



VILLAGE OF PALMETTO BAY

September 29, 2015

Miami-Dade Fire Rescue Department
9300 NW 41 Street
Doral, FL 33178

Re: Village of Palmetto Bay for Zoning application **VPB-15-011**

In compliance with Section 30-30.11(d), of the Village's Land Development Code, staff's analysis of the zoning application request, VPB-15-011, is hereby issued and provided to you, at least twenty (20) days prior to the hearing scheduled for October 19, 2015. The documentation submitted pursuant to the zoning application request can be found in the back-up portion of the Village's Memorandum.

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 October 5, 2015. Section 30-30.12 is attached herein to provide a complete description of all necessary submittal requirements. Any information submitted after October 5, 2015, may only be considered during the hearing at the discretion of the Mayor and Village Council by voice vote.

Sincerely,

Darby P. Delsalle, AICP
Planning and Zoning Director

STAFF REPORT

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT

VPB-15-011



VILLAGE OF PALMETTO BAY
FLORIDA
ZONING ANALYSIS

FILE: VPB-15-011

HEARING DATE: 10/19/2015

APPLICANT: Miami-Dade County Fire
Rescue Department

COUNCIL DIST.: 1

A. GENERAL INFORMATION

REQUEST: Modification of an approved site plan of a fire rescue facility.

LOCATION: 14251 Old Cutler Road

LOT SIZE: 50,965 (1.2 Acres)

FOLIO #: 33-5023-001-0080

B. BACKGROUND

On October 20, 2014, the Mayor and Village Council approved a site plan request (Resolution No. 2014-75) to locate a Miami-Dade County fire rescue facility at 14251 Old Cutler Road. Construction of that project has been delayed as a result of litigation filed by Gary and Carolyn Pastorella against the Village Council for its decision in approving the site plan. The Pastorella's property is located at 6940 SW 142 Terrace and lies immediately east of the approved fire rescue site.

Over the past year, the Miami-Dade Fire Rescue Department has met with the litigants to discuss modifications to the site plan in order to mitigate any perceived impacts that may result from the operation of the fire rescue facility at the site. The result of those discussions have led to the Pastorella's agreeing to drop their law suit and Miami-Dade Fire Rescue submitting a modified site plan application that is reflective of those discussions. Only those elements that are reflected on the actual site plan and landscape plan are evaluated in this report. Operational parameters of the fire rescue facility should remain as an enforceable agreement between Miami-Dade Fire Rescue and the Pastorella's, and not the subject of the Mayor and Village Council's consideration.

C. SITE PLAN CHANGES

The two subjects that are not under consideration with this application request is the need to site a fire rescue facility at the subject property, and the size, location and configuration of the principal building on the property. That decision was made by the Council at the

October 20, 2014 Zoning Hearing as supported by the evidence and testimony submitted at that time. This application offers no change to those two items, and as such, this report provides no additional evidence to those matters. Approval of use and building location will continue to rely upon the Resolution No. 2014-75. The current application only applies to the site specific layout of the property in question. This report only addresses those elements indicated on the site plan and landscape plans which changed from the 2014 approval. The proposed changes are as follows:

1. a reduction in the number of parking spaces from 24 to 14;
2. increased setbacks of the parking lot along the north and east property lines from ten (10) feet to 22'-6" and 38'-6" respectively;
3. inclusion of a 6 foot concrete fence at the north and south property lines; and
4. a three (3) tier planting of trees along the east landscape buffer.

Village Code does not provide a parking amount requirement for fire rescue facilities. However, the number of modified parking spaces provided, from 24 to 14, is more than the number of individuals that would be at the facility when fully staffed. The previous plan complied with desired setbacks; increasing them would also be in compliance. The previous plan provided for a six (6) foot concrete fence only along the east property line adjacent to the Pastorella property. Extending the six (6) foot fence along the north and south property line is permitted by Code. The additional landscaping serves as an enhancement to the quality of the project.

The application did not include a lighting plan for the parking area, however parking lot lighting is regulated by Miami-Dade County Code of Ordinances at Section 8C-3. The submitted site plan provides for a dumpster location that complies with code and is setback in excess of 70 feet from the rear (east) property line. Consistent with the prior resolution which authorized a fire rescue facility at the property, staff continues to recommend the practice of "quiet running" of rescue vehicles exiting and entering the site.

D. ZONING HEARING HISTORY

Notwithstanding the items identified below, the history research revealed other zoning actions that occurred to the property. Those items speak more particularly to the parcels south of the subject property. As such, those actions are not enumerated in this staff report but are included in the back-up for point of reference.

On August 24, 1983, pursuant to **Resolution No. 4-ZAB-287-83**, Old Cutler Presbyterian Church, Inc., appeared before the Metropolitan Dade County Zoning Appeals Board, and applied for a Special Exception to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to the north is proposed for a two-story youth activities building with a floor area of 26,200 square feet; and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten; and to expand the existing administrative, fellowship hall, and Sunday School

classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school. This application was denied.

On October 31, 1983, pursuant to **Resolution No. Z-193-83**, Old Cutler Presbyterian Church, Inc., appeared before the Dade County Board of County Commissioners, and applied for a Special Exception to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to the north is proposed for a two-story youth activities building with a floor area of 26,200 square feet; and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten; and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school. This application was approved.

On October 20, 2014, pursuant to **Resolution No. 2014-75**, the Mayor and Village Council of the Village of Palmetto Bay approved a site plan of a fire rescue facility which included a 10,749 square foot building.

E. NEIGHBORHOOD CHARACTERISTICS

ZONING

LAND USE DESIGNATION

Subject Property:

E-1; One Acre Estate SFR

Low Density Residential

Surrounding Properties:

NORTH: E-1; One Acre Estate SFR

Low Density Residential

EAST: E-1; One Acre Estate SFR

Low Density Residential

SOUTH: E-1; One Acre Estate SFR

Low Density Residential

WEST: E-1; One Acre Estate SFR

Low Density Residential

F. ANALYSIS

Section 30-50.21 of the Village's Land Development Code, provides a procedure for the Village Council to authorize on lands: fire stations, public parks, playgrounds, buildings, and other ancillary structures and uses, without regard to the zoning or use classification of any particular site. In approving a government facility site plan, the Council should take into consideration the type of function involved, the public need therefore, the existing land use pattern in the area, alternative locations for the facility, and the nature of the impact of the facility to the surrounding properties.

The use of the property, and the size, configuration and location of the principal building are not part of this modification request and as such continue to enjoy the approval granted by Resolution No. 2014-75. This analysis only applies to the configuration of the site plan and any proposed operational conditions of the application thereto.

The Background Section and Site Plan Changes Section of this report are hereby incorporated into this analysis by reference. Although not required, staffs review of the applicant's submittal relied upon the provisions at Code Sections 30-30.5 and 30-100, to guide the appropriateness of the proposed site plan modifications. This was done given the residential nature of the surrounding community to ensure minimum impact as well as to ensure maximum compliance with adopted development standards. That review found the site plan to be substantially in compliance. The proposed plan reflects an improvement over the previous submittal in so far as the parking area is further separated from the single family home to the east and a greater emphasis is put on landscaping. Staff has some concern over the effective height of the concrete wall along stretches of the property, however Miami-Dade Fire has provided assurances in their Letter of Intent filed with the application that the wall will not exceed six (6) feet in height. The dumpster and generator locations are well within setback standards. Staff's review of the application for compliance with the Village's Comprehensive Plan found the request to be consistent thereto. Staff has no objection to the operational conditions offered by the applicant. Given the above, the request appears to satisfy the considerations delineated under Section 30-50.21(a)(2).

G. NEIGHBORHOOD SERVICES

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

H. RECOMMENDATION:

Staff recommends approval, under Section 30-50.21 of the Land Development Code, to allow plans entitled "Miami-Dade Fire Rescue 2-Bay Station," consisting of four (4) pages, dated stamped September 24, 2015, as prepared by Miami-Dade Fire Rescue, Angel H. Lamela, with the following conditions:

1. Compliance with all conditions listed by the Village's Public Works department on their letter dated September 24, 2015.
2. Fire station staff will not use the ringing of bells or other alarms in the exterior for notification of emergencies.



Darby Delsalle, AICP, Director
Department of Planning & Zoning



**Department of Public Works
Planning and Zoning Comment Sheet**

Project: Proposed Miami Dade County Fire Rescue 2-Bay Station

Project Site: Miami Dade County Fire Rescue 2-Bay Station Site Plan Review,
14251 Old Cutler Road, Palmetto Bay, Florida 33158

Reviewer: Danny Casals

Date: September 24, 2015

The Village of Palmetto Bay Public Works Department (VPBPWD) has reviewed the proposed Site Plan, dated 9/04/15. The proposed site plan must meet the minimum requirements of Chapter 30 of the Village of Palmetto Bay Code of Ordinances.

Compliance with the following comments listed below is required prior to approval of permit.

Comments:

1. Plans must be submitted to Miami-Dade County Public Works Waste Management (PWWM) for review and approval of driveway improvements located within Old Cutler Road (Sheet A-1.0) public right of way.
2. Provide stormwater runoff calculations to ensure that resulting increased proposed elevation of structure will not drain stormwater into adjoining properties and/or public rights-of-way as per Section 30-30.2(n) and 30-60.1(c) of the Village of Palmetto Bay Code of Ordinances.
3. If sidewalk connectivity is proposed at a later time, sidewalks are required to extend across all driveways around the site to include pedestrian (ADA) ramp improvements where applicable.
4. Provide detailed plans for connection to Water and Sewer.
5. VPB to approval species of trees recommended for placement on SW 142nd Terrace.
6. Provide detailed plans for Landscape (legend detailing existing and new trees).

Project Requirements

1. All off-site improvements shall be constructed prior to issuance of CO.

2. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during and after this review process.

Should you need additional information or clarification on this matter, please contact the Department of Public Works at (305) 969-5011.

CC: Corrice Patterson, Public Works Director
Darby Delsalle, Planning and Zoning Director
Travis Kendall, Planning & Zoning Administrator

RESOLUTION

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT

VPB-15-011

1 RESOLUTION NO _____

2
3 ZONING APPLICATION VPB-15-011

4
5
6 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
7 VILLAGE OF PALMETTO BAY, FLORIDA, PURSUANT TO SECTION
8 30-50.21, RELATING TO A SITE PLAN MODIFICATION OF A
9 PREVIOUSLY APPROVED FIRE RESCUE FACILITY FOR THE
10 PROPERTY LOCATED AT 14251 OLD CUTLER ROAD; AND
11 PROVIDING AN EFFECTIVE DATE.

12
13
14 WHEREAS, on October 20, 2014, the Mayor and Village Council adopted Resolution No.
15 2014-75, which approved and authorized the siting of a fire rescue facility for the property located at
16 14251 Old Cutler Road; and

17
18 WHEREAS, the property owner, Miami-Dade Fire Rescue now proposes a modification to
19 that approved site plan along with other operational conditions; and

20
21 WHEREAS, the proposed changes include greater setbacks, landscaping and fencing to
22 further protect the adjacent neighborhood from any perceived impacts; and

23
24 WHEREAS, the Mayor and Village Council desire to approve the site plan modification
25 request for the property locate at 14251 Old Cutler Road.

26
27 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
28 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

29
30 Section 1. A hearing on the present application was held on October 19, 2015, in
31 accordance with section 30-50.21 of the Village’s Code of Ordinances. Pursuant to the hearing, the
32 Mayor and Village Council make the following findings of fact, and conclusions of law.

33
34 Section 2. Findings of fact.

35
36 1. The subject property is located at 14251 Old Cutler Road, as more specifically
37 described as:

38
39 Lot 8 of Sunny South Acres Subdivision as recorded in Plat Book 58 Page 40 of the
40 public records of Dade County, Florida, on the 11th day of March, 1954.

41
42 2. The above whereas clauses incorporated herein are true.

43
44 3. The requested site plan modification is consistent with the Village's Comprehensive
45 Plan, as further specified in the Analysis Section of the Village’s staff report.

1
2 4. The rules that govern the conditions upon which a public facility is governed is
3 located at Section 30-50.21.
4

5 5. The Village adopts and incorporates by reference the Planning & Zoning
6 Department staff report, which expert report is considered competent substantial evidence.
7

8 6. The Village Council accepts the findings of staff as so presented in the written
9 analysis and as presented at the hearing as it relates to compliance with the Village's Code and the
10 findings of the Village's Public Works Department.
11

12 7. The Village Council finds Miami-Dade Fire Rescue's site plan modification
13 application submittal and the testimony provided at the hearing to be consistent with the Village's
14 Code.
15

16 8. The Village Council did not have any substantive disclosures regarding ex-parte
17 communications and the applicant did not raise any objections as to the form or content of any
18 disclosures by the Council.
19

20 9. The Village Council accepts all proposed modifications and conditions in the Section
21 entitled, "Order", as proposed by the applicant.
22

23 **Section 3.** Conclusions of law.
24

25 1. The Application is in compliance with the adopted 2015, Village of Palmetto Bay
26 Comprehensive Plan and Future Land Use Map.
27

28 2. The standard of review for a public (fire rescue) facility is found at 30-50.21 of the
29 Village of Palmetto Bay's Land Development Code. The Applicant's request to modify a previously
30 approved site plan for a fire rescue station is in compliance with the applicable standards, as
31 conditioned below.
32

33 **Section 4.** Order.
34

35 The Village Council, pursuant to Section 30-50.21, of the Land Development Code,
36 approves the plans entitled "Fire Station No. 2.", consisting of four (4) pages, as prepared by Miami-
37 Dade Fire Rescue, Angel H. Lamela, date stamped September 24, 2015, with the following
38 conditions:
39

- 40 1. Compliance with all conditions listed by the Village's Public Works department on
41 their letter dated September 24, 2015 as attached.
- 42 2. Fire station staff will not use the ringing of bells or other alarms in the exterior for
43 notification of emergencies.
44
45

1 This is a final order.

2
3 **Section 5.** Record.

4
5 The record shall consist of the notice of hearing, the application, documents submitted by
6 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning and
7 Zoning Department in connection with the application, the Village's staff report and
8 recommendation and attached cover sheet and documents, the testimony of sworn witnesses and
9 documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The
10 record shall be maintained by the Village Clerk.

11
12 **Section 6.** This resolution shall take effect immediately upon approval.

13
14
15 PASSED and ADOPTED this _____ day of October, 2015.

16
17
18
19 Attest: _____
20 Meighan Alexander Eugene Flinn
21 Village Clerk Mayor

22
23
24 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
25 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

26
27
28
29 _____
30 Dexter W. Lehtinen
31 Village Attorney

32
33
34 FINAL VOTE AT ADOPTION:

35
36 Council Member Karyn Cunningham _____

37
38 Council Member Tim Schaffer _____

39
40 Council Member Larissa Siegel Lara _____

41
42 Vice-Mayor John DuBois _____

43
44 Mayor Eugene Flinn _____

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This Resolution was filed in the Office of the Village Clerk on this ____ day of _____, 2015.

Meighan Alexander
Village Clerk



**Department of Public Works
Planning and Zoning Comment Sheet**

Project: Proposed Miami Dade County Fire Rescue 2-Bay Station

Project Site: Miami Dade County Fire Rescue 2-Bay Station Site Plan Review,
14251 Old Cutler Road, Palmetto Bay, Florida 33158

Reviewer: Danny Casals

Date: September 24, 2015

The Village of Palmetto Bay Public Works Department (VPBPWD) has reviewed the proposed Site Plan, dated 9/04/15. The proposed site plan must meet the minimum requirements of Chapter 30 of the Village of Palmetto Bay Code of Ordinances.

Compliance with the following comments listed below is required prior to approval of permit.

Comments:

1. Plans must be submitted to Miami-Dade County Public Works Waste Management (PWWM) for review and approval of driveway improvements located within Old Cutler Road (Sheet A-1.0) public right of way.
2. Provide stormwater runoff calculations to ensure that resulting increased proposed elevation of structure will not drain stormwater into adjoining properties and/or public rights-of-way as per Section 30-30.2(n) and 30-60.1(c) of the Village of Palmetto Bay Code of Ordinances.
3. If sidewalk connectivity is proposed at a later time, sidewalks are required to extend across all driveways around the site to include pedestrian (ADA) ramp improvements where applicable.
4. Provide detailed plans for connection to Water and Sewer.
5. VPB to approval species of trees recommended for placement on SW 142nd Terrace.
6. Provide detailed plans for Landscape (legend detailing existing and new trees).

Project Requirements

1. All off-site improvements shall be constructed prior to issuance of CO.

2. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during and after this review process.

Should you need additional information or clarification on this matter, please contact the Department of Public Works at (305) 969-5011.

CC: Corrice Patterson, Public Works Director
Darby Delsalle, Planning and Zoning Director
Travis Kendall, Planning & Zoning Administrator

ZONING HISTORY

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT

VPB-15-011

RESOLUTION NO. 5477

The following resolution was offered by Commissioner Craston B. Bird seconded by Commissioner J. D. McVicar, and upon vote duly adopted:

WHEREAS, Oscar Nelson, et al, have applied for a change of zone from EU-1C (2½ Acre Estates) 15,000 cubic feet minimum to EU-1 (1 Acre Estates) 13,000 cubic feet minimum on that part of the 3½ of Section 23, Township 55 South, Range 40 East, for a maximum depth of 330' along Ingraham Highway, along Mitchell Drive, along Palmetto Road and along Coral Reef Drive; said property lying between Ludlum and Palmetto Roads and extending from Mitchell Drive to Coral Reef Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be denied, and

WHEREAS, the applicants have appeared before this Board in furtherance of the requested change of zone and after a personal inspection of the property in question, this Board is of the opinion that the requested change of zone from EU-1C (2½ Acre Estates) to EU-1 (One Acre Estates) would not be detrimental to the overall comprehensive zoning plan for Dade County, Florida providing that, as near as practical, a frontage of 200' is provided with each building site;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida that the aforedescribed property be and the same is hereby zoned from EU-1C to EU-1 on condition that each building site provide, as near as practical, a minimum frontage of 200' along said highways.

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

PASSED AND ADOPTED this 18th day of November, 1952.

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 a resolution adopted by the said Board of County Commissioners at its meeting held on November 18, 1952, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have herunto set my hand and official seal on this 19th day of November, 1952.

E. B. LEATHERMAN, Clerk

By _____
Deputy Clerk

November 20, 1952

Mr. Samuel Rupperman
235 83rd Street
Miami Beach, Florida

Dear Sir:

Enclosed is a copy of Resolution No. 5477, adopted by the Board of County Commissioners, Dade County, Florida, removing the 2½ acre zoning in Section 23, Township 55 South, Range 40 East and placing the property in a 1 acre estate classification with a requirement of a minimum frontage of 200' (as near as practical). Please note that the minimum cubic content has been retained at 15,000 cubic feet. This change applies only to the properties along the arterial highways in the section, as had been advertised for the hearing held on October 20, 1952.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Czebrinski

GCC/S

Enc.

CC: Dr. Jack J. Falk
605 Lincoln Road
Miami Beach, Florida

Miss Rose Waterman
111 86th Street
Miami Beach, Florida

Mr. W. L. Guthrie
Route 2, Box 207
Miami, Florida

RESOLUTION NO. 9639

The following resolution was offered by Commissioner _____
Grant Stockdale, seconded by Commissioner _____
Hugh Peters, and upon vote duly adopted:

WHEREAS, Pinelands Presbyterian Church has applied for a special permit for church and allied uses on the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 23, Township 55 South, Range 40 East, lying SE/ly of Old Cutler Road right-of-way except the South 295.95 feet; SE corner of Old Cutler Road at Mitchell Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law, and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be approved subject to the following conditions:

1. That a detail plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include, among other things, but not be limited to, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls and hedges, landscaping, drainage, etc.
2. That the use be established and maintained in accordance with the approved plan, and

WHEREAS, it appears to this Board that the requested special permit, as recommended by the Zoning Commission, is in accord with the overall comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the special permit, as recommended by the Zoning Commission, be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Planning, Zoning and Building Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this ^{12th} day of April, 1956.

Heard 3-21-56

May 10, 1956

Pinelands Presbyterian Church
Box 237
Parrine, Florida

Re: SE corner of Old Cutler Road
at Mitchell Drive

I am enclosing herewith a copy of Resolution No. 9639 adopted by the Board of County Commissioners, Dade County, Florida, approving your application on the aforescribed property. Please note the conditions under which said approval was granted inasmuch as strict compliance therewith will be required. I would suggest that the required plot use plan be submitted to this office (in duplicate) for approval of the Zoning Director before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Very truly yours,

Chester C. Czebrinski, Deputy Director
Dade Co. Planning, Zoning, & Eldg. Dept.

CCC/era
Encl.
vd

cc: Cook
Czebrinski
File ✓

RESOLUTION NO. 3-2AB-284-66

The following resolution was offered by Mr. Frank P. Reynolds,
seconded by Mr. H. H. Wood, and upon poll of members present,
the vote was as follows:

Neal Adams	absent	Thomas B. Walker	absent
Gene Flinn	aye	H. H. Wood	aye
Frank P. Reynolds	aye	Andrew Lee	aye
Virginia Salley	aye		

WHEREAS, Lewis A. Cates, Jr., has applied for a SPECIAL EXCEPTION to permit a Church and Sunday School. Purpose of the hearing is to expand previously approved Church building site. All according to plans submitted with the application and on file in the Zoning Department, ON That part of the NW $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$ in Section 23, Township 55 South, Range 40 East, lying E/ly of Old Cutler Rd. (Ingraham Hwy.). The E. side Old Cutler Rd., N. of theo. SW 146 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, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception be and the same is hereby approved, subject to the following conditions:

1. Dedication of rights-of-way as may be deemed lacking, desirable and necessary, in the opinion of the Director of Public Works and Zoning Director, shall be made; and improvement shall be made of such rights-of-way as may be required by the Director of Public Works.
2. That a detail plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include, among other things, but not be limited to, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls and hedges, landscaping, drainage, etc.
3. That in the approval of the plan, larger landscaped buffer areas be provided on the East and South in order to screen and protect the adjacent residential areas.

4. Landscaping internal to the parking areas be provided to break up the long rows of parking spaces.
5. In the approval of said plan, that no exits or entrances be permitted to the parking areas directly from Old Cutler Road.
6. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution

PASSED AND ADOPTED this 20th day of July, 1966.

Heard 7/20/66
No. 66-7-40
7/25/66
hf

July 25, 1966

Mr. Lewis A. Oates, Jr.
Dinner Key Marina, Pier 4 - Slip 48
Miami, Florida

RE: Lewis A. Oates, Jr.; special exception for Church & Sunday School -
Purpose of hrg. is to expand previously approved Church building site;
all accord. to plans subm.; Sec. 23-55-40; Hearing 66-7-40.

Enclosed herewith is a copy of Resolution No. 3-2AB-284-66, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. The required plot use plan should be submitted to this office in triplicate for approval before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as has been provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificate of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits should be made with this department. The appeal period commences to run two days after the adoption date of the Resolution.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT

CCC/hf
Enc.

Chester C. Czebrinski
Assistant Director

cc: Home Mission, The Presbytery of the Everglades, Inc.
4690 Palm Ave., Hialeah

Dcc: Director of Public Works Department
Hrg. file ✓
Mr. Dayton

①

Arthur D. Atkinson Hearing 66-7-39. Resolution 3-ZAB-283-66.

Mr. Wood: I would like to make a motion. I can sympathize with Sen. Hollahan's problems and his client's problems, but I feel these good people in the neighborhood have a right also and I would like to offer a motion that this application be denied.

Chairman Lee: We have a motion on the floor, then, by Mr. Wood for denial of the application. Do I hear a second to that?

Mr. Reynolds: Without prejudice?

Mr. Wood: Yes.

Chairman Lee: The motion dies for lack of a second.

Mr. Reynolds: I will second it to put it to a vote.

Chairman Lee: We have a second for denial without prejudice by Mr. Reynolds. Any discussion on the motion?

Mr. Reynolds: I would just like to say, Mr. Chairman, it is a hot potato in that corner and we know they would not build EU-M homes across from that restaurant and it is something that has to be considered, but I am just putting it to a vote.

Chairman Lee: Any further discussion on the motion? The motion for denial without prejudice offered by Mr. Wood and seconded by Mr. Reynolds. Those opposed signify by raising your right hands. The motion for denial without prejudice is carried by a vote of 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

Lewis A. Oates, Jr. Hearing 66-7-40. Resolution 3-ZAB-284-66.

Mr. Reynolds: I make a motion for approval subject to the recommendations.

Chairman Lee: Motion by Mr. Reynolds for approval.

Mr. Wood: I second the motion.

Mr. Czebrinski: With the usual conditions.

Chairman Lee: All opposed signify by raising your right hands. The motion for approval carries 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

J. W. Suggs Hearing 66-7-43. Resolution 3-ZAB-285-66.

Mr. Reynolds: I make a motion for approval. I think it is compatible with the area.

Chairman Lee: Motion by Mr. Reynolds for approval of the application upholding the Planning Department.

Mr. Wood: Seconded.

Chairman Lee: Any discussion on the motion? Those opposed signify by raising your right hands. The motion carries 5 to 0.

Whereupon the motion carried by a vote of 5-0; Messrs. Adams and Walker being absent.

RESOLUTION NO. 4-ZAB-417-74

The following resolution was offered by Mr. Albert R. Veri, seconded by Mr. Miguel Suarez, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Carl W. Rhetta	aye
Thelma Demewood	absent	Miguel Suarez	aye
Aesee Irani	absent	Albert R. Veri	aye
Robert S. Kaufman	absent	Edward G. Coll, Jr.	aye
Joe H. Moffat	aye		

WHEREAS, Old Cutler Presbyterian Church has applied for the following:

SPECIAL EXCEPTION to permit the modification of previously approved plans, approved pursuant to Resolution 3-ZAB-284-66 passed and adopted on the 20th day of July, 1966, entitled Old Cutler Presbyterian Church, prepared by Edward Marion Ghezzi and dated revised June 22, 1966.

Purpose of the request is to permit revised site plans to include the proposed construction of a sanctuary; chapel; fellowship hall including pool, patio, and "bar-b-q pit" area; multi-purpose building to include but not limited thereto, to wit: Bible Study, Sunday School, prayer meetings; manse; north church educational building; expansion of the existing south church educational building including an addition to said building on the east end and the north-west end.

VARIANCE of setback requirements to permit the aforementioned north church educational building to setback 52' (75' required) and to permit the east addition of the existing south church education building to setback 60' (75' required) both from the side (R) property line.

VARIANCE of Zoning Regulations as applied to height requirements to permit the proposed construction of the church sanctuary 65' (35' permitted).

X VARIANCE of Zoning Regulations prohibiting parking areas to be located closer than 25' from an official R/W, to waive same to permit nine (9) parking spaces and an access drive within 11' (50' required) from the front (N) property line, S.W. 144 Street.

Plans are on file and may be examined in the Zoning Department, entitled, "Old Cutler Presbyterian Church," drawn by Hatcher-Zeigler-Gunn and Assoc., dated revised May 1974.

SUBJECT PROPERTY: All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 55 South, Range 40 East, lying southeasterly of the Old Cutler Road R/W, less the N 35' and less the S 25' thereof, and also less any other Rights-of-Way, previously dedicated.

LOCATION: 14401 Old Cutler Road, 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, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variance of setback requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance; but that the requested variances of Zoning Regulations would not be compatible with the area and its development and 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;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception to permit the modification of previously approved plans be and the same is hereby approved, 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 not be 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 in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church," drawn by Hatcher-Zeigler-Gunn and Assoc., dated revised May 1974.
3. That the plan be so modified to delete the nine (9) parking spaces adjacent to S.W. 144th Street (Request No. 4, which was denied without prejudice).
4. That the access drive which is closest to Old Cutler Road from S.W. 144th Street be eliminated and the area landscaped.
5. That the parking area be rearranged to provide proper traffic flow and be approved by the Department of Traffic and Transportation and the Planning Department.
6. That speed bumps be inserted in the parking area to control the speed of traffic.
7. That only the easterly three (3) parking spaces on the south side and the easterly three (3) parking spaces on the north side of the southerly entrance drive leading into the property from Old Cutler Road be permitted; the balance of the spaces (11 spaces) in the area to be eliminated and the property be landscaped.
8. That the proposed access drive from the parking area to S.W. 146 Street be eliminated and that there will be no access to the parking lot from 146 Street from any driveway.
9. That the landscaping plan be reviewed by the Planning and the Building and Zoning Departments.
10. That the use be established and maintained in accordance with the approved plan.

11. That the uses permitted in this request be limited to uses permitted in the original hearing: Church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses.
12. That the multiple purpose building be limited to Bible study, Sunday School and prayer meetings or other church activities.

BE IT FURTHER RESOLVED that the requested variance of set-back requirements be and the same is hereby approved.

BE IT FURTHER RESOLVED that the requested variance of Zoning Regulations as applied to height requirements to permit the proposed construction of the church sanctuary 65' be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requested variance of Zoning Regulations prohibiting parking areas to be located closer than 25' from an official R/W be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 8th day of August, 1974.

Heard 8/8/74
No. 74-8-27
8/13/74
ng

August 13, 1974

Old Cutler Presbyterian Church
14401 Old Cutler Road
Miami, Florida

Re: Request for a Special Exception and Variances. Section
23-55-40. Hearing No. 74-8-27.

Enclosed herewith is a copy of Resolution No. 4-ZAB-417-74,
adopted by the Metropolitan Dade County Zoning Appeals Board,
concerning your application in reference to the above subject
matter.

You will note that a portion of said application is denied, and
that a portion is approved. If said approval was with conditions,
please note same carefully inasmuch as strict compliance therewith
will be required.

If you are not satisfied with the decision of the Zoning Appeals
Board, you may appeal the same within 14 days; and you are hereby
advised that the decision of the Zoning Appeals Board may be
appealed by an aggrieved party (within 14 days) or by the Directors
of the Dade County Building and Zoning Department and Planning
Department (within 18 days), as has been provided in Chapter 33-
313 of the Code of Metropolitan Dade County, Florida; and that no
permits or Certificate of Use and Occupancy can be issued until the
appeal periods have expired, and only if no appeal has been filed.
The appeal period commences to run two days after the adoption date
of the Resolution. Application for necessary permits should be made
with this department.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:ng

Enc.

cc: Hearing File ✓
Agnes Pyles
Enforcement Sec.
Traffic & Transportation

10

RESOLUTION NO. 4-ZAB-81-77

The following resolution was offered by Mrs. Thelma Damewood, seconded by Mrs. Lillian Dickmon, and upon poll of members present, the vote was as follows:

Nancy Brown	aye	Helen P. Pagano	aye
Thelma Damewood	aye	Carl W. Rhetta	absent
Lillian Dickmon	aye	Luis I. Rosas-Guyon	aye
Murray Sisselman	absent	Edward G. Coll, Jr.	aye

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH have applied for the following requests:
MODIFICATION OF Condition #2 & #7 of Resolution 4-ZAB-417-74 passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974 and reading as follows:

FROM: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church" drawn by Hatcher-Zeigler-Gunn and Assoc. dated received May 1974.

TO: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Old Cutler Presbyterian Church" prepared by Hatcher-Zeigler-Gunn and Assoc. with various dates of September 29, 1976, November 22, 1976 and December 8, 1976.

FROM: 7. That only the E/ly three (3) parking spaces on the south side and the E/ly three (3) parking spaces on the north side of the S/ly entrance drive leading into the property from Old Cutler Road be permitted; the balance of the spaced (11) spaces) in the area to be eliminated and the property be landscaped.

Purpose of the request is to delete Condition #7 in its entirety and to permit the substitution of a revised plan (aforementioned revised plan) with the minor relocations of the proposed new sanctuary and the covered walkway, a revised parking layout including the reinstating of the 11 spaces that were required to be eliminated.

VARIANCE OF HEIGHT REQUIREMENTS as applied to buildings to permit the proposed new sanctuary 54' in height (35' permitted).

Plans are on file and may be examined in the Zoning Department entitled "Old Cutler Presbyterian Church" as prepared by Hatcher-Zeigler-Gunn and Assoc. and dated 12/8/76.

SUBJECT PROPERTY: All that part of the NW¼ of the NW¼ of the SE¼ of 23-555-40E, lying SE/ly of Old Cutler Rd. R/W, less the N 35' and less the S 25' and also less any other rights of way previously dedicated.

LOCATION: 14401 Old Cutler Rd. DADE COUNTY, FLORIDA.

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, and at which time the applicant amended his request by deleting the previous request of the Modification of Condition #7 of Resolution No. 4-ZAB-417-74 (pertaining to parking spaces in proximity to Old Cutler Road), and

At which time this Board was advised by staff and the legal department that a change in height requirements is really a Special Exception and not a Variance, and that therefore the standards of Special Exception would apply in this instance;

and after hearing all interested parties in the matter, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the amended application including the Special Exception of Height Requirements 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;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Modification pertaining to condition #2 of Resolution 4-ZAB-417-74 be and the same is hereby approved;

BE IT FURTHER RESOLVED that the Variance of Height Requirements to permit a sanctuary 54 foot in height be and the same is hereby approved;

BE IT FURTHER RESOLVED that the Modification and Special Exception approval be 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 not be 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 in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Parking Layout for Old Cutler Presbyterian Church," as prepared by Hatcher-Zeigher Gunn and Assoc. and dated 7/19/76 and revised 11/22/76, identified as Exhibit "A" (which shows 18' landscaped buffer to the easterly property line), except the plan shall be modified to delete the three (3) parking spaces in proximity of Old Cutler Road in accordance with the withdrawal of the request at the hearing.
3. That both access and entrances to the proposed multi-purpose building be oriented toward the church structure and no access be permitted from SW 146th Street. That the landscaping and berm as shown between the parking area and SW 146th Street be extended easterly to the wall on the east property line.
4. That the landscaping plan indicate the type of plant material and size and including a sprinkler system be submitted to the Building and Zoning and Planning Departments and meet with their approval prior to the issuance of any building permits.
5. That the use be established and maintained in accordance with the approved plan.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 10th day of February, 1977

Heard 2/10/77
Hearing No. 77-1-43
2/17-77
ns



cc: Hearing File
Assessor

METROPOLITAN DADE COUNTY • FLORIDA

909 SOUTHEAST 1ST AVENUE
BRICKELL PLAZA BUILDING
MIAMI, FLORIDA 33131
TEL: 579-2500

BUILDING AND ZONING DEPARTMENT

February 17, 1977

Old Cutler Presbyterian Church, Jesse
17401 Old Cutler Road
Miami, FL 33158

Re: REQUEST for MODIFICATION and SPECIAL EXCEPTION.
Hearing No. 77-1-22/

Enclosed herewith is a copy of Resolution No. 6-ZAB-81-77,
adopted by the Metropolitan Dade County Zoning Appeals Board, approving your
application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch
as strict compliance therewith will be required. The required plot use plan
should be submitted to this office in triplicate for approval before any
detailed plans are prepared, inasmuch as building permits will not be issued
prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be
appealed by an aggrieved party (within 14 days) or by the Directors of the
Dade County Building and Zoning Department and Planning Department (within
18 days) as is provided in Chapter 33-313 of the Code of Metropolitan Dade
County, Florida; and that no permits or Certificate of Use and Occupancy can
be issued until the appeal periods have expired, and only if no appeal has
been filed. Application for necessary permits and/or Certificate of Use and
Occupancy should be made with this Department. The deadline for an appeal
by the applicant and/or an aggrieved party is February 28,
19 77.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC: ns

Enclosure

cc: Enforcement Division

RESOLUTION NO. 4-ZAB-287-83

The following resolution was offered by Mrs. Margeret C. Nelson seconded by Mr. Murray Sisselman and upon poll of members present, the vote was as follows:

Thomas A. Conger	nay	Margaret Nelson	aye
Peter Goldring	absent	Mary Jean Risi	absent
Levi A. Johnson	absent	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	absent
Joyce Masso	nay		

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH has applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to north is proposed for a two-story youth activities building with a floor area of 26,200 square feet and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten, and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school.
- (2) TO DELETE Condition #11 of Resolution 4-ZAB-417-74, passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974, as follows:

"That the uses permitted in this request be limited to uses permitted in the original hearing: church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses."

The purpose of the request is to permit a proposed pre-school, day nursery, after-school care, and kindergarten in connection with the existing church and Sunday school.

- (3) UNUSUAL USE to permit a pre-school, day nursery, and kindergarten.
- (4) MODIFICATION of Condition #2 of Resolution Z-104-77, passed and adopted by the Board of County Commissioners on the 21st day of April, 1977 as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Parking Layout for Old Cutler Presbyterian Church', as prepared by Hatcher-Zeigler-Gunn and Assocs., and dated 7-19-76, and revised 11/22/76, identified as Exhibit 'A' (which shows an 18' landscaped buffer to the E/ly property line)."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2."

The purpose of the request is to submit a new site plan including the expansion of the church site.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking on grassed areas (paved parking required).
- (6) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit one detached sign with an area of 15 square feet (1 1/2 square foot sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: All that part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying SE/ly of the Old Cutler Road Right-of-Way, less the North 35' and less the South 25' thereof, and also less any other rights-of-way, previously dedicated.

AND

Lot 8, SUNNY SOUTH ACRES, Plat book 58, Page 40.

These portions of the South 1/2 of the SW 1/4 of the SW 1/4 of the NE 1/4 and the SW 1/4 of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 23, Township 55 South, Range 40 East, lying east of Ingraham Highway, less the East 175' thereof, and less therefrom the South 35'.

LOCATION: 14401 Old Cutler Road, 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, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception, deletion, unusual use, modification and non-use variances would not be in harmony with the general purpose and intent of the regulations, would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special Exception to permit the expansion of an existing church and Sunday school, Deletion of Condition #11 of Resolution 4-ZAB-417-74, Unusual Use to permit a pre-school, day nursery and kindergarten, Modification of Condition #2 of Resolution Z-104-77, Non-Use Variance of Parking Requirements and Non-Use Variance of Sign Requirements be and the same are hereby denied without prejudice.

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 24th day of August, 1983.

Heard 8/24/83
Hearing No. 83-8-48
8/25/83 aa

RESOLUTION NO. Z-193-83

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Jorge (George) Valdes, 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.	nay	Stephen P. Clark	aye
Harvey Ruvin	absent		

WHEREAS, OLD CUTLER PRESBYTERIAN CHURCH had applied for the following:

- (1) SPECIAL EXCEPTION to permit the expansion of an existing church and Sunday School, by incorporating additional property lying to the north; such property to north is proposed for a two-story youth activities building with a floor area of 26,200 square feet and a proposed parish house with a floor area of 8,740 square feet; and to permit the expansion of the existing use by including a day nursery, pre-school, after school care, and kindergarten, and to expand the existing administrative, fellowship hall, and Sunday School classroom buildings by constructing 11,160 square feet of floor area for the proposed kindergarten and day nursery, and pre-school.
- (2) TO DELETE Condition #11 of Resolution 4-ZAB-417-74, passed and adopted by the Zoning Appeals Board on the 8th day of August, 1974, as follows:

"That the uses permitted in this request be limited to uses permitted in the original hearing: church, Sunday School and uses customary incidental thereto, specifically not permitting day school or kindergarten uses."

The purpose of the request is to permit a proposed pre-school, day nursery, after-school care, and kindergarten in connection with the existing church and Sunday school.

- (3) UNUSUAL USE to permit a pre-school, day nursery, and kindergarten.
- (4) MODIFICATION of Condition #2 of Resolution Z-104-77, passed and adopted by the Board of County Commissioners on the 21st day of April, 1977 as follows:

FROM: "That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Parking Layout for Old Cutler Presbyterian Church', as prepared by Hatcher-Zeigler-Gunn and Assocs., and dated 7-19-76, and revised 11/22/76, identified as Exhibit 'A' (which shows an 18' landscaped buffer to the E/ly property line)."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Zieglar-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2."

The purpose of the request is to submit a new site plan including the expansion of the church site.

- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking on grassed areas (paved parking required).
- (6) NON-USE VARIANCE OF SIGN REQUIREMENTS to permit one detached sign with an area of 15 square feet (1 1/2 square foot sign permitted).

The aforementioned plans are on file and may be examined in the Zoning Department.

SUBJECT PROPERTY: All that part of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East, lying SE/ly of the Old Cutler

the following additional conditions:

1. That the pre-school, day nursery, and kindergarten uses be made to conform to the requirements and/or recommendations of the Dade County Fire Chief and Dade County Department of Public Health and Department of Health and Rehabilitative Services (Child Care Licensing Unit).
2. That the pre-school, day nursery, and kindergarten uses shall be restricted to a maximum total of 90 children.
3. That the pre-school, day nursery, and kindergarten uses be restricted to children in the age group of infants through 7 years.
4. That the hours of operation for the pre-school, day nursery, after school care, and kindergarten uses shall be between 8:30 A.M. and 12:00 noon.
5. That the pre-school, day nursery, and kindergarten uses may be conducted on the premises on week days only, Monday through Friday inclusive.
6. That the play area for the day care center shall be enclosed with a fence of a type and at a location to be approved by the Zoning Director.
7. That only one sign, not to exceed 15 sq. ft., shall be permitted in connection with the use.
8. That transportation furnished in connection with the pre-school, day nursery, and kindergarten uses will be provided by existing church vehicles, which may be stored on the premises.
9. That the certificate of use and occupancy for the pre-school, day nursery, and kindergarten uses be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.
10. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
11. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to indicate heavy landscaping along east property line.
12. That the multi-purpose building, approved by a previous resolution but not constructed shown on the far West/Southerly portion of the existing church site plan (South property), be eliminated and can no longer be built.

Approval of the use of the new (North) property should be subject to the following conditions:

1. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.

2. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, type and location of bulletin board or sign, location of structure or structures, off-street parking areas and driveways, walls, hedges, landscaping, drainage, etc.
3. That no sign shall be permitted on the new property.
4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Old Cutler Presbyterian Church', as prepared by Hatcher-Ziegler-Gunn and Associates, dated 3-29-83 on Pages 1 & 3, and dated 6-23-83 on Page 2, except to provide additional landscaping and driveway modifications as recommended by staff.
5. That the easterly driveway on S.W. 144 Street be eliminated and the westerly driveway on S.W. 144 Street be moved easterly to align with the driveway on the southerly church parcel.
6. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy. Said plan to provide 20' wide landscape buffer area along east property line and that portion of south property line that is east of the recommended driveway location. Said landscape area to contain substantial landscaping consisting of berms and plant materials acceptable to the Planning Department.
7. That the use be established and maintained in accordance with the approved plan.
8. That the parking area for the youth activities buildings be provided a driveway connection to Old Cutler Road.
9. That the proposed parish house not exceed 4,000 square feet of floor area.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 6th day of October, 1983.

August, 1983
No. 83-8-48
vp
10/21/83

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 31st day of October 1983.

File Copy

cc: State of Florida Department of
Health and Rehabilitative Services
Day Care Licensing Unit
1350 NW 12th Avenue - Room 205
Miami, Florida
Attn: Mrs. Louise Spicer

Dade County Fire Chief

October 31, 1983

Old Cutler Presbyterian Church
14401 Old Cutler Road
Miami, Florida - 33184

Re: Hearing No. 83-8-48; 14401 Old Cutler Road

Gentlemen:

Enclosed, herewith, is a copy of Resolution No. Z-193-83, adopted by the Board of County Commissioners, which overruled the decision of the Zoning Appeals Board for denial without prejudice and approved your application on the above-described property, subject to conditions.

Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required. If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

It is necessary that you apply for a Certificate of Use and Occupancy at the Zoning Information Counter of the Building and Zoning Department in order to meet the requirements of the approved Resolution. It is then automatically renewable annually by this Department.

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

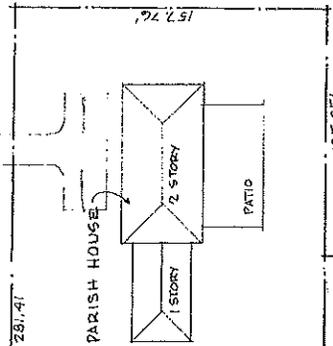
CCC/vp

Enclosure

cc: Mr. Steven Roddenberry ~~_____~~
777 Brickell - Suite 702
Miami, Florida - 33131

S.W. 142 TERR.

281.41'



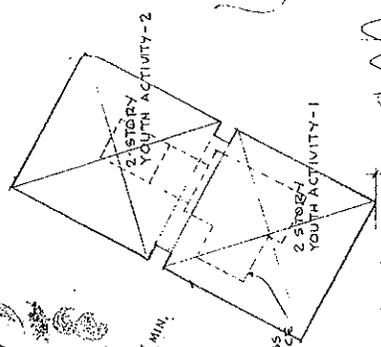
125.25'

324.89'

LOTS

GRASS PARKING & RECREATION AREA

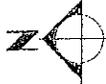
10' WIDE LANDSCAPE SCREEN



EXISTING 1.5 STY. CBS RESIDENCE

30' 30'

414.42'



S.W. 144 STREET

NORTHERN SITE 1"=40'
 OLD CUTLER PRESBYTERIAN CHURCH
 SKETCH STUDY

Architect: Douglas C. Cunningham
 1400 N. W. 10th St., Suite 100
 Miami, Florida 33136 8208

BUILDING DATA:

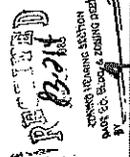
YOUTH ACTIVITY-1 (2 STY)
 YOUTH ACTIVITY-2 (2 STY)
 CORRIDOR: 1

12800	S.F.
12800	S.F.
600	S.F.
26200	S.F.
8740	S.F.
34940	S.F.

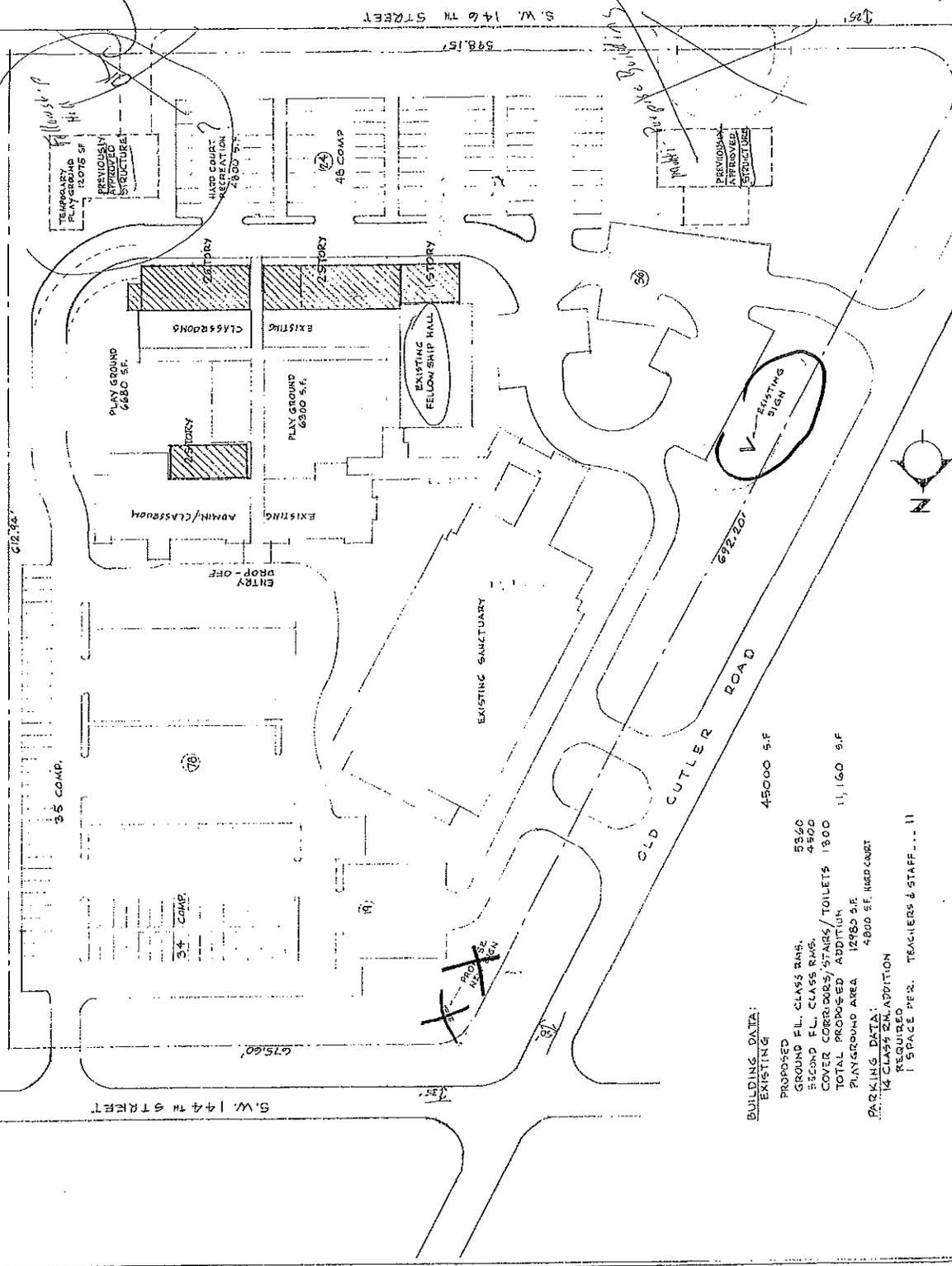
PARISH HOUSE 2,877/1,977
 TOTAL

LAND DATA:

LOT 8 1.17 AC 50,940 S.F.
 S.W. CORNER 2.32 AC 100,984 S.F.
 TOTAL 3.49 AC 151,924 S.F.



6-23-88



See site plan 5/1/83

PRELIMINARY
 JUN 27 1983
 ARCHITECTURAL SERVICES
 PAUL CO. HARRIS & COMPANY, INC.
 BY *[Signature]*

**SOUTHERN SITE
 OLD CUTLER PRESBYTERIAN CHURCH
 SKETCH STUDY**

3-29-83

BUILDING DATA:

EXISTING	45000 S.F.
PROPOSED	
GROUND FL. CLASS RMS.	5360
SECOND FL. CLASS RMS.	4500
COVER CORRIDORS/STAIRS/TOILETS	1300
TOTAL PROPOSED ADDITION	11,160 S.F.
PLAYGROUND AREA	12780 S.F.
PLAYGROUND	4800 S.F. HARD COURT

PARKING DATA:

14 CLASS RM. ADDITION	
REQUIRED	
1 SPACE PER. TEACHERS & STAFF ... 11	

EXISTING PARKING REQUIRED	250
EXISTING PARKING ACTUAL	256
NEW REQUIRED PARKING	261
PROPOSED PARKING w/45% COMPACTS	274



BID DOCUMENTS
May 6, 2002



FAMILY ACTIVITY CENTER for:
OLD CUTLER PRESBYTERIAN CHURCH

14401 OLD CUTLER ROAD, MIAMI, FLORIDA 33150

7450 S.W. 48th Street
Miami, Florida, 33155
Phone (305)661-5392
Fax (305)661-5832

www.architeknics.com
info@architeknics.com

CONSULTANTS:

Civil Engineering:
CAMPANILE & ASSOCIATES
6420 S.W. 147 Street
Miami, FL 33158

Structural Engineering:
ZYONIMIR T. BELFRANIN, P.E.
4836 S.W. 74 Court
Miami, FL 33155

Mech. & Elect. Engineering:
MARINA & ASSOCIATES
7117 Ponce de Leon Blvd, #399
Coral Gables, FL 33154



THE OLD CUTLER
PRESBYTERIAN
CHURCH

*Approved
Sherrill plans and Kennedy
in accordance with plans
Approved via 2-183-83.*

1-31-03
Diana Cutler

FAMILY ACTIVITY CENTER
for:

OLD CUTLER
PRESBYTERIAN CHURCH

BID SET
REC'D JUL. 0 8 2002

MAY 6, 2002

SITE PLAN APPROVAL PLANS

February 27, 2002

FAMILY ACTIVITY CENTER for:

OLD CUTLER PRESBYTERIAN CHURCH

14401 OLD CUTLER ROAD, MIAMI, FLORIDA 33158



THE OLD CUTLER
PRESBYTERIAN
CHURCH

Project Architect:



ARCHITEKKNICS
a r c h i t e c t s & p l a n n e r s

7450 S.W. 48th Street, Miami, Florida, 33155 Phone (305)661-5392, Fax (305)661-5832
e-mail: ARTEKKNICS@aol.com

Civil Engineering:
CAMPANILE & ASSOCIATES
6420 S.W. 147 Street
Miami, FL 33158

Structural Engineering:
ZYONIMIR T. BELFRANN, P.E.
4836 S.W. 74 COURT
Miami, FL 33155

Mech. & Elect. Engineering:
MARINA & ASSOCIATES
717 Ponce de Leon Blvd. #333
Coral Gables, FL 33134

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RESOLUTION NO 2014-75

ZONING APPLICATION VPB-14-007

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A PUBLIC HEARING TO ALLOW FOR A PUBLIC FACILITY USE AT THE SOUTHEAST CORNER OF OLD CUTLER ROAD AND SW 142 TERRACE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, quick and responsive fire rescue services are essential to ensure the health, life and safety to the citizens it serves; and

WHEREAS, Miami-Dade Fire Rescue Department has identified the need to locate a fire rescue facility in the northeast quadrant of the Village of Palmetto Bay in order to reduce rescue response times; and

WHEREAS, for nearly ten (10) years, the Miami-Dade Fire Rescue Department and the Village of Palmetto Bay have collaborated to identify and secure a fire rescue facility on the northeast side of the Village; and

WHEREAS, after several attempts throughout that area, Miami-Dade Fire Rescue Department found a property at the southeast corner of Old Cutler Road and SW 142 Terrace that meets their requirements to accommodate such a facility and reduce response times, and has a willing seller; and

WHEREAS, the Mayor and Village Council desire to approve the establishment of a fire rescue facility and associated site plan for the property located at the southeast corner of Old Cutler Road and SW 142 Terrace as more specifically described below.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. A hearing on the present application was held on October 20, 2014, in accordance with section 30-50.21 of the Village's Code of Ordinances. Pursuant to the hearing, the Mayor and Village Council make the following findings of fact, and conclusions of law.

Section 2. Findings of fact.

1. The subject property is located at the southeast corner of Old Cutler Road and SW 142 Terrace, Palmetto Bay, Florida, as more specifically described as:

Lot 8 of Sunny South Acres Subdivision as recorded in Plat Book 58 Page 40 of the public records of Dade County, Florida, on the 11th day of March, 1954.

1 2. The above whereas clauses incorporated herein are true.

2
3 3. The requested site plan is consistent with the Village's Comprehensive Plan, as
4 further specified in the Analysis Section of the Village's staff report.

5
6 4. The rules that govern the conditions upon which a public facility are established is
7 located at Section 30-50.21. After hearing the Applicant and applicant's experts, the Village Council
8 found the request consistent with those standards.

9
10 5. The Village Council accepts the findings of staff as so presented in the written
11 analysis and as presented at the hearing as it relates to compliance with the Village's Code, the
12 findings of the Village's Public Works Department, and the email from the Traffic Engineering
13 Division of Miami-Dade County.

14
15 6. The Village adopts and incorporates by reference the Planning & Zoning
16 Department staff report, which expert report is considered competent substantial evidence.

17
18 7. The Village Council did not have any substantive disclosures regarding ex-parte
19 communications and the applicant did not raise any objections as to the form or content of any
20 disclosures by the Council.

21
22 8. The Applicant has agreed to all proposed modifications and conditions in the
23 Section entitled, "Order."

24
25 Section 3. Conclusions of law.

26
27 1. The Application is in compliance with the adopted 2009, Village of Palmetto Bay
28 Comprehensive Plan and Future Land Use Map.

29
30 2. The standard of review for a public (fire rescue) facility is found at 30-50.21 of the
31 Village of Palmetto Bay's Land Development Code. The Applicant's request to establish a fire
32 rescue station is in compliance with the applicable standards, as conditioned below.

33
34 Section 4. Order.

35
36 The Village Council, pursuant to Section 30-50.21, of the Land Development Code,
37 approves the plans entitled "Fire Station No. 2.", as prepared by Angel H. Lamela, date stamped
38 September 11, 2014, with the following conditions:

- 39
40 1) The application shall comply with any recommendations provided by the Village of Palmetto
41 Bay's Department of Public Works.
42 2) The fire rescue facility shall utilize "Quiet Running" procedures to minimize noise impacts
43 to the neighborhood.

1 3) Additional landscaping shall be applied along the north property line to soften and screen
2 the fire rescue facility.
3

4 This is a final order.
5

6 Section 5. Record.
7

8 The record shall consist of the notice of hearing, the application, documents submitted by
9 the Applicant and the Applicant's representatives to the Village of Palmetto Bay Planning and
10 Zoning Department in connection with the applications, the Village's recommendation and attached
11 cover sheet and documents, the testimony of sworn witnesses and documents presented at the
12 quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by
13 the Village Clerk.
14

15 Section 6. This resolution shall take effect immediately upon approval.
16
17

18 PASSED and ADOPTED this 20th day of October, 2014.

19
20 Attest:

21 Meighan Alexander
22 Meighan Alexander
23 Village Clerk
24

25 Shelley Stanczyk
26 Shelley Stanczyk
27 Mayor
28

29 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
30 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
31

32 Dexter W. Lehtinen
33 Dexter W. Lehtinen
34 Village Attorney
35

36 FINAL VOTE AT ADOPTION:
37

38 Council Member Patrick Fiore YES
39

40 Council Member Tim Schaffer YES
41

42 Council Member Joan Lindsay NO
43

Vice-Mayor John DuBois YES
44

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Mayor Shelley Stanczyk NO

This Resolution was filed in the Office of the Village Clerk on this 24th day of October, 2014.



Meighan Alexander
Village Clerk



Village of Palmetto Bay
FLORIDA
ZONING ANALYSIS

APPLICANT: Residential Recovery Capital Holdings 2 LLC **FILE:** VPB-14-003
(Miami-Dade County Fire Rescue Department)

SECTION: 33-55-40 **HEARING DATE:** 09/22/2014

COUNCIL DISTRICT: 1 **ITEM:** 3

A. GENERAL INFORMATION

REQUEST: Establishment of a fire rescue facility and associated site plan.

ADDRESS: 14200 Old Cutler Road

LOT SIZE: 60,113 (1.38 Acres)

FOLIO #: 33-5023-002-0370

B. BACKGROUND

The Miami-Dade County Fire Rescue Department (Fire Rescue) proposes to locate a fire rescue facility at 14200 Old Cutler Road. This proposal caps a nearly ten (10) year effort by Fire Rescue, in conjunction with the Village of Palmetto Bay and the Village of Pincrest, to secure fire rescue facilities on the east side of their respective jurisdictions, and adjacent to Old Cutler Road. The intent of locating such a facility is to reduce life-saving response times to the citizens served in those areas. The service area in question is of critical concern because current rescue response times exceed the targets desired by Miami-Dade County Fire Rescue Department. Hence, there exists a public safety need to locate a new facility in the northeast quadrant of the Village.

The Village of Palmetto Bay is a predominately built-out community making the siting of new public facilities difficult. Over the years several attempts to acquire lands for this use have been unsuccessful due to such constraints as lack of willing sellers, availability of adequately sized parcels, and less desirable property location relative to the service area and access to Old Cutler Road. Fire Rescue has found a willing seller with the property at 14200 Old Cutler Road that meets the requirements they seek to provide proper coverage to the service area.

C. ZONING HEARING HISTORY

On August 15, 1946, the Dade County Board of County Commissioners, pursuant to a **Resolution**, rezoned the property from EU-2 to EU-1.

On April 15, 1947, the Dade County Board of County Commissioners, pursuant to **Resolution No. 2479**, rezoned the property together with other lands, from G-2 to EU-1, EU-2 to RU-1.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING	LAND USE DESIGNATION
Subject Property: E-1; One Acre Estate SFR	Low Density Residential
Surrounding Properties: NORTH: E-1; One Acre Estate SFR	Low Density Residential
EAST: E-1; One Acre Estate SFR	Low Density Residential
SOUTH: E-1; One Acre Estate SFR	Low Density Residential
WEST: E-1; One Acre Estate SFR	Low Density Residential

E. ANALYSIS

Section 30-50.21 of the Village's Land Development Code provides a procedure for the Village Council to authorize on lands: fire stations, public parks, playgrounds, buildings, and other ancillary structures and uses, without regard to the zoning or use classification of any particular site. In approving a government facility site plan, the Council should take into consideration the type of function involved, the public need, the existing land use pattern in the area, alternative locations for the facility, and the nature of the impact of the facility to the surrounding properties. These criterion are addressed below.

Those criterion addressing function, need, and location are addressed in the Background Section of this report which is hereby incorporated into this analysis by reference. The area itself is residential in nature which further impedes the ease with which to identify a property to site such a facility. This property is preferred because it has direct access to Old Cutler Road, is a corner lot, and is adjacent to another existing non-residential use. Further, the relative scale of the proposed construction is in keeping with surrounding buildings. Availability of other sites was limited as addressed above. For years Fire Rescue tried to secure a portion of land at the USDA property, however all such attempts failed to pass the United States Congress, whose vote was required for the sale.

Although not required, staff's review of the applicant's submittal relied upon the provisions at Code Sections 30-30.5 and 30-100 to guide the appropriateness of the proposed site plan. This was done given the residential nature of the surrounding community to ensure minimum impact as well as to ensure maximum compliance with adopted development standards. That review found the site plan to be substantially in compliance. More specifically, the structure as proposal poses no additional impact on the surrounding community as it meets all setback requirements of the underlying zoning district. All landscaping and site plan improvements conform with Code provisions. Staff does believe, however that the proposed dumpster should be relocated to minimize any impact to the adjacent single family home, and the guard gate should be pushed further into the property to ensure any cueing of a fire rescue vehicle will completely and safely clear the paved roadway surface.

Given the above, the request appears to satisfy the considerations delineated under Section 30-50.21(a)(2).

F. NEIGHBORHOOD SERVICES

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

G. RECOMMENDATION:

Staff recommends approval, under Section 30-50.21 of the Land Development Code, to allow plans entitled "Proposed fire Station No. 62", dated stamped August 18, 2014, as prepared by Angel, Lamela, with the following conditions:

- 1) The placement of the dumpster is moved off the NW property line (adjacent to a residential home) and placed closer to the fire rescue building.
- 2) The proposed gate shall be shifted further into the property to prevent any portion of the truck from encroaching into the paved roadway surface area.
- 3) The application shall comply with any recommendations provided by the Village of Palmetto Bay's Department of Public Works.



Darby Delsalle, AICP, Director
Department of Planning & Zoning

ZONING & LAND USE MAPS

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-011

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230010080
Site Address:	
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50965 SQ FT
Year Built:	0
Legal Description:	23 55 40 1.17 ACSUNNY SOUTH ACRES PB 58- 40LOT 8LOT SIZE IRREGULAROR 11181- 2166 & 11179-1949 0881 5F/A/U 30-5023-001-0080 VIEW PLAT 58-40 Deed: 11181-2166

Sale Information:			
Sale Date:	3/1976	4/1972	3/1972
Sale Amount:	43000	23000	18000
Sale O/R:	00000-0000	00000-0000	00000-0000

Assessment Information:		
Year:	2014	2013
Land Value:	0	246712
Building Value:	0	0
Market Value:	0	246712
Assessed Value:	0	246712
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230010080
Site Address:	
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

Property Information:	
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Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50965 SQ FT
Year Built:	0
Legal Description:	23 55 40 1.17 ACSUNNY SOUTH ACRES PB 58- 40LOT 8LOT SIZE IRREGULAROR 11181- 2166 & 11179-1949 0881 5F/A/U 30-5023-001-0080 VIEW PLAT 58-40 Deed: 11181-2166

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Land Value:	0	246712
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Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



Summary Details:	
Folio:	3350230010080
Site Address:	
Mailing Address:	OLD CUTLER PRESBYTERIAN CH INC 14401 OLD CUTLER RD MIAMI, FL 331581722

LAND USE
ESTATE DENSITY RES

Property Information:	
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	50965 SQ FT
Year Built:	0
Legal Description:	23 55 40 1.17 ACSUNNY SOUTH ACRES PB 58- 40LOT 8LOT SIZE IRREGULAROR 11181- 2166 & 11179-1949 0881 5F/A/U 30-5023-001-0080 VIEW PLAT 58-40 Deed: 11181-2166

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Building Value:	0	0
Market Value:	0	246712
Assessed Value:	0	246712
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

POSTING & MAILING

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-011



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, October 19, 2015, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing item which may be of interest to your immediate neighborhood.

The following item is being considered pursuant to Division 30-50.21 of the Village's Land Development Code:

Applicant: Miami-Dade Fire Rescue (VPB-15-011)
Folio: 33-5023-001-0080
Location: 14251 Old Cutler Road, Palmetto Bay, FL 33157
Zoned: E-1
Request: Modification of a previously approved site plan.

PLANS ARE ON FILE FOR THE ABOVE APPLICATION AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chambers located within Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL 33157. Any meeting may be opened and/ or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than four (4) days prior to the proceedings.





**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-011
APPLICANT NAME: Miami-Dade County Fire Rescue Department

FOLIO: 33-5023-001-0080 ZONED: E-1

PROJECT LOCATION: 14251 OLD CUTLER ROAD, PALMETTO BAY, FL 33157

REQUEST: Modification of an approved site plan for a fire rescue facility pursuant to Section 30-50.21.

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, OCTOBER 19, 2015, 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.

**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-011
APPLICANT NAME: Miami-Dade County Fire Rescue Department

FOLIO: 33-5023-001-0080 ZONED: E-1

PROJECT LOCATION: 14251 OLD CUTLER ROAD, PALMETTO BAY, FL 33157

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**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-011
APPLICANT NAME: Miami-Dade County Fire Rescue Department

FOLIO: 33-5023-001-0080 ZONED: E-1

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**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: VPB-15-011
APPLICANT NAME: Miami-Dade County Fire Rescue Department

FOLIO: 33-5023-001-0080 ZONED: E-1

PROJECT LOCATION: 14251 OLD CUTLER ROAD, PALMETTO BAY, FL 33157

REQUEST: Modification of an approved site plan for a fire rescue facility pursuant to Section 30-50.21.

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APPLICATION

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT

VPB-15-011



Miami-Dade Fire Rescue Department
Office of the Fire Chief
9300 N.W. 41st Street
Doral, Florida 33178-2414
T 786-331-5000 F 786-331-5101

miamidade.gov

September 24, 2015

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, FL 33157

RECEIVED
Zoning Department

9/24/2015

Village of Palmetto Bay
Building & Zoning Department

By: 

Re: Letter of Intent
Zoning Hearing Application
Miami-Dade Fire Rescue Department
Palmetto Bay Fire Rescue Station No. 62

Dear Mr. Delsalle:

This shall constitute the letter of intent submitted on behalf of the Miami-Dade Fire Rescue Department (the "Applicant") seeking site plan approval on a 1.17-acre parcel of land located on the south east corner of SW 142 Terrace and Old Cutler Road (the "Property").

On October 20, 2014, the Mayor and Village Council of Palmetto Bay passed and adopted Resolution 2014-75 approving the establishment of a fire rescue facility and associated plans on the Property. On April 8, 2015, the Applicant acquired the Property for the sole purpose of constructing Palmetto Bay Fire Rescue Station No. 62 (the "Station").

Subsequent to Village approval, an adjoining neighbor filed an appeal opposing the approval of the Station on the Property. In an effort to reach a compromise with the neighbor, the Applicant revised the site plan along with the landscape plan in a manner suitable to both the neighbor and the Applicant. As a result the Applicant and neighbor achieved a Settlement Agreement (draft copy attached).

As a result of the revisions to the plans and in an effort to conform to Village code requirements, the Applicant is requesting to modify that certain site plan and landscape plan approved at public hearing pursuant to Resolution 2014-75.

The Applicant is seeking that the Village approve the enclosed site plan entitled "Miami-Dade Fire Rescue 2-Bay Station; 14251 Old Cutler Road, Palmetto Bay, FL 33158," as prepared by the Miami-Dade Fire Rescue Department, dated September 4, 2015, along with the enclosed landscape plan entitled "Miami-Dade Fire Rescue 2-Bay Station; 14251 Old Cutler Road, Palmetto Bay, FL 33158," as prepared by Laura Llerena & Associates, dated September 15, 2015.

Delivering Excellence Every Day

Mr. Darby Delsalle, Director
Department of Planning & Zoning
Village of Palmetto Bay
September 24, 2015
Page 2 of 2

The enclosed site plan illustrate that the proposed Station will consist of a one-story, two-bay structure containing 10,696 sq. ft., designed to accommodate up to eleven (11) firefighter/paramedics, 24 hours a day, 7 days a week.

The Property will be improved with visitor and staff parking areas, along with adequate open space, landscaping and buffering. The landscaping has been substantially enhanced and the buffer along the eastern portion of the property has been increased in order to conform to the Settlement Agreement.

In an effort to buffer the Station from adjoining neighbors, and conform to the Settlement Agreement, the Applicant intends to erect a six (6) foot high masonry wall along the east property line and portions of the north and south property lines as illustrated on the enclosed site plan. Although the Settlement Agreement states that the height of the wall will be determined from center of Old Cutler Road, the wall will maintain a uniform and actual height not to exceed six (6) feet.

The Applicant intends to construct the Station in a manner that will maintain adequate setbacks and lot coverage resulting in a minimal impact to the surrounding neighborhood. Further consideration will be taken when designing the façade of the Station in an effort to assure that it will be in harmony with surrounding structures.

The Station will house an emergency unit staffed by a total of four (4) members. As a result of the scheduled 7 AM shift change, staff must report to the Station by no later than 6:45 AM. Departing staff members typically leave the Station between 7:15 AM and 7:30 AM. Evidentially, the amount of vehicular traffic during non-peak period shall not merit a traffic study.

The Applicant remains hopeful of the Village's favorable consideration of the Application.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Sincerely,



Dave Downey
Fire Chief
Miami-Dade Fire Rescue Department

/ch

9/24/2015



VPB-15-011

Village of Palmetto Bay
Building & Zoning Department

By: *[Signature]*

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

LIST ALL FOLIO #S: 33-5023-001-0080 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).
Miami-Dade Fire Rescue Department

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:
Mailing Address: 9300 NW 41 Street
City: Doral State: FL Zip: 33178 Phone#: 786-331-4544

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:
Owner's Name (Provide name of ALL owners): same as above
City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:
Name: Company: Carlos Heredia; Miami-Dade Fire Rescue; 9300 NW 41 Street
City: Doral State: FL Zip: 33178 Cell Phone#: 786-331-4544
Phone#: _____ Fax#: _____ E-mail: chh@miamidade.gov

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 it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

Lot 8 of Sunny South Acres PB 58 Page 40

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)
SE corner of SW 142 Terrace and Old Cutler Road

7. SIZE OF PROPERTY (in acres): 1.17 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 4/2015 **9. Lease term:** _____ 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.

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)

12. PRESENT ZONING CLASSIFICATION: E-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: _____

Special Exception: _____

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:

Old Cutler Presbyterian Church/Oct. 20, 2014/Site Plan/Approved/R 2014-75

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: vacant

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

Use: _____ Year: _____

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), Dave Downey, 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: SORAYA KAIRUZ

[Signature]
Authorized Signature

Fire Chief

Office Held

(Corp. Seal)

Sworn to and subscribed to before me
This 24 day of September, 2015.

Notary Public: [Signature]
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: _____

**OWNERSHIP AFFIDAVIT
FOR
CORPORATION**

STATE OF Florida
COUNTY OF Miami-Dade County

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Dave Downey
_____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

- Fire Chief
1. Affiant is the ~~president, vice-president or CEO of the Corporation~~, with the following address:
9300 NW 41 Street, Doral, FL 33178
 2. The Corporation owns the property which is the subject of the proposed hearing.
 3. The subject property is legally described as:
Lot 8 of Sunny South Acres PB 58 Page 40
-
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.

Witnesses:

Carlos Heredia
Signature

Carlos Heredia
Print Name

Signature

Dulce Williams
Print Name

Dave Downey
Affiant's signature

Dave Downey
Print Name

Sworn to and subscribed before me on the 24 day of September 2015.

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

Notary [Signature]

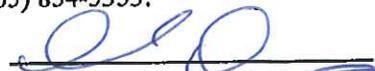
(Stamp/Seal)
Commission Expires:



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 3rd 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.

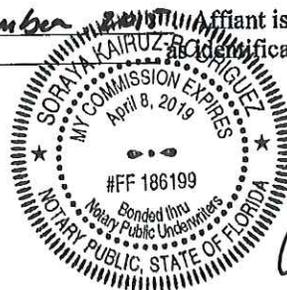

(Applicant's Signature)

Dave Downey
(Print Name)

Sworn to and subscribed before me this 24 day of September, 2019. Affiant is personally known to me or has produced _____ identification.

(Notary Public)
My commission expires April 8, 2019

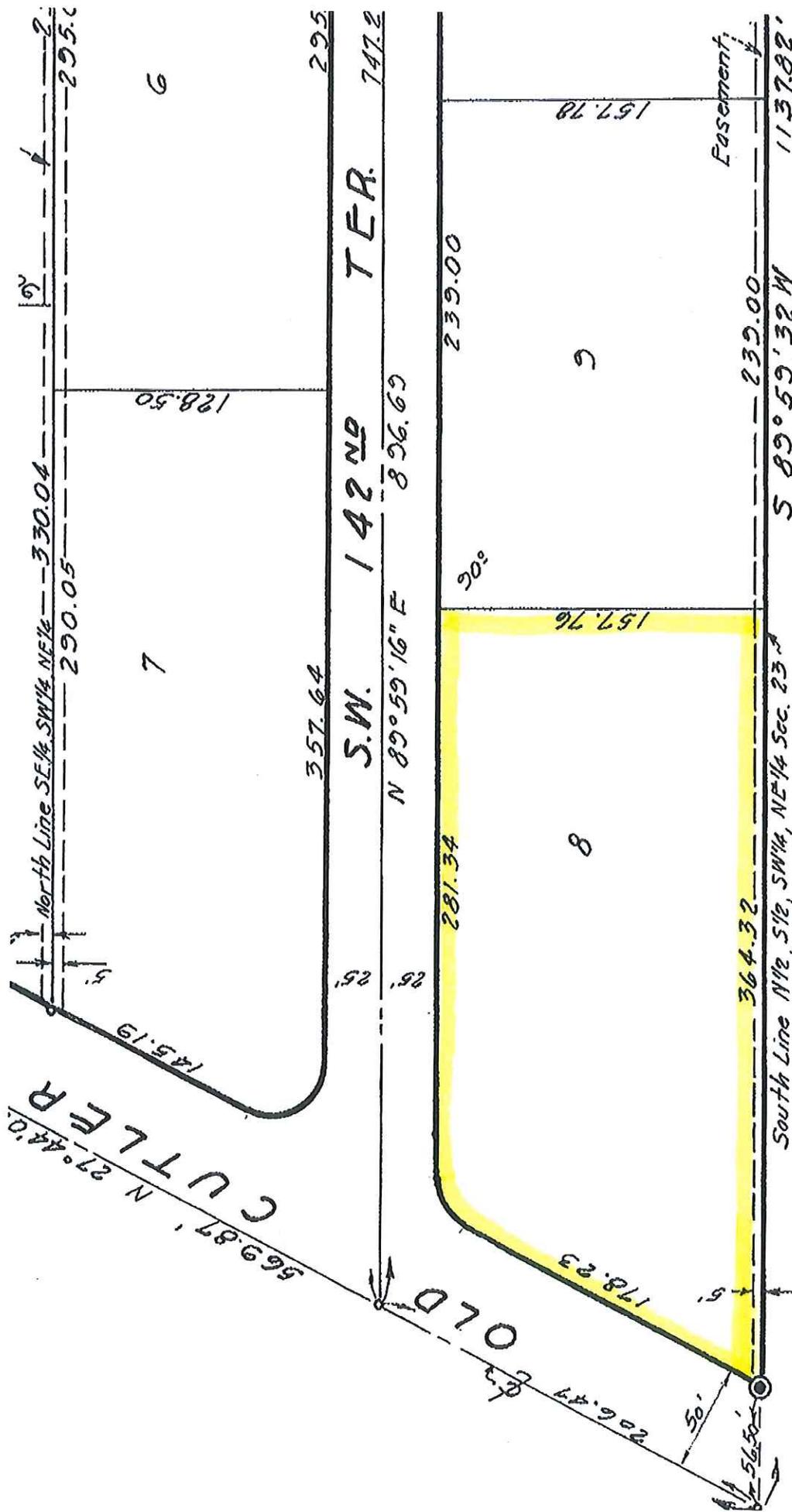
FORM ZH-0107-04











Not Subdivid.

SUNNY SC

A SUBDIVISION IN THE NE;



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/24/

Property Information	
Folio:	33-5023-001-0080
Property Address:	14251 OLD CUTLERRD
Owner	MIAMI DADE COUNTY MIAMI DADE FIRE DEPT
Mailing Address	111 NW 1 ST STE 17-202 MIAMI, FL33128
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	50,965 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$437,178	\$321,799	\$246,712
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$437,178	\$321,799	\$246,712
Assessed Value	\$298,521	\$271,383	\$246,712

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$138,657	\$50,416	
Religious	Exemption		\$271,383	\$246,712
County	Exemption	\$298,521		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
23 55 40 1.17 AC
SUNNY SOUTH ACRES PB 58-40
LOT 8
LOT SIZE IRREGULAR
OR 11181-2166 & 11179-1949 0881 5

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$298,521	\$271,383	\$246,712
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$437,178	\$321,799	\$246,712
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$298,521	\$271,383	\$246,712
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$298,521	\$271,383	\$246,712
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/08/2015	\$500,000	29573-0933	Federal, state or local government agency
03/01/1976	\$43,000	00000-00000	2008 and prior year sales; Qual by exam of deed
04/01/1972	\$23,000	00000-00000	2008 and prior year sales; Qual by exam of deed
03/01/1972	\$18,000	00000-00000	2008 and prior year sales; Qual by exam of deed

IN THE ELEVENTH JUDICIAL CIRCUIT OF FLORIDA
IN AND FOR MIAMI-DADE COUNTY, FLORIDA

APPELLATE DIVISION

CASE NO. 14-463 AP

LOWER TRIBUNAL CASE NO.: VPB-14-007 (Village of Palmetto Bay Planning
and Zoning Board)

GARY PASTORELLA, and
CAROLYN PASTORELLA

Petitioners,

v.

VILLAGE OF PALMETTO BAY, a Florida
Municipal Corporation, and OLD CUTLER
PRESBYTERIAN CHURCH, INC., a Florida
Non-Profit Corporation, and MIAMI-DADE
COUNTY, a Subdivision of the State of Florida

Respondents.

STIPULATION OF SETTLEMENT

Petitioners Gary and Carolyn Pastorella (the “Pastorellas”) and Miami-Dade
County (the “County”), hereby stipulate to the following settlement.

1. This petition involves review of the quasi-judicial action of the
Village of Palmetto Bay (“the Village”) through an October 24, 2014
Resolution (“the Resolution”) approving a site plan to locate a public facility
pursuant to Section 30-50.21 of the Village of Palmetto Bay Code.

2. The Petitioners, Gary and Carolyn Pastorella (“Pastorellas”) and Respondents Village, Miami-Dade County (the “County”) and Old Cutler Presbyterian Church, Inc. (“the Church”) have reached the following settlement:

a. WHEREAS, the Pastorellas own the property located at 6940 SW 142nd Terrace, Palmetto Bay, Florida 33158, which legal description is attached as Exhibit A.

b. WHEREAS, the County owns the property located at 14251 Old Cutler Road, Palmetto Bay, Florida 33158, which legal description is attached as Exhibit B.

c. WHEREAS, the Church owns the property located at 7055 SW 144nd Street, Palmetto Bay, Florida 33158 and 7020 SW 144nd Street, Palmetto Bay, Florida 33158.

d. WHEREAS, on November 24, 2015 the Pastorellas filed their Petition to Review Local Government Quasi-Judicial Action Pursuant to Florida Rules of Appellate Procedure 9.100 and 9.190(b)(3) in the 11th Judicial Circuit of Florida (Appellate Division), Case No. 14-463 AP, seeking relief against the Village, the Church and the County as well as their Complaint for Declaratory and Injunctive Relief in the 11th Judicial Circuit of Florida (General Jurisdiction Division), Case No. 14-29993 CA 05, seeking relief against the Village.

e. WHEREAS, the parties wish to avoid the expense, delay, and uncertainty of lengthy litigation and to resolve these proceeding under the terms set forth herein, and agree it is in their respective mutual best interests to do so,

f. NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, and in consideration of the benefits to accrue to each of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby represent and agree as follows:

i. The County will implement the September 4, 2015 “Final Site Plan” attached as “Exhibit C”. The wall identified on the Final Site Plan will be developed in the locations identified on that Plan and in accordance with the following standards:

- a) Six foot high walls composed of scored stucco block are proposed along the north, east, and a portion of the south County property line.
- b) Wall height will be determined from the center of Old Cutler Rd. and remain “level” as the wall turns to the east, so that the height appears uniform.

ii. A three tier buffer of trees and hedges shall be planted along the inside and outside of the wall along the north property line and a similar buffer minus hedging shall be planted along the inside of the wall along the east property line to screen the fire station and parking lot for the adjacent residential community. The location and description of plants is identified on the landscape plan prepared by Laura Llerena & Associates, Inc. dated 09/15/2015 (Exhibit D). The County shall ensure that the number of trees identified in Exhibit B is maintained along the exterior and interior of the facility and that the trees, bushes and groundcover are properly irrigated and maintained.

- iii. The Pastorellas may plant hedging vegetation along the east side on the Pastorellas' property to be maintained by the Pastorellas. In no event may any vegetation be planted on or attached to the east wall on the County's property.
- iv. All exterior lighting shall be designed to not illuminate areas outside the perimeter of the walled parking area.
- v. There will be no washing of trucks, cars, or driveways except where the water will be captured and removed from the site. There will be no ground water draining of waste water.
- vi. The fire station and other improvements shall be required to use municipal water.
- vii. A water line will be extended to the Northwest corner of Pastorellas' property. Pastorellas may connect to said water line at their expense. Other residents along the cul de sac may also connect to and extend that waterline at their expense.
- viii. Fire station staff will not use the ringing of bells or other alarms in the exterior for notification of emergencies.
- ix. No public access will be allowed into the rear parking area. The rear parking area will be used only by station employees. Only County employees will have access to the parking lot from 142nd Terrace.
- x. No parking will be allowed along the swale of 142nd Terrace. Appropriate no parking signs will be displayed on the swale subject to approval of the Village.
- xi. No commercial vehicles will be allowed from 4pm to 8am or on weekends. This restriction shall not apply to emergency fire vehicles.
- xii. No generator will be sited within 100 feet of the Pastorellas' property and no trash containers or dumpsters will be sited within 70 feet of Pastorellas' property.

- xiii. Only fire station use and directly related support activities will be allowed on the site.
- xiv. No fueling of trucks will be allowed on site.
- xv. No major repairs of vehicles will be allowed on site.
- xvi. No loitering of employees will be allowed in the parking lot.

3. Reservation of Jurisdiction. 11th Circuit Court Case Nos. 14-463 AP and 14-29993 CA 05 will be dismissed with prejudice, except that this Court shall retain jurisdiction to enforce this Settlement Agreement.

4. Other Persons Unaffected. Nothing in this Agreement shall be deemed to affect the rights of any person not a party to this Agreement except for successive owners of the Pastorellas' property as long as the property is used as a governmental facility for fire rescue. This Agreement is not intended to benefit any third party.

5. Attorney's Fees and Costs. Each party shall bear its own costs, including attorney's fees, incurred in connection with the cases identified in paragraph 3.

6. Effective Date. This Agreement shall become effective immediately upon execution by the last party.

7. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be

construed without regard to which of the parties drafted the provision in question.

8. Entire Agreement. This is the entire agreement between the parties, and no verbal or written assurance or promise is effective or binding unless included in this document.

9. Church Joinder. The Church's joinder to this agreement is for the purpose of confirming that it does not object to the Village and County entering into this Agreement and to join in the release provided in paragraph 10. This Agreement does not otherwise create any obligations or duties on the part of the Church.

10. Release. The Pastorellas shall voluntarily dismiss (with prejudice) 11th Circuit Court Case Nos. 14-463 AP and 14-29993 CA 05 within five business days of the execution of this Agreement, and the parties, in consideration of the mutual promises herein and as inducement to their respective execution of this Agreement, hereby release each other, their predecessors, heirs, successors, assigns, partners, principals, officers, managers, directors, shareholders, employees, agents, attorneys, representatives, parent corporations, subsidiaries, and affiliates from any and all claims which they have arising out of these referenced cases, as well as any claims arising from the siting of the Miami-Dade County fire station subject of said cases. Enforcement of this Settlement Agreement is hereby

an express exception to this Mutual Limited Release. This release does not affect any interest related to other litigation involving the Pastorellas and the proposed releasees.

The consent order approving this stipulation shall incorporate and attach a copy of this stipulation.

**VILLAGE OF PALMETTO
BAY**

WITNESSES:

By:

Title:

Date

Signature

Print Name

Signature

Print Name

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

The foregoing STIPULATION OF SETTLEMENT was acknowledged before me this ____ day of _____, 2015, by _____ who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

Approved as to form:

Village Attorney

MIAMI-DADE COUNTY

WITNESSES:

By:

Title:

Date

Signature

Print Name

Signature

Print Name

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

The foregoing STIPULATION OF SETTLEMENT was acknowledged before me this _____ day of _____, 2015, by _____ who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

Approved as to form:

Assistant County Attorney,

**OLD CUTLER
PRESBYTERIAN CHURCH**

By:

Title:

Date

WITNESSES:

Signature

Print Name

Signature

Print Name

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

The foregoing STIPULATION OF SETTLEMENT was acknowledged before me this _____ day of _____, 2015, by _____ who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

Approved as to form:

Counsel

GARY PASTORELLA

WITNESSES:

Gary Pastorella

Signature

Date:

Print Name

Signature

Print Name

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

The foregoing STIPULATION OF SETTLEMENT was acknowledged before me this _____ day of _____, 2015, by _____ who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

CAROLYN PASTORELLA

WITNESSES:

Carolyn Pastorella

Signature

Date:

Print Name

Signature

Print Name

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

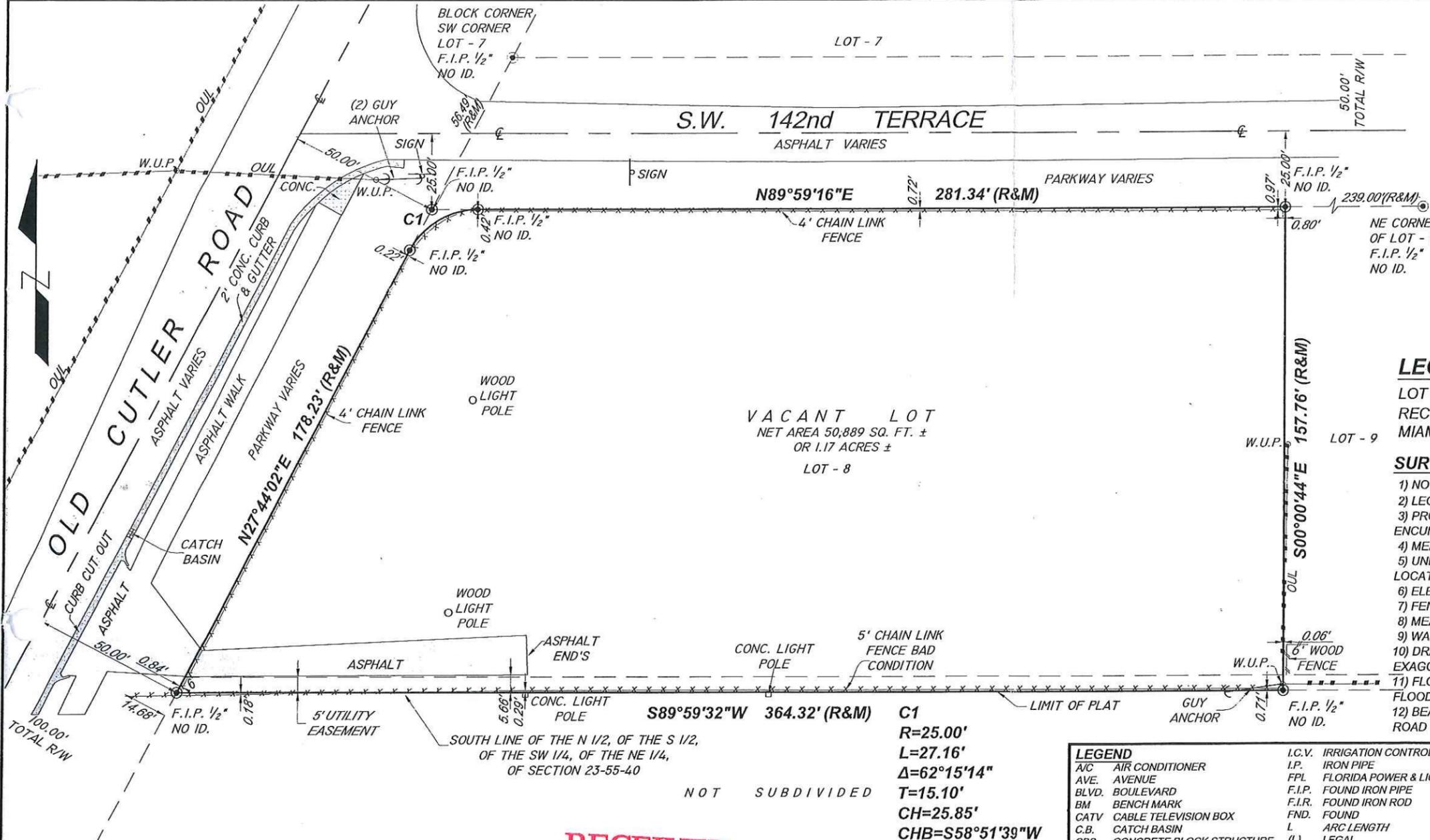
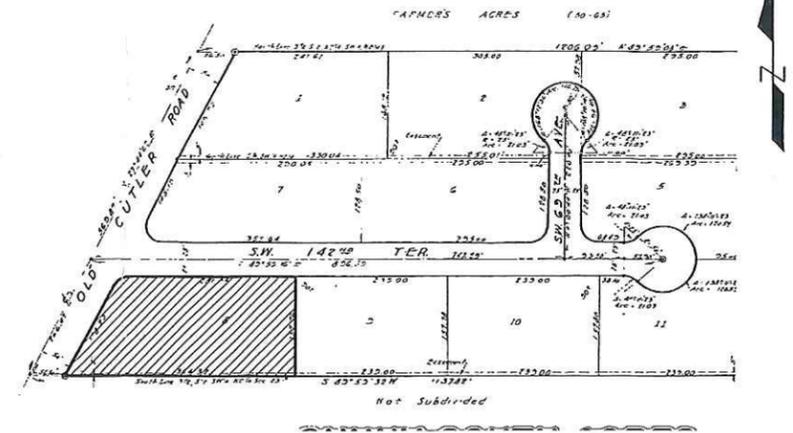
The foregoing STIPULATION OF SETTLEMENT was acknowledged before me this _____ day of _____, 2015, by _____ who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

PLANS

MIAMI- DADE COUNTY FIRE RESCUE DEPARTMENT
VPB-15-011

LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION:

LOT 8, "SUNNY SOUTH ACRES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: EAST RIGHT OF WAY OF OLD CUTLER ROAD = N27°44'02"E

CERTIFIED TO:

NATIONAL TITLE AND ABSTRACT COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

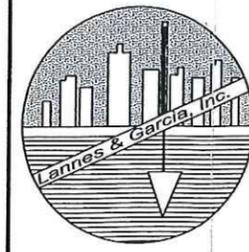
RECEIVED
Zoning Department
10/01/2014
Village of Palmetto Bay
Building & Zoning Department
By: *[Signature]*

LEGEND		SYMBOLS	
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
AVE. AVENUE	I.P. IRON PIPE	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BLVD. BOULEVARD	FPL FLORIDA POWER & LIGHT	PL PROPERTY LINE	
BM BENCH MARK	F.I.P. FOUND IRON PIPE	P.O.B. POINT OF BEGINNING	
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.C. POINT OF COMMENCEMENT	
C.B. CATCH BASIN	FND. FOUND	P.R.C. POINT OF REVERSE CURVATURE	
CBS CONCRETE BLOCK STRUCTURE	L ARC LENGTH	P.R.M. PERMANENT REFERENCE MONUMENT	
CHB CHORD BEARING	(L) LEGAL	P.T. POINT OF TANGENCY	
CH CHORD DISTANCE	L.P. LIGHT POLE	R RADIUS	
COR CORNER	LB LICENSED BUSINESS	(R) RECORD	
CT COURT	LS LAND SURVEYOR	R.E. RIM ELEVATION	
CL CLEAR	(M) MEASURED	R.W. RIGHT-OF-WAY	
CONC. CONCRETE	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY	
C.O. CLEAN OUT	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE	
E.B. ELECTRIC BOX	NO. NUMBER	S.I.R. SET IRON ROD	
ELEV. ELEVATION	NTS NOT TO SCALE	ST. STREET	
ENCR. ENCROACHMENT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT	
E.R.P. ELEVATION REFERENCE POINT	ONPL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	
F.F. FINISH FLOOR	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE	
F.H. FIRE HYDRANT	P.C. POINT OF CURVATURE	TYP. TYPICAL	
	P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT	
	P.C.P. PERMANENT CONTROL POINT	W.M. WATER METER	

A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

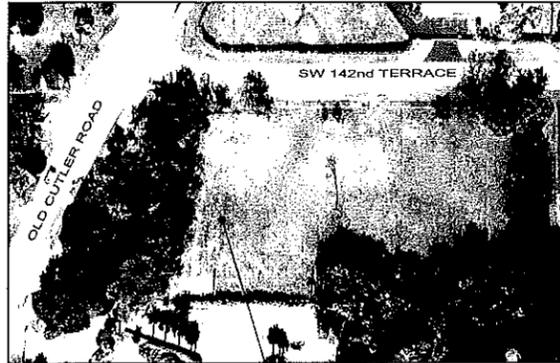
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 442-2530

FLOOD ZONE: X
MAP & PANEL= 12086C0468
COMMUNITY No.: 120687
SUFFIX: L
DATE OF FIRM: 09-11-2009
ELEV.= N/A

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

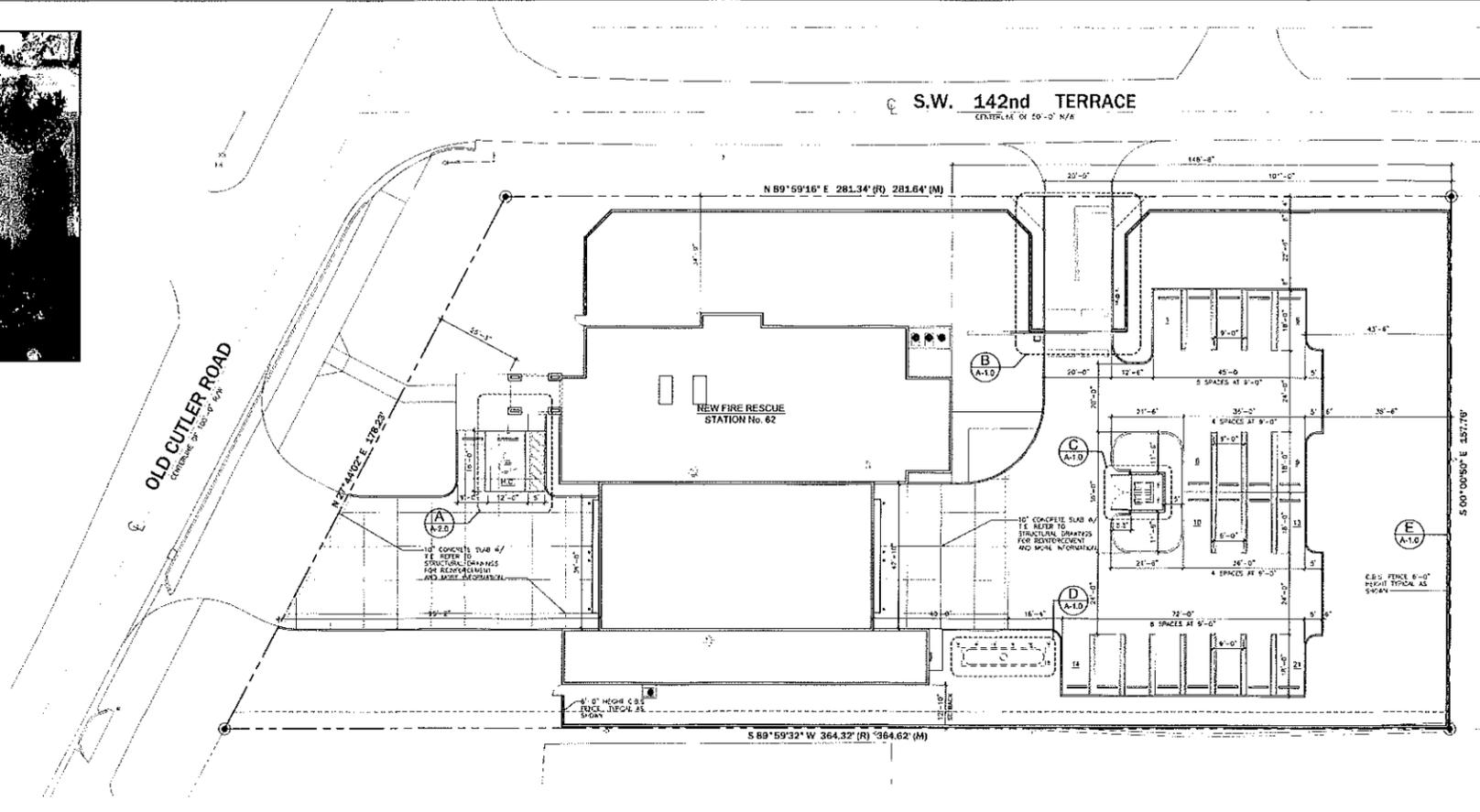


NORTH
LOCATION SKETCH
SCALE: 1" = 50'

PROPOSED SITE FOR
MIAMI-DADE FIRE RESCUE
STATION No. 62.

LEGAL DESCRIPTION:
23.55 AC SUNNY SOUTH ACRES PB 58-40 LOT 8
FOLIO No. 33-5023-01-0080

ZONING LEGEND	
PALMETTO BAY FIRE STATION No. 62	
FLOOD ZONE: X	FLOOD ELEVATION:
ZONING CLASSIFICATION: E-1	
LOT AREA: 50,965 S.F.	
BUILDING AREA: 10,656 (GROSS)	
AREA CALCULATION:	PROVIDED:
LOT COVERAGE	10,749 SQ. FT. (21.1%)
PERVIOUS AREA	26,518 SQ. FT. (52.0%)
LANDSCAPE AREA	24,041 SQ. FT. (47.2%)
BUILDING HEIGHT	T.B.D.
SETBACKS:	PROVIDED:
FRONT	25'-3"
SIDE	12'-10"
SIDE (STREET)	34'-9"
REAR	148'-4"
PARKING:	PROVIDED:
STAFF	21 SPACES
ALTERNATE VEHICLES	11 SPACES
PARKING FOR PUBLIC	2 SPACES
TOTAL	33 SPACES



NORTH
SITE PLAN
SCALE: 1/16" = 1'-0"

- CONDITIONAL SITE APPROVAL GENERAL NOTES:**
1. AT THE TIME OF PLANS PERMITTING WORK WILL COMPLY WITH THE REQUIRED PARKING, LOADING SPACES, AND WALKWAYS, INDICATING TYPE OF SURFACE, SIZE AND WIDTH OF WALKWAYS AND WALKWAYS TO BE PROVIDED WITH A MINIMUM OF 36" CLEARANCE. THE NUMBER OF PARKING SPACES PROVIDED AND THE NUMBER PROVIDED ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22.03(1).
 2. AT THE TIME OF PLANS PERMITTING WORK WILL COMPLY WITH THE PROVISION FOR THE DESIGNATION OF OPEN SPACE AND LANDSCAPE DESIGNATION INDICATING THE LOCATION, TYPE, SIZE AND DESCRIPTION OF ALL PROPOSED LANDSCAPE MATERIAL, INCLUDING THE LIMITS OR EXTENT OF TREE REMOVAL OR TREE PROTECTIVE FURNITURE TO OCCUR TO 100%.
 3. AT THE TIME OF PLANS PERMITTING WORK WILL COMPLY WITH ALL PROVISIONS FOR APPROPRIATE POSITIONING OF MATERIAL AND DESIGNATION IN ACCORDANCE WITH THE ADAPTED DESIGN CRITERIA AND STANDARDS OF THE VILLAGE OF PALMETTO BAY AND MIAMI-DADE COUNTY ENVIRONMENTAL RESOURCES MANAGEMENT (ERM) CRITERIA.
 4. AT THE TIME OF PLANS PERMITTING WORK WILL PROVIDE A CONSTITUTE FROM A REGISTERED ARCHITECT THAT THE WORKS GENERAL FLOOD PROTECTION BUILDINGS SHALL MEET THE FLOOD PROTECTION CRITERIA AND BE MAJOR PLAN DOCUMENTATION SCOPE OF WORK TO ENSURE COMPLIANCE WITH SUBSECTION 22.03(1), 22.03(2), AND THE FLORIDA BUILDING CODE.
 5. AT THE TIME OF PLANS PERMITTING WORK WILL PROVIDE CIVIL PLANS SHOWING ALL THE REGULATORY CRITERIA OF DIST. EROSION AND SEDIMENTATION CONTROL, THE PROPOSED TEMPORARY AND PERMANENT CONTROL, PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED DURING ALL PHASES OF CLEARING, GRADING AND CONSTRUCTION.
 6. MOFF HAS RETAINED A PROFESSIONAL LANDSCAPE ARCHITECT, LAURA LUBNER AND ASSOCIATES, PREPARE ALL LANDSCAPE PLANS SHOWING ALL PLANTING MATERIALS AND SCHEMATIC MATERIALS. SPECIAL ATTENTION WILL BE GIVEN TO WALKWAYS FOR THE RIGHT OF WAY OF SW 142ND TERRACE.
 7. AT THE TIME OF PERMITTED WORK WILL SUBMIT PLANS TO MIAMI-DADE COUNTY PUBLIC WORKS STATE ENGINEERING FOR REVIEW AND APPROVAL OF DRIVEWAY IMPROVEMENTS LOCATED WITHIN OLD CUTLER ROAD.
 8. ALL DRIVEWAY OPENINGS WILL BE A MINIMUM OF 20'-0" WIDE TO PROVIDE PROGRESS EGRESS.
 9. AT THE TIME OF PERMITTED WORK WILL PROVIDE PLANS SHOWING ALL ROADWAY DRIVEWAY ENTRANCE HAVING SUFFICIENT SIZE FOR APPARATUS & MANEUVER.
 10. AT THE TIME PERMITTED WORK WILL PROVIDE ALL NECESSARY TREE REMOVAL PLAN AND PLANTING APPROVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRE).
 11. TREES THAT MAY NEED RELOCATING INSTEAD OF REMOVAL WILL BE RELOCATED WITHIN THE PROPOSED PERMITS STATE SITE.
 12. AT THE TIME OF PERMITTED WORK WILL PROVIDE ALL NECESSARY PAVING AND DRAINAGE PLANS, PLANS ARE TO INCLUDE DRAINAGE REPORT CALCULATIONS TO ALL VARIATION OF STREET USE, WILL NOT DRAIN STORMWATER INTO ANY ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY AS PER SECTION 22.03(1) AND 22.03(1)(F) THE VILLAGE OF PALMETTO BAY CODE OF ORDINANCES.
 13. AT THE TIME OF PERMITTED WORK WILL PROVIDE A COVENANT FOR MAINTENANCE OF LANDSCAPING WITHIN RIGHT OF WAY ADJACENT EGRESS WALKWAY AND THE PROPERTY OWNER THIS COVENANT MUST BE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY WITHIN 30 DAYS OF A PERMIT FOR ANY INSTALLATION WITHIN VILLAGE RIGHT OF WAY.
 14. PLANS SUBMITTED FOR PERMITTING WORK WILL CONFORM TO SPECIFIC METRIC FOOT, US AND OTHER APPROPRIATE STANDARDS FOR ENGINEERING DESIGN OF THE PUBLIC RIGHT OF WAY.
 15. AT THE TIME OF PERMITTED WORK WILL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES FROM THE LATEST EDITION OF ADA CODE.
 16. AT THE TIME OF PERMITTED WORK WILL PROVIDE ALL NECESSARY DETAILS FOR PLANS FOR WATER AND SEWER.



OWNER:
**MIAMI-DADE
FIRE RESCUE**
Facilities & Construction
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9300 N.W. 41st STREET
MIAMI, FLORIDA 33178
Tel: (786) 331-4500
Fax: (786) 331-4501
ANGEL H. LAMELA
ARCHITECT - 05000003

MIAMI-DADE
"Delivering Excellence
Every Day"

PROJECT:
**MIAMI-DADE FIRE
RESCUE
2-BAY STATION**
14251 OLD CUTLER
ROAD
PALMETTO BAY,
FL 33158

PROJECT No.
STATION 62
ISSUED FOR:
PERMIT

Scale in Contactor:
Within dimension have preference over
scaled dimensions.
Site All other spaces are as per plan
and subject to office for clarification at
786-331-4515.
Original drawing is 30" x 42", scale unless
otherwise indicated.

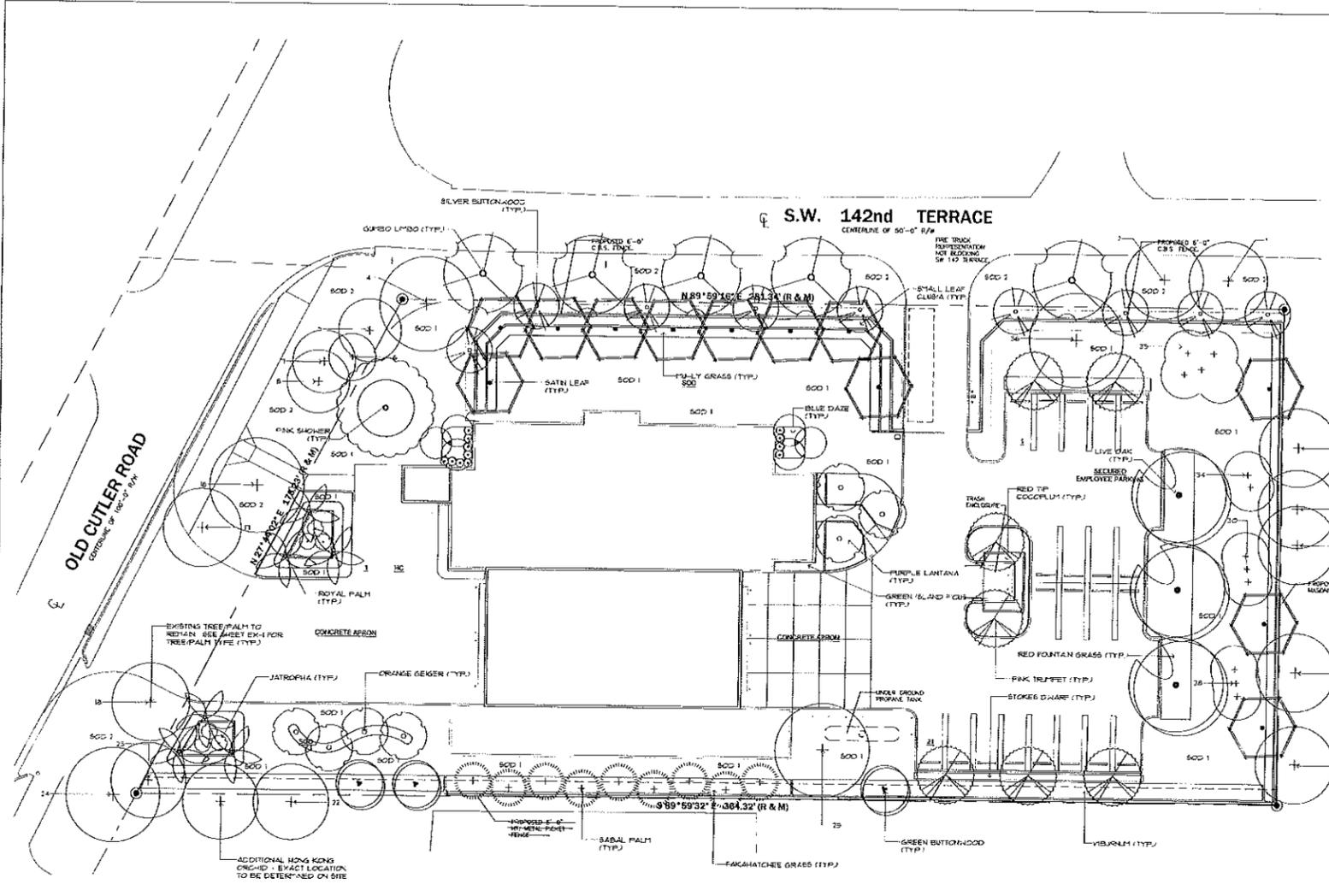
No.	DATE	REVISION	BY

DATE: 09-04-2015
SCALE: AS SHOWN
DRAWN BY: MARY NIELSEN
CHECKED BY: A.H.L.
SCALE: 1/32" = 1'-0"

ANGEL H. LAMELA ARCHITECT - 05000003
This is a copy of the original drawing. It is not to be used for construction purposes. It is to be used for informational purposes only. It is not to be used for any other purpose without the written consent of the architect.

SHEET TITLE
SITE PLAN
SHEET NUMBER
A-1.0
OF 03





95% LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

PALMETTO BAY LANDSCAPE TABLE

ZONE: R-1 NET LOT AREA: 30245.06 ACRES 111

REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY DIVISION 30-50, AS INDICATED ON SITE PLAN	22304 23304
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY DIVISION 30-50, AS INDICATED ON SITE PLAN. NO. OF PARKING SPACES 22, X 10 SF PER PARKING SPACE	2200 2200
C. TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY DIVISION 30-50 (NO. GO. 4-B)	23718 23718
LAWN AREA CALCULATION	
A. TOTAL SF. OF LANDSCAPED OPEN SPACE REQUIRED BY DIVISION 30-50 (NO. GO. 4-B)	23718
B. MAXIMUM LAWN AREA (SOD) PERMITTED - 20% X 23718 = 4743.6	4743.6
TREES	
A. NO. OF TREES REQUIRED PER NET LOT ACRE LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS (3 TREES X 111 ACRES = 333)	33 - 4 = 29
B. # PALMS ALLOWED: NO. TREES PROVIDED X 50% (14.5)	7
% OF PALMS PERMITTED TO COUNT AS STREET TREES ON 1/2 BAYS X 50%	6
C. # NATIVES REQUIRED: NO. TREES PROVIDED X 50%	7
D. STREET TREES (TYP. AVERAGE SPACING OF 30' O.C.) 354 LINEAR FEET ALONG STREETS	7
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (TYP. AVERAGE SPACING OF 75' O.C.) 254 LINEAR FEET ALONG STREETS	7
SHRUBS	
A. NO. OF TREES REQUIRED X 10 NO. OF SHRUBS ALLOWED	290
B. NO. SHRUBS ALLOWED X 50% (NO. OF NATIVE SHRUBS REQUIRED)	145

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	D.T. SIZE	REMARKS
3	DB	BURSERIA SPANZA	CAJUPUT LIME	4" X 12" H. FT. FG	
1	CJ	CASSIA JAVANICA	PAK BACHENS	4" X 12" H. FT. FG	
3	CE	CONOCARPUS ERECTUS	GREEN BUTTONHOOD	4" X 12" H. FT. STD. FG	
3	CEB	CONOCARPUS ERECTUS 'BIRK'	SILVER BUTTONHOOD	4" X 12" H. FT. MULTI-TRUNK FG	
7	CS	GONDISA SEBESIANA	ORANGE GEIGER	4" X 12" H. FT. FG	
12	CO	CHRYSOMYLLUM OLIVIFORME	BAYN LEAF	4" X 12" H. FT. FG	
3	CV	CHERUS VIRGINIANA	LIVE OAK	4" X 12" H. FT. FG	
7	TH	TABESSEA PALLIDA	PINK TRUMPET	4" X 12" H. FT. FG	
PALMS					
2	PT	PHYTOSPERMA ELEGANS	ALEXANDER PALM	4" X 12" H. FT. FG	
6	RE	ROYSTONIA ELATA	ROYAL PALM	4" X 12" H. FT. PATIO-FG	
5	SP	SABAL PALMETTO	SABAL PALM	4" X 12" H. FT. PATIO-FG	
SHRUBS					
6	CL	CLUSIA GUTTIFERA	SEA-LEAF CLUSIA	4" X 12" H. FT. OC. TH. 4" H. SR	
10	PI	PICUS MACROCARPA	GREEN ISLAND FIG	4" X 12" H. FT. OC. TS. 4 SR	
10	MP	HAPSLA PATERA	FIREBUSH	4" X 12" H. FT. OC. SR	
1	V	LEU VICTORIA	STONES DHARP	4" X 12" H. FT. OC. TS. 4 SR	
1	J	JATROPHA INDEGENERA	JATROPHA	4" X 12" H. FT. OC. TS. 4 SR	
10	FB	FENYSELIUM SETAGULUM 'KAWA'	RED FOUNTAIN GRASS	3" X 12" H. FT. OC. TS.	
10	TD	TRIPSACIS DACTYLOIDES	FAKACHATCHE GRASS	3" X 12" H. FT. OC. TS.	
10	VO	VERBENA COCCYNIUM	THE SCHILLER'S DELIGHT	4" X 12" H. FT. OC. TS. 4 SR	
GROUNDCOVERS					
10	EG	EVOLVULUS GLOMERATA	BLUE DATE	1" X 12" H. FT. OC. RLL. TS.	
10	LM	LANTANA PENTHEVENIS	PURPLE TRAILING LANTANA	1" X 12" H. FT. OC. RLL. TS.	
10	MC	MULLENBESSIA CAPILLARIS	PURPLE GRASS	1" X 12" H. FT. OC. RLL. TS.	
SODS					
SOD 1	STENOGRAMMUM	ST. AUGUSTINE FLORATUM	A	SOLID SOD	
SOD 2	STENOGRAMMUM	BURGESSIA	A	SOLID SOD	

ABBREVIATIONS:
 OAHF OVERALL HEIGHT
 STD. STAGGERED
 ST. SINGLE TRUNK
 TS. TRIANGULAR SPACING
 G.C. GROUND COVER
 D.T. DOUBLE TRUNK
 DROUGHT TOLERANCE: * MODERATE DROUGHT TOLERANCE, ** VERY DROUGHT TOLERANT, Δ NATIVE

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE GRADED FLORIDA * OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR MASTERY PLANTS, PART 1 (A-D) BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
- SHRUBS REPRESENT PLANTS AT NATURE STAGE NEVER AT TIME OF INSTALLATION.
- VERIFY WITH OWNER'S REPRESENTATIVE OR SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES AND/OR EASEMENTS PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF FLORIDA-ORCH PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- SOLID SOD SHALL BE ST. AUGUSTINE FLORATUM.
- TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
- PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% PINK 25% SAND, 25% BRUSHWOOD PEAT MOSS, 10% SHEEP MANURE, 10% POUNDS OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
- TOPSOIL MIX SHALL CONSIST OF 80% SAND & 20% PINK, THOROUGHLY MIXED WITH A COMMERCIAL SPREADER. TOP SOIL SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. IT IS DESIGNED FOR 'HEAD TO HEAD' COVERAGE.
- EXISTING SOD OUTSIDE THE PROPERTY LINE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH SAME SPECIES AT NO COST TO OWNER.
- TREES SHALL NOT BE PLANTED ON TOP OF IRRIGATION LINES.
- ALL AREAS NOT COVERED BY SHRUBS, GROUNDCOVERS BEDS, BUILDINGS OR PAVING ARE TO BE SOODED.
- PUBLIC RIGHT OF WAY PROPOSED TREE REMOVAL SHALL COMPLY WITH PDGPA FOR APPROVALS, PERMITS & OTHER SPECIFIC REQUIREMENTS.

ROOT PRUNE NOTES

- LANDSCAPE CONTRACTOR TO VERIFY WITH SITE SUPERVISOR OF ANY EXISTING UNDERGROUND UTILITIES PRIOR ANY ROOT PRUNING OR REMOVAL OF EXISTING TREES.
- TO AVOID DAMAGE TO THE TREES AND PROPERTY, THE ROOT PRUNING MUST BE DONE BY A SKILLED LANDSCAPE CONTRACTOR WITH EXPERIENCE IN THIS TYPE OF WORK.
- A BACK PRUNING OF THE CANOPY WILL BE NECESSARY TO BALANCE THE GZE OF THE CROWN WITH THE ROOT BALL AFTER THE ROOT PRUNING IS COMPLETE. NO UNNECESSARY BACK PRUNING WILL BE ALLOWED. LANDSCAPE CONTRACTOR MUST RESPECT THE NATURAL CHARACTER OF EACH PLANT CULTURE SPECIE.
- TREES SHALL BE ROOT PRUNED AS DATA PRIOR TO TRANSPLANTING.
- LARGE TREES THAT HAVE BEEN ROOT PRUNED SHALL BE TAGGED TO AVOID ACCIDENTS AND/OR AND-FALL OR FALLS SHOWN ON THIS PLAN.
- SUFFICIENT WATER SHALL BE APPLIED TO THE TREES DURING CONSTRUCTION.
- IN THE EVENT THAT LEAVY EQUIPMENT IS NECESSARY TO MOVE THE TREES, LANDSCAPE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID 'WORKING' THE BARK OF THE TREES.
- TREES TO BE TRANSPLANTED ON SITE SHALL BE DONE IMMEDIATELY.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREES AT THE SITES PROVIDED, SHALL BE MADE FOR STAKING, BARRICADES, WATER, WEEDING, AND FERTILIZING AS REQUIRED DURING CONSTRUCTION. THE PLANTS SHALL BE IN THE BEST POSSIBLE CONDITION FOR THE FINAL TRANSPLANTATION TO THE SITE.
- CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO TREES THAT ARE TO REMAIN AND THOSE THAT ARE TO BE RELOCATED.



OWNER:
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ARCHITECT:
ANGEL H. LAMELA
ARCHITECT, AIA 000020



PROJECT:
**MIAMI-DADE FIRE
RESCUE
2-BAY STATION**
14251 OLD CUTLER
ROAD
PALMETTO BAY,
FL 33158

PROJECT No.
STATION 62
ISSUED FOR:
PERMIT

Notes to Contractor:
Vertical dimension have preference over
horizontal dimension.
Should discrepancies arise please stop
and contact our office by classification at
786-331-4500.
Original drawing is 30" x 42", scale entries
accordingly if reduced.

NO.	DATE	REVISION	BY

DATE: 09-19-2015
 SCALE: AS SHOWN
 DRAWN BY: ER
 CHECKED BY: LMLA
 SCALE SIGNATURE:

Laura M. Llerena, P.L.A.
 Licensed Professional Landscape Architect
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95%
LANDSCAPE
PLAN

SHEET NUMBER

L-1.0

DESIGNING BEAUTIFUL SPACES
LLA LAURA
 LLERENA &
 ASSOCIATES
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 Tel: 305-256-1199 / Fax: 305-256-1155
 www.llerena-associates.com

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