N/A

F AREA: 1.55 UNDERGROUND PARKING: 154/100  
IF ALL UNDERGROUND PLANS ARE ATTACHED TO THIS SET, BASED ON YES/NO

IF OTHER PORTIONS OF THIS PROPERTY BEING GRANTED A FLOOR OR  
CEILING SHALL BE INDICATED

1st Floor Area (sq. ft. min./max. area)	Adjacent Grade Elevation (ft. to base of 1st structure)	1st Floor Elevation (ft. above 1st structure)
1550 FT. 1000	FT. 1000	13.80 FT. 1000

C-1

# **APPENDIX B**

## **Miami-Dade County Traffic Count Stations**

**FDOT TRAFFIC COUNT STATIONS**  
 \*BASED ON 2010 TRAFFIC COUNTS

STA #	ROADWAY	LOCATION	CL	MAX LOS	RHP	START	DOS TRIPS	AVAIL TRIPS	%	EXISTING LOS	ADOPTED LOS	CONC. LOS
235	NW 7 AVE (US 441/SR 7)	N/O NW 95 ST BET NW 79 ST-NW 103 ST	A 4	7725	2529	5196	98	5098	F	C	E+50	C
266	SW 8 ST/TAMIAMI TRAIL	E/O SW 147 AVE, FROM SW 147 AVE TO SW 137 AVE	A 6	4680	3866	814	12	772	F		D	D
268	BISCAYNE BLVD (US 1/SR 5)	S/O BROWARD CO. LINE TO NE 192 ST	A 6	5616	4074	1542	3	1539	F	D	E+20	D
269	COLLINS AVE (SR A1A)	N/O 172 ST BET BAYVIEW DR-LEHMAN C-SWY	A 6	5616	3898	1728	12	1716	F	D	E+20	D
323	NW 27 AVE (SR 9)	S/O NW 36 ST TO SR 836	A 6	6180	3222	2958	18	2940	F	C	E+20	C
324	NW 57 AVE/RED RD (SR 823)	N/O W 21 ST(HALEAH) OKEECHOBEE RD-NW 79 S	A 4	3400	1792	1808	0	1608	F	C	E	C
332	S. DIXIE HWY (US1/SR 5)	S/O SW 152 ST/CORAL REEF TO SW 168 ST	A 6	6180	4990	1200	49	1151	F	E	EE	E
346	S. DIXIE HWY (US 1/SR 5)	N/O SW 112 AVE/ALLAPATTAH TO SW 186 ST	A 6	6180	3333	2847	287	2560	F	C	EE	C
360	NW 57 AVE/RED RD (SR 823)	S/O NW 138 ST TO NW 103 ST	A 4	3400	3498	-98	0	-98	T	F	E	F
361	SW 177 AVE/SR 997	N/O SW 232 ST TO SW 216 ST	A 2	1420	1438	-18	14	-32	T	D	C	F
365	NW 2 AVE (US 441/SR 7)	N/O NW 199 ST TO COUNTY LINE	A 6	4580	3990	700	0	700	F	D	SUMA	D
366	NE 167 ST (SR 826)	E/O N. MIAMI AVE BET NE 2 AVE-NE 6 AVE	A 6	7725	4400	3325	43	3282	F	D	E+50	D
377	SW 8 ST/TAMIAMI TRAIL	E/O KROME AVE, FROM KROME AVE TO SW 147 AVE	4	3440	1286	2174	5	2169	F	B	C	B
405	PALMETTO EXPWY (SR 826)	E/O NW 57 AVE/RED RD TO NW 47 AVE	6	10150	9252	898	14	894	F	D	D	D
417	NW 27 AVE (SR 9)	N/O SR 112 BET NW 36 ST-NW 54 ST	A 4	4650	2472	2178	96	2082	F	D	E+50	D
431	NW 27 AVE (SR 9)	S/O NW 103 ST TO NW 79 ST	A 4	5100	2824	2276	32	2244	F	D	E+50	D
436	NW 7 AVE (US 441/SR 7)	N/O NW 147 ST FROM NW 135 ST TO I-95	A 6	7725	2134	5591	4	5587	F	C	E+50	C

**FDOT TRAFFIC COUNT STATIONS**  
 \*BASED ON 2010 TRAFFIC COUNTS

STA #	ROADWAY	LOCATION	CL	MAX LOS	PHP	START 1012	DOS TRIPS	AVAIL TRIPS	%	EXISTING LOS	ADOPTED LOS	CONC. LOS
							6	1006	F	C	SUMA	C
1091	SW 107 AVE (SR 985)	N/O SW 40 S/BIRD RD TO SW 24 ST	A 4	3400	2388	1012						
1092	SW 107 AVE (SR 985)	S/O SW 93 ST BET SW 104 ST-SW 88 ST	A 4	3220	2228	992	41	351	F	C	D	C
1093	SW 112 ST (SR 990)	W/O US-1 TO SW 97 AVE	A 2	1600	752	848	56	792	F	B	SUMA	B
1095	SW 112 AVE/ALLAPATTAH DR.	N/O SW 216 ST BET US 1-SW 248 ST	A 4	3560	2393	1167	471	696	F	B	SUMA	C
1106	SW 152 ST/CORAL REEF	W/O US-1 TO SW 107 AVE	A 4	4080	2786	1294	12	1282	F	D	EE	D
1114	SW 186 ST/QUAL ROOST DR	W/O US-1 TO HEFT/SR 821	A 4	3400	1506	1894	97	1797	F	C	SUMA	C
1116	SW 200 ST (SR 994)	W/O SW 127 AVE TO KROME AVE	2	2550	1284	1286	63	1203	F	C	SUMA	C
1117	SW 200 ST (SR 994)	E/O SW 177 AVE/KROME AVE TO SW 127 AVE	2	2000	662	1318	6	1312	F	B	D	B
1139	W FLAGLER ST (SR 968)	E/O SW 72 AVE BET NW 57 AVE-PALMETTO EXPWY	A 4	5100	3083	2017	0	2017	F	D	E+50	D
1140	W FLAGLER ST (SR 968)	W/O SW 72 AVE BET SW 57 AVE-PALMETTO EXPWY	A 6	7725	4323	3402	28	3374	F	D	E+50	D
1141	W FLAGLER ST (SR 968)	W/O NW/SW 72 AVE TO NW/SW 87 AVE	A 6	6180	4684	1516	156	1360	F	D	EE	D
1167	NW 27 AVE (SR 817)	S/O DADE/BROWARD CO. LINE TO NW 183 ST	A 6	6180	3896	2284	0	2284	F	D	EE	D
1172	NW 36 ST (SR 948)	E/O NW 72 AVE TO NW 57 AVE	A 6	7725	4979	2746	52	2694	F	E	E+50	E
1173	NW 36 ST (SR 948)	E/O PALMETTO EXPWY TO NW 72 AVE	A 6	8040	4814	3226	110	3116	F	C	E+50	C
1179	NW 42 AVE/LEJEUNE RD	S/O E. 11 PL(HALEAH) BET NW 36 ST-NW 79 S	A 6	5100	2564	2536	45	2491	F	D	E+50	D
1180	NW 42 AVE/LEJEUNE RD	S/O E 23 ST (HALEAH) BET NW 36 ST-NW 79 ST	A 6	5100	2395	2705	13	2692	F	C	E+50	C
1181	NW 42 AVE/LEJEUNE RD	N/O NW 119 ST BET NW 103 ST-NW 135 ST	A 6	7020	1732	5288	48	5240	F	C	E+50	C

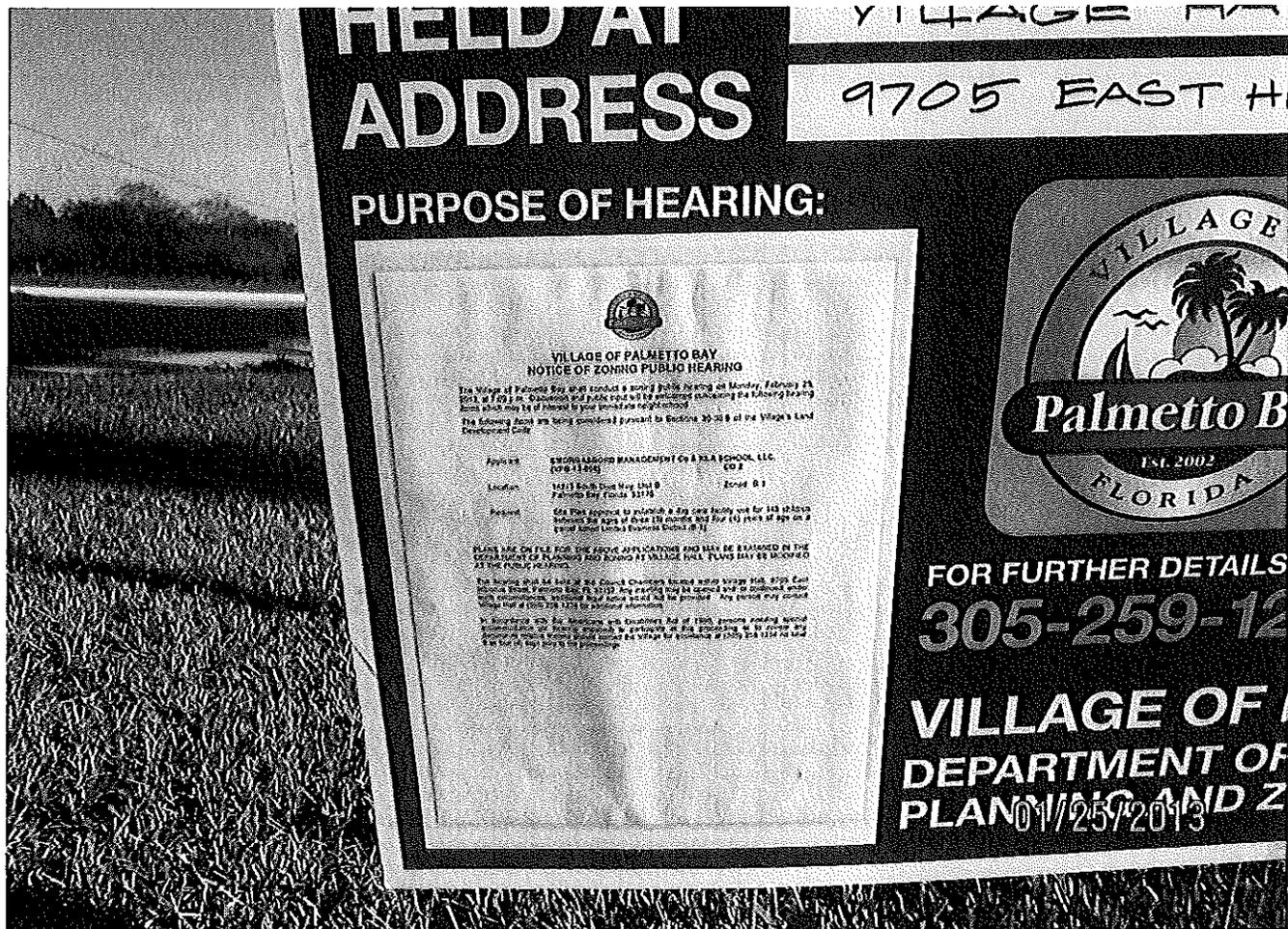
# MAILING & POSTING

SMORGASBORD MANAGEMENT CO / KLA SCHOOL, LLC. VPB-12-008



**ZONING HEARING**  
 HELD AT  
 ADDRESS  
 9705 EAST H  
 VILLAGE OF PALMETTO BAY  
 EST. 2002  
 FLORIDA

01/25/2013



**HELD AT  
 ADDRESS**

VILLAGE PALMETTO BAY  
 9705 EAST H

**PURPOSE OF HEARING:**

**VILLAGE OF PALMETTO BAY  
 NOTICE OF ZONING PUBLIC HEARING**

The Village of Palmetto Bay will conduct a zoning public hearing on Monday, February 25, 2013, at 7:00 p.m. Questions and public input will be welcome concerning the following zoning items which may be of interest to your immediate neighborhood.

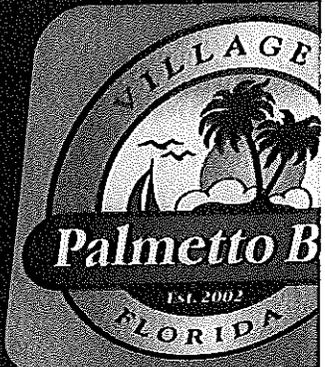
The following items are being considered pursuant to Sections 20-28 of the Village's Land Development Code:

Project:	STRONGARM MANAGEMENT CO & SIA SCHOOL, LLC (098-1100)	Zone:	B-1
Location:	1421 South East May 1st St Palmetto Bay, Florida 33151		
Request:	Use this property to establish a 200 year building use for 148 students without the area of three (3) double and four (4) plots of age on a total lot area of 100,000 sq ft.		

PLANS AND CDP FEE FOR THE ABOVE APPLICATIONS AND MAY BE REVIEWED IN THE OFFICE OF PLANNING AND ZONING AT VILLAGE HALL, PLANS MAY BE VIEWED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chamber located within Village Hall, 8705 East Highway Street, Palmetto Bay, FL 33151. Any hearing may be canceled and no additional notice will be provided, including that notice would be provided. Any person who wishes to speak at the hearing should contact the Village for assistance at 305-259-1212 for additional information.

It is requested that all interested parties be present at the hearing to present their comments and questions to the Village. The Village will be responsible for providing a copy of the hearing minutes to the public.



**FOR FURTHER DETAILS  
 305-259-1212**

**VILLAGE OF PALMETTO BAY  
 DEPARTMENT OF PLANNING AND ZONING**

01/25/2013

**VILLAGE OF PALMETTO BAY  
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-12-008  
APPLICANT NAME: SMORGASBORD MANAGEMENT CO & KLA SCHOOL, LLC.  
FOLIO: 3350210160020  
PROJECT LOCATION: 14875 SOUTH DIXIE HWY, UNIT B, PALMETTO BAY, FL 33157

**REQUEST:** Site Plan approval, to establish a day care facility use for 145 children between the ages of three (3) months and four (4) years of age on a parcel zoned Limited Business District (B-1).

**PLANS ARE ON FILE AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED BEFORE AND DURING THE PUBLIC HEARING.**

**A PUBLIC HEARING WILL BE HELD MONDAY, FEBRUARY 25<sup>th</sup>, 2013, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.**

**YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE:** However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

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