



TOWN OF MIAMI LAKES, FLORIDA

AGENDA

Planning and Zoning Board Meeting

January 7, 2020

6:30 PM

Government Center

6601 Main Street Miami Lakes, FL33014

- 1. Call To Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**

- a. Approval of Minutes**

***December 3, 2019 Planning and Zoning Meeting Minutes**

- 5. Business Requiring Board Action**

QUASI-JUDICIAL PUBLIC HEARINGS -

Please be advised that the following items on the Board's agenda are quasi-judicial in nature. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Any person presenting documents to the Board should provide the Town Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk.

a. VARH2019-0678 16691 NW 82ND Avenue Pool

AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; GRANTING A VARIANCE FROM SECTION 13-426(7) TO PERMIT A SWIMMING POOL TO ENCROACH FOUR FEET AND SIX INCHES WATERWARD OF THE TOP OF THE SLOPE/TIE LINE, AND GRANTING A VARIANCE FROM SECTION 13-1605(C)(7) TO PERMIT A SWIMMING POOL WATERWARD OF THE TOP OF THE SLOPE/TIE LINE, FOR THE PROPERTY LOCATED AT 16691 NW 82 AVENUE, MIAMI LAKES, FLORIDA, IN THE RU-1 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR GRANTING THE REQUEST WITH CONDITIONS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

b. Business Master List Consolidating and Reorganization

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ALLOWABLE USES IN COMMERCIAL DISTRICTS; REORGANIZING, REFORMATTING, CONSOLIDATING, AND AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE", AT ARTICLE IV. "ZONING DISTRICT REGULATIONS", AT DIVISION 20. "BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST" PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE (PIDERMANN).

6. Director's Report

7. Adjournment

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at www.miamilakes-fl.gov and is available at Town of Miami Lakes Town Hall, 6601 Main Street, Miami Lakes, FL 33014. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting. Anyone wishing to appeal any decision made by the Miami Lakes Planning and Zoning Board with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

MINUTES
Planning and Zoning Minutes
December 3, 2019
6:30 P.M.
Government Center
6601 Main Street, Miami Lakes, FL 33014

1. Call to Order:

Chairman Robert Julia called the meeting to order at 6:35 p.m.

2. Roll Call:

Deputy Town Clerk, Ashley Shepple, called the roll with the following Board Members being present: Chairman Robert Julia, Avelino Leoncio, Mariam Yanes, Vice Chairperson Lynn Matos. Board Member Fred Senra and Raul De La Sierra were absent.

3. Pledge of Allegiance/Moment of Silence:

Chairman Robert Julia led the Pledge of Allegiance and the Invocation.

4. Approval of Minutes:

- October 23, 2019 Planning and Zoning Meeting minutes

Board Member Leoncio made a motion to approve the minutes. Vice Chairperson Matos seconded the motion and all present were in favor.

5. Business Requiring Board Action:

- A. AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO MOBILITY FEES; AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE", AT ARTICLE X, "CONCURRENCY REGULATIONS AND MITIGATION OF DEVELOPMENT IMPACTS", DIVISION 2, "MOBILITY FEE"; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Pidermann)**

Deputy Town Attorney Lorenzo Cobiella read the ordinance and explained that the item along with the Planning and Zoning Board's recommendations would be heard the following week at the council meeting. He excused himself for the rest of the meeting.

Principal Planner Susana Alonso explained the ordinance to the Board. She explained the difference between a concurrency system versus a mobility system. She clarified that the Town had adopted the mobility fee system in 2016. She advised that at this time the Town would like to simplify the calculations, create a base line for rates and credit system, and define penalties. She expressed that the rate system as proposed stems from the latest edition of the Institute of Transportation Engineering Manual. She explained every applicant can still contest the calculations and do a traffic study. A resolution to set the rate per trip will follow as well. She answered several questions posed by the Board.

Board Member Yanes made a motion to approve the ordinance with the inclusion of Institute of Transportation Engineering Manual definitions. Board Member Fernandez seconded the motion. All were in favor.

6. Director's Report:

No director's report was presented.

7. Adjournment:

There being no further business to come before the Board, the meeting adjourned at 7:45 P.M.

Robert Julia
Chairman

Attest:

Gina M. Inguanzo
Town Clerk



Town of Miami Lakes Memorandum

To: Honorable Chairman and Members of the Planning Board

From: Susana Alonso, AICP, Principal Planner

Subject: VARH2019-0678 16691 NW 82ND AVE Pool

Date: January 7, 2019

Request

In accordance with the Town of Miami Lakes Land Development Code (the “Town’s LDC”), Osmany & Judith Padilla (the “Applicants”) are requesting the following variance(s):

1. A variance from Section 13-426(7) to allow a swimming pool to encroach by four feet six inches (4’-6”) waterward of the top of the slope or tie line.
2. A variance from Section 13-1605(c)(7) to allow a swimming pool waterward of the top of the slope or tie line.

Recommendation:

Staff recommends approval for the proposal as shown in the attached plans prepared by Aquarius Building, Inc., signed and sealed on August 30, 2019 by Vicente Franco, PE, and stamped received on December 17, 2019, and consisting of three (3) pages.

Attachments:
Ordinance
Staff Report

**TOWN OF MIAMI LAKES
PLANNING AND ZONING BOARD
PZB NO: 2020-__**

AN ORDER OF THE PLANNING AND ZONING BOARD OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSANT TO SECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; GRANTING A VARIANCE FROM SECTION 13-426(7) TO PERMIT A SWIMMING POOL TO ENCROACH FOUR FEET AND SIX INCHES WATERWARD OF THE TOP OF THE SLOPE/TIE LINE, AND GRANTING A VARIANCE FROM SECTION 13-1605(C)(7) TO PERMIT A SWIMMING POOL WATERWARD OF THE TOP OF THE SLOPE/TIE LINE, FOR THE PROPERTY LOCATED AT 16691 NW 82 AVENUE, MIAMI LAKES, FLORIDA, IN THE RU-1 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR GRANTING THE REQUEST WITH CONDITIONS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1: Applicant

Applicant: OSMANY & JUDITH PADILLA
Folio: 32-2015-002-1230
Location: 16691 NW 82 Avenue
Miami Lakes, Florida 33016
Legal Description: ROYAL OAKS PB 122-61 LOT 29 BLK 7 LOT SIZE 13928 GROSS SQ
FT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 122 AT PAGE 61, OF THE PUBLIC RECORDS OF MIAMI
DADE COUNTY FLORIDA.
Hearing No.: VARH2019-0678

Section 2. Request:

The Applicant requested the following variances from the Land Development Code:

1. A variance from Section 13-426(7) to allow a swimming pool to encroach by four feet six inches (4'-6") waterward of the top of the slope or tie line.
2. A variance from Section 13-1605(c)(7) to allow a swimming pool waterward of the top of the slope or tie line.

Section 3. Findings:

1. In accordance with Section 13-305(f)(1) of the Town's Land Development Code (LDC), the Planning and Zoning Board, having considered the testimony and evidence in the record presented by all parties, finds that the Applicant's request conditionally complies the variance criteria at Section 13.305(f)(1)(a) through (g) of the Town LDC, which are as follows:

- a. Whether the Town has received written support of the specifically identified variance requests from adjoining property owners;
- b. Whether approval of the Variance would be compatible with development patterns in the Town;
- c. Whether the essential character of the neighborhood will be preserved;
- d. Whether the Variance can be approved without causing substantial detriment to adjoining properties;
- e. Whether the Variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief;
- f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome; and
- g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Section 4. Grant of Approval with Conditions

Per the Town of Miami Lakes Land Development Code, Article 3, following notice and public hearing on Tuesday January 7 at 6:00 P.M. upon findings outlined herein, the Planning and Zoning Board hereby conditionally grants the request described in Section 2 above, with following conditions:

1. Approval shall be substantially consistent with the plans prepared by Aquarius Building, Inc., signed and sealed on August 30, 2019 by Vicente Franco, PE, and stamped received on December 17, 2019, and consisting of three (3) pages.
2. Any decking beyond the tie-line shall comply with Section 13-1605(c)(6)(d)(2) i.e. it shall not alter the established slope by more than 18 inches at any point along the deck, with a maximum size of 225 square feet waterward of the top of slope.

Section 5. Appeal

The Applicant, or any affected party, may appeal the decision of the Planning and Zoning Board according to the provisions of Section 13-203 or Section 13-310, of the Land Development Code, as applicable.

Section 6: Order

This is a Final Order.

Section 7: Effective Date.

This Order shall take effect 30 days following the date it is filed with the Town Clerk. If during that time frame, the decision of the Planning and Zoning Board is appealed as provided in the Town LDC and/or the Florida Rules of Appellate Procedure, the appeal shall stay the effectiveness of this Order until said appeal is resolved by a court of competent jurisdiction.

The foregoing Order was approved on initial vote by motion as provided herein by _____ and seconded by _____ by a vote of _____ with each Planning and Zoning Board Member voting as follows:

Chairman Robert Julia	_____
Vice Chairman Lynn Matos	_____
Board Member Fred Senra	_____
Board Member Juan-Carlos Fernandez	_____
Board Member Raul De La Sierra	_____
Board Member Avelino Leoncio	_____
Board Member Mariam Yanes	_____

PASSED AND ADOPTED this 7th day of January 2020.

ROBERT JULIA
Chairman, Planning and Zoning Board

ATTEST:

GINA INGUANZO
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR USE ONLY BY THE TOWN OF MIAMI LAKES:

LORENZO COBIELLA
TOWN ATTORNEY

This Order was filed in the Office of the Town Clerk on this _____ day of _____, 2020.

GINA INGUANZO
Town Clerk



Planning Office
6601 Main Street • Miami Lakes, Florida 33014
(305) 364-6100 • www.miamilakes-fl.gov

Staff Analysis and Recommendation

To: Planning and Zoning Board
From: Susana Alonso, AICP
Principal Planner

Re:

HEARING NUMBER: VARH2019-0678
APPLICANT: Osmany & Judith Padilla
FOLIO: 32-2015-002-1230
LEGAL DESCRIPTION: ROYAL OAKS PB 122-61 LOT 29 BLK 7 LOT SIZE 13928 GROSS SQ FT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122 AT PAGE 61, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA.
LOCATION: 16691 NW 82 AVE
Miami Lakes, Florida, 33016
ZONING DISTRICT: RU-1
Date: January 7, 2020

A. Request

In accordance with the Town of Miami Lakes Land Development Code (the “Town’s LDC”), Osmany & Judith Padilla (the “Applicants”) are requesting the following variance(s):

1. A variance from Section 13-426(7) to allow a swimming pool to encroach by four feet six inches (4’-6”) waterward of the top of the slope or tie line.
2. A variance from Section 13-1605(c)(7) to allow a swimming pool waterward of the top of the slope or tie line.

B. Background

The Applicants are seeking to renovate and modernize an existing pool in the rear yard of an existing single-family home located on Lake Valerie. The Applicants are proposing to reshape the pool into a 540-square foot swimming pool with an infinity edge. The overall size of the pool is typical for a residential property developed with a single-family home. The home itself is sited 24 feet from the top of the slope (the “Tie Line”) that leads to lake. The infinity edge, as proposed, encroaches beyond the tie line by a total of 4’-6”, which are apportioned as follows: 2’-6” of pool surface at a leveled height with the rest of the pool, and 2’ at existing grade for the collector basin. An infinity pool visual effect is achieved when the water surface of the pool is perceived to blend in with the water surface of a body of water beyond the edge of the pool, in this case Lake Valerie. In order to achieve this effect, the edge must extend horizontally beyond tie line in order to create a drop. The Land

Development Code does not permit pools and decks waterward of the Tie Line. The consequence is the inability to construct an infinity edge pool on the property without the benefit of a variance. An encroachment of 4'-6" feet beyond the Tie Line of the property in question leaves 26'-5" feet of unencumbered slope area.

C. Staff Recommendation

Staff recommends approval for the proposal as shown in the attached plans prepared by Aquarius Building, Inc., signed and sealed on August 30, 2019 by Vicente Franco, PE, and stamped received on December 17, 2019, and consisting of three (3) pages.

D. Property Information and Permit History

Zoning District of Property: RU-1 – Single-Family Residential District

Future Land Use Designation: Low Density Residential

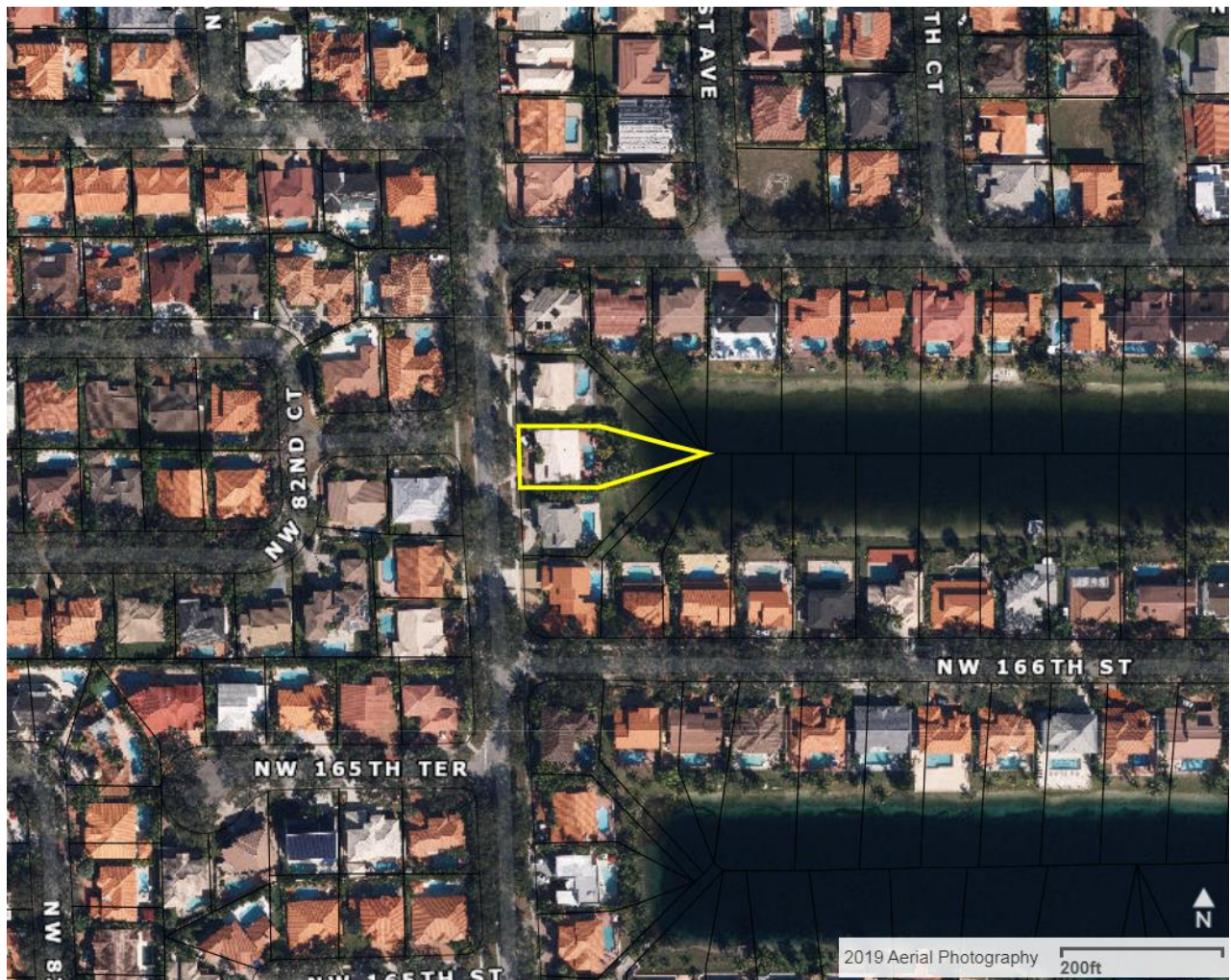
Subject Property:

The subject parcel is an 8,467-square foot lot on Lake Valerie. The site is improved with a 3,612-square foot single-family home constructed in 1986 according to Miami Dade County records. It is located at 16691 NW 82 Ave within the Low Density Residential Future Land Use Designation and is zoned RU-1 (Single-Family Residential District).

Surrounding Property:

	Future Land Use Category	Zoning District
North:	Low Density Residential	Single-Family Residential District, (RU-1)
South:	Low Density Residential	Single-Family Residential District, (RU-1)
East:	Low Density Residential	Single-Family Residential District, (RU-1)
West:	Low Density Residential	Single-Family Residential District, (RU-1)

Subject Property Location Map



not to scale

Open Building Permit(s) / Open Code Compliance Violation(s) / Zoning History:

There are currently no open permits or code violations on this property.

E. Analysis

Subsection 13-305(f)1 of the Town LDC allows the Planning and Zoning Board to approve non-use variance request(s) on the basis of practical difficulty on part of the Applicant by a majority vote of the members of the Planning and Zoning Board present. In order to authorize any variance on the basis of practical difficulty, the Planning and Zoning Board members at the meeting shall balance the rights of property owners in the Town as a whole against the need of the individual property owner to deviate from the requirements of the

Land Development Code based on an evaluation of the factors below. All of the factors should be considered and given their due weight; however, no single factor is dispositive.

a) The Town has received written support of the specifically identified variance requests from adjoining property owners.

Analysis: The Town has received written support for this request from both adjacent neighbors and one neighbor across the lake from the property. The letters have been included as attachments to this staff report.

Finding: Complies.

b) The Variance would be compatible with development patterns in the Town.

Analysis: The Applicant proposes to build a pool 2'-6" feet beyond the top of the slope with a two (2) foot basin. As proposed and reflected on the applicant's survey, the pool and surrounding deck leaves an approximate open space area to the water line of 26'5" that is clear of obstructions. Such a broad open space is typical for the neighborhood. Pools are typical ancillary uses to single family homes.

Finding: Complies

c) The essential character of the neighborhood would be preserved.

Analysis: See criteria "b" above. The slope of the property is broad. The 4'6" foot waiver leaves 26'5" of area to accommodate drainage and maintenance of the lake area. Other homes in the neighborhood have pools. The proposed infinity edge effectively masks any drop due to elevation differences from view from the lake.

Finding: To be determined by board.

d) The Variance can be approved without causing substantial detriment to adjoining properties.

Analysis: See criteria "b" and "c". The general location of the pool to the house is consistent with other properties in the neighborhood. The 4'6" foot waiver leaves 26'5" of area to accommodate drainage and maintenance of the lake area. Other homes in the neighborhood have pools.

Finding: Complies.

e) The Variance will do substantial justice to the property owner as well as to other property owners justifying a relaxation of this Land Development Code to provide substantial relief.

Analysis: See criteria "b", "c" and "d". As presented at section B, the infinity edge configuration requires the slope, as present in waterfront properties, as well as the small encroachment into the slope, in order to work as intended. Although a pool maybe considered an amenity that is important for a single-family home, and therefore the inability to build a pool without the benefit of a variance qualifies as a practical difficulty as established by the LDC, the infinity edge is not likewise essential. However, staff can understand the desire to utilize such treatment to the edge of the pool, particularly in a waterfront property, and considering that all waterfront properties prohibit

extending the pool into the slope, the result is that the LDC effectively prohibits infinity edge pools from the Town.

Finding: To be determined by board.

- f) The plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of the Land Development Code unnecessarily burdensome.**

Analysis: See criteria “b”, “c” and “d”.

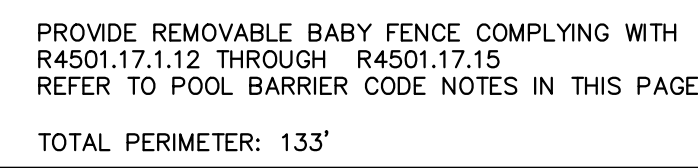
Finding: To be determined by board.

- g) The special conditions and circumstances which exist are the result of actions beyond the control of the applicant.**

Analysis: See criteria “b”, “c” and “d”. There are no special conditions or circumstances which exist that are the result of actions beyond the control of the Applicant.

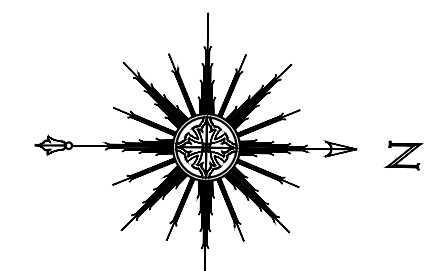
Finding: Complies.

11. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS -FBC R4501.17.1.2.



3 . POOL FLOOR SLOPE 1 ON 7, SHOWN IN THE PLANS THE DIMENSION FROM END OF THE STEP TO THE MAIN DRAIN, IN ORDER TO VERIFY COMPLIANCE.

SITE PLAN
SCALE: 3/32"=1'-0"



SHEET NO:
1 OF: 3

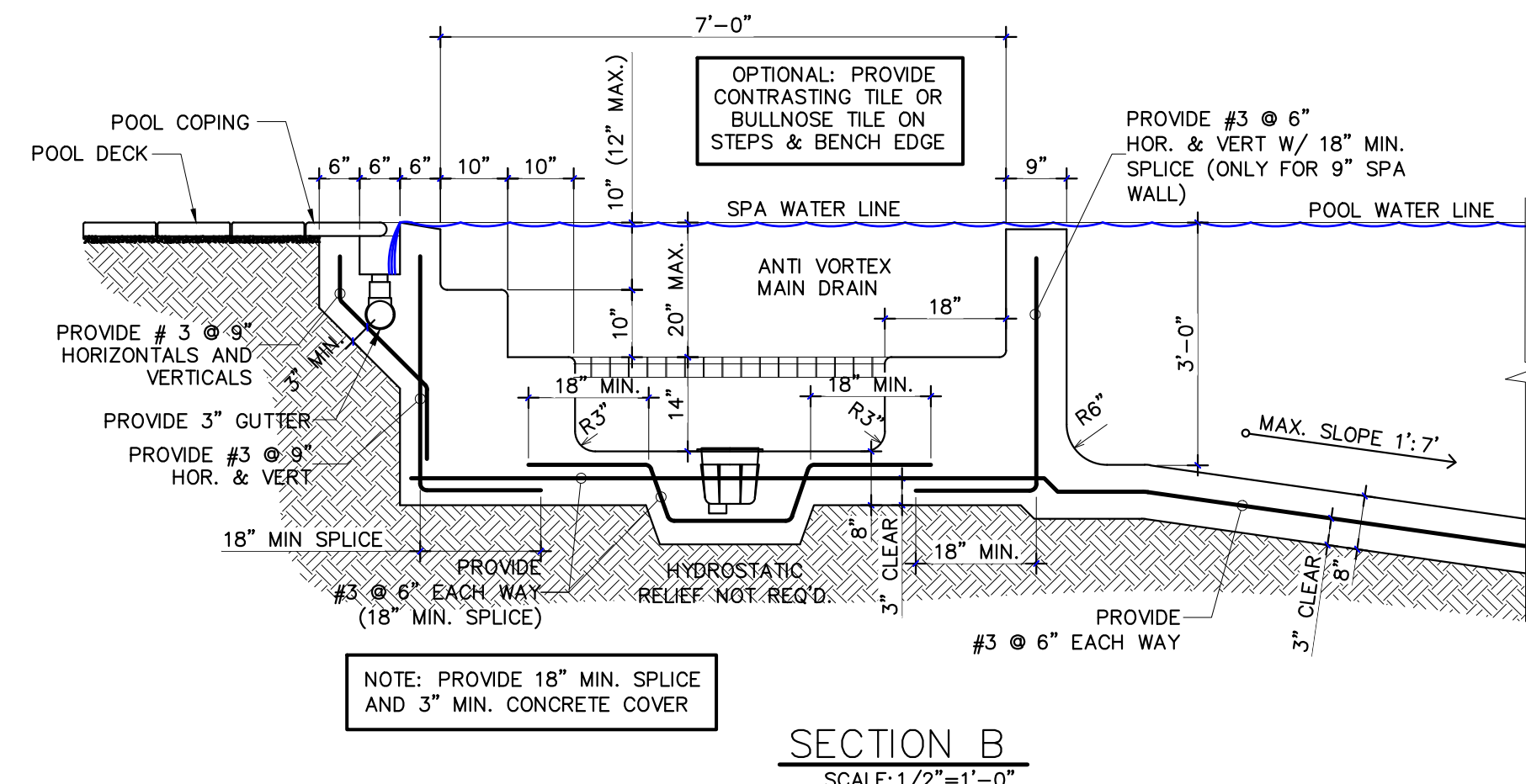


	POOL	SPA
SURFACE AREA (SQ.FT.)	481.00	49.00
VOLUME (GALLONS)	13240.20	754.36
TURNOVER (HOURS)	2.21	0.13
PERIMETER (FEET)	96.08	28.00
DECK AREA (SQ.FT)	1096.00	

1. ALL POOL EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-PW, NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4'-0" CENTERS WITH CLEVIS HANGERS. ALL AIR CONDITION PIPING SHALL BE SCHEDULE 40, STEEL, PRESSURE RATING 1-1/2" DIAMETER UNLESS OTHERWISE NOTED.
2. POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
3. ALL VENT MASTHEAD DRAIN SHALL BE FASTENED TO ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
4. POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
5. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING SECTION 309 AS IT PERTAINS TO BUOYANCY.
6. THE WATER VELOCITY THROUGH ALL SUCCTION PIPING SHALL BE LESS THAN 5 FEET PER SECOND.
7. THE WATER VELOCITY THROUGH ALL PRESSURE PIPING SHALL BE LESS THAN 10 FEET PER SECOND.
8. ALL PIPING SHALL BE AVAILABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES.



-WARNING: TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.



ALL WORK SHALL COMPLY WITH THE F.B.C. 6TH EDITION (2017).
THE AMERICAN CONCRETE INSTITUTE ACI-318-14, ASCE-7-10 AND ALL
OTHERS APPLICABLE CODES AND REGULATIONS.

- SOIL STATEMENT**
- A VISUAL INSPECTION AT JOB SITE SHOWED A SOIL COMPOSED OF SAND AND ROCK. A BEARING CAPACITY OF 2000 P.S.F. HAS BEEN ASSUMED. FURTHER MORE, UPON BREAKING OF GROUND, A LETTER SHALL BE SUBMITTED TO THE BUILDING OFFICIAL VERIFYING AND ATTESTING THAT THE SITE CONDITIONS ARE SIMILAR TO THOSE UPON THE DESIGN BASED.

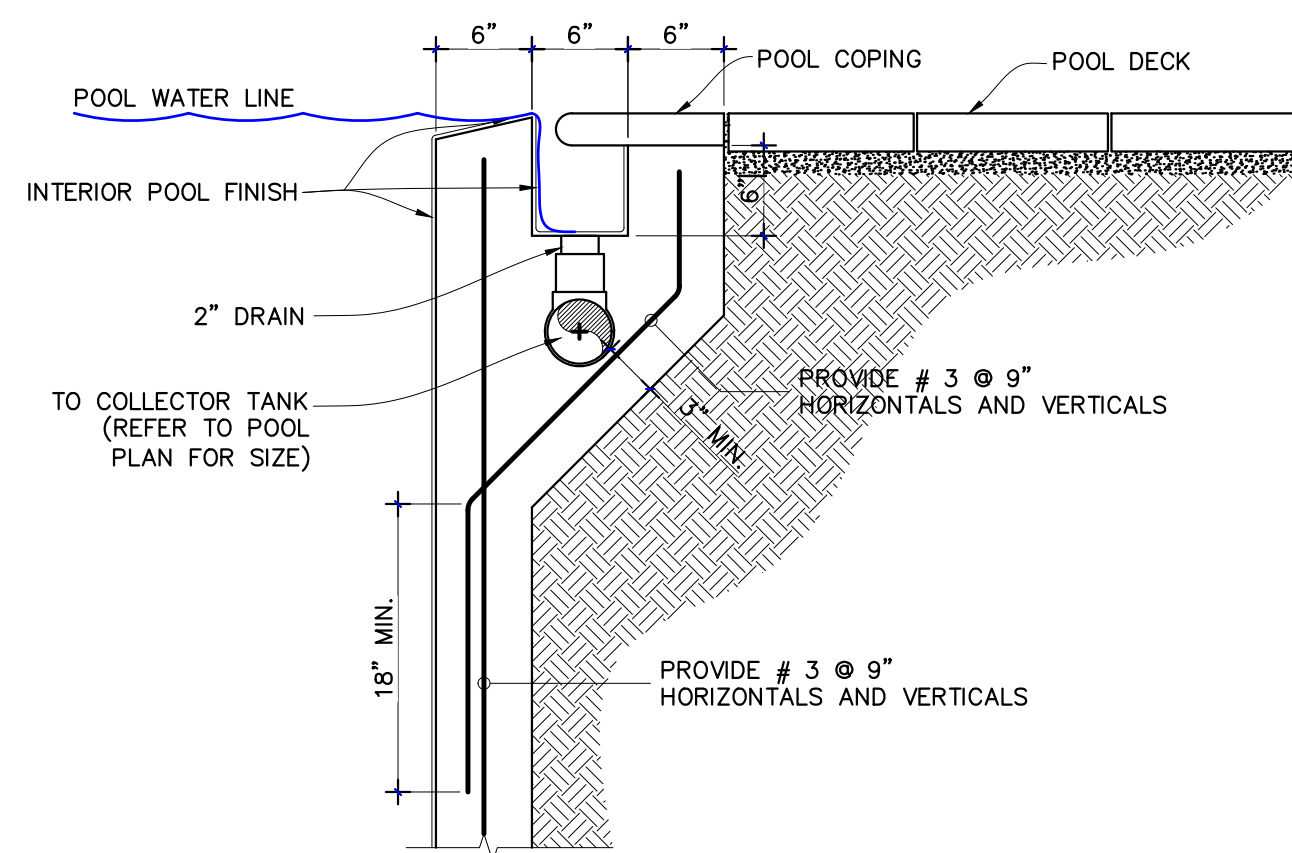
POOL CONTRACTOR OR OWNER MUST FOLLOW THE DESIGN OF THIS POOL
AS PER APPROVED PLANS.

IF DURING CONSTRUCTION THE OWNER OR CONTRACTORS NEED TO MAKE
SOME CHANGES TO THE APPROVED DESIGN, ALL WORK MUST BE STOPPED
AND THE ENGINEER ON RECORD MUST BE NOTIFIED IN WRITING

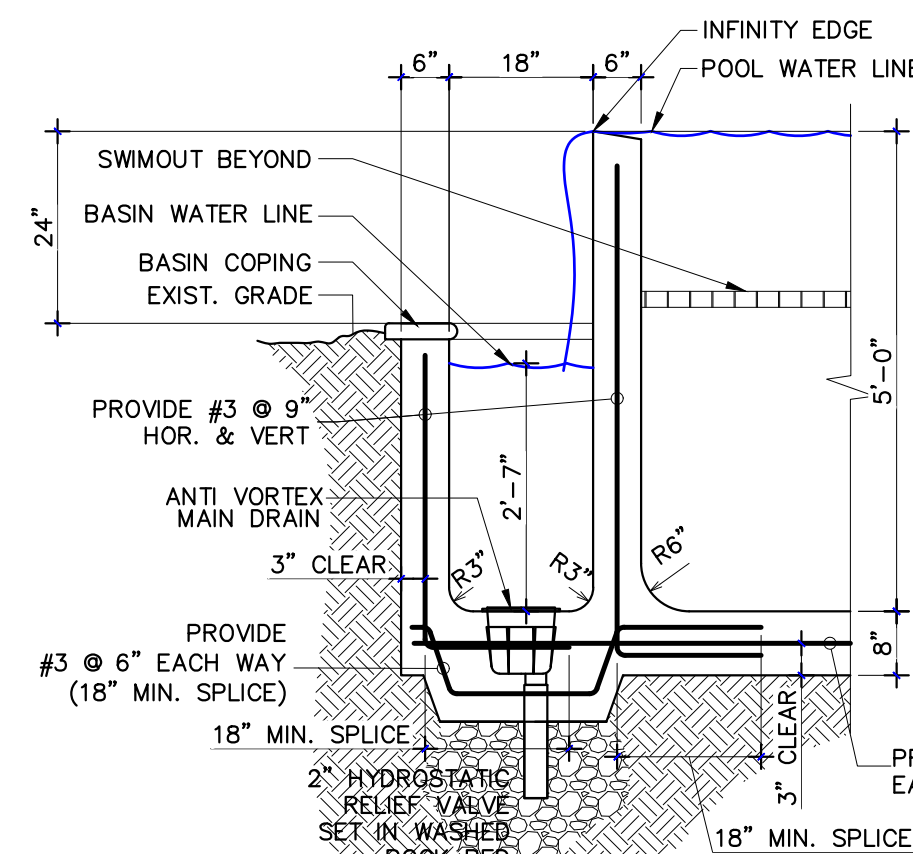
ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT APPROVAL OF ENGINEER AND MUNICIPALITY BUILDING DEPARTMENT IS SOLELY RESPONSIBILITY OF POOL CONTRACTOR OR OWNER.

ELEV. TOP OF POOL WALL	7.50'
DEPTH OF POOL	5.0'
ELEV. TOP OF MAINDRAIN	2.50'
FLOOD CRITERIA	6.00'
ELEV. TOP OF MAINDRAIN	2.50'
POOL IN FLOOD CRITERIA	3.50'
LESS 2'.0" HYDROST VALVE	1.50'
SLAB THICKNESS REQUIRED	8"

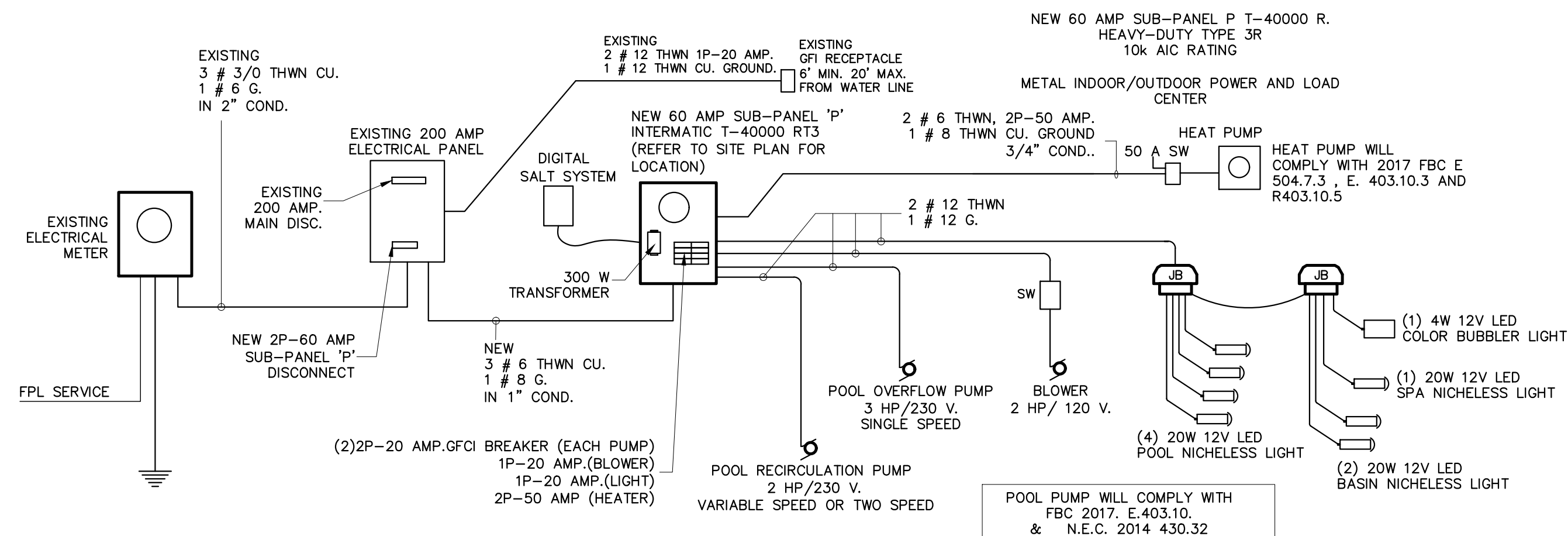
NOTE: IF THE POOL IN FLOOD CRITERIA IS LESS THAN 6.7 FEET THEN THE FLOOR SLAB SHALL TAPER FROM 6" AT THE SHALLOW END TO THAT INDICATED ABOVE AS SLAB THICKNESS REQUIRED.



SCALE 1"=1'-0"



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

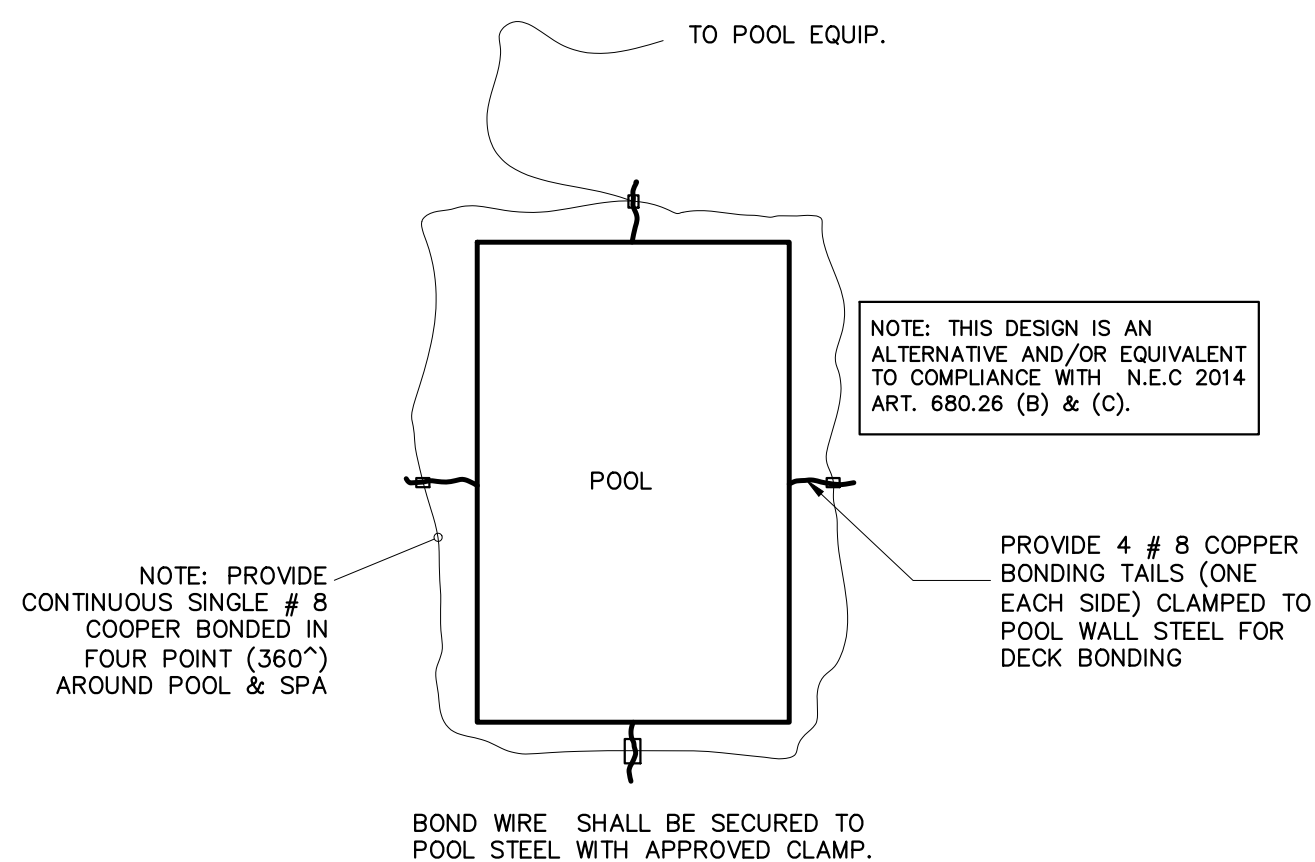


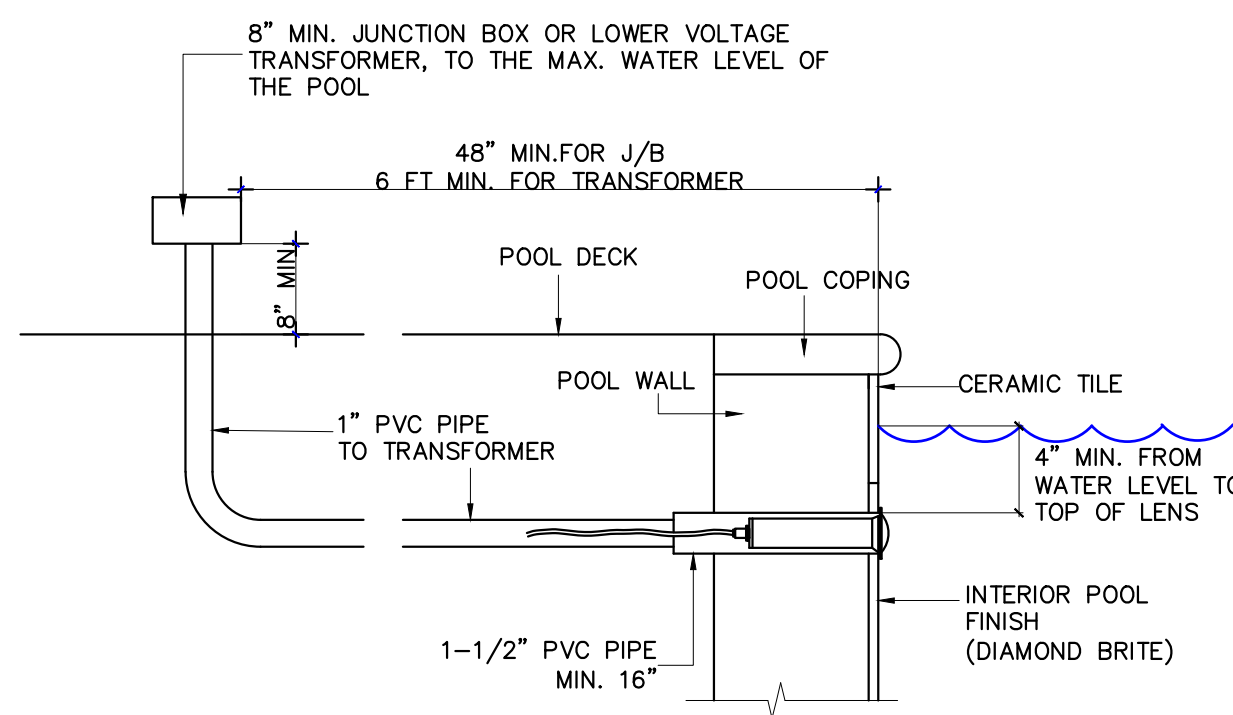
NOTE: PROVIDE #8 BARE COPPER BOND WIRE FROM LIGHT TO POOL STEEL.WHERE A CONCRETE DECK IS NOT PROVIDED, PROVIDE A # 8 BARE COPPER BOND WIRE FROM THE POOL STEEL TO THE EQUIPMENT TO PANEL.

WHERE A CONCRETE SLAB IS PROVIDED , THE BOND WIRE SHALL BE CONNECTED FROM THE POOL STEEL TO REINFORCING MESH CONTINUOUS TO THE #5 REINFORCING BAR IN THE PERIMETER SLAB FOOTING. A BOND WIRE SHALL THEN BE CONNECTED FROM THE PERIMETER STEEL TO THE EQUIPMENT TO THE ELECTRICAL PANEL.

1. ALL POOL ELECTRICAL WORK SHALL BE ACCOMPLISHED IN COMPLIANCE WITH FBC 2017, 6TH EDITION, CHAPTER 42

2. ALL POOL ELECTRICAL WORKS, GROUNDING AND BONDING MUST BE CONFORM WITH THE NEC 2014. ART. 680
3. NO OVERHEAD WIRING SHALL BE LOCATED WITHIN 10'.0" OF POOL'S WATER EDGE.
4. SHOULD THE ELECTRICAL RISER DIAGRAM NOT ACCURATELY DEPICT REQUIRED WORK, A REVISED DRAWING SHALL BE SUBMITTED AND APPROVED WORKING EXPECTED AS BUILT CONFIGURATION WITH ADDITIONAL SERVICE AND LOAD CALCULATIONS, IF NECESSARY.
5. ALL ELECTRICAL EQUIPMENT NOT SUITABLE FOR EXPOSURE TO THE ELEMENTS SHALL BE ENCLOSED IN A WEATHERPROOF CONTAINER ALL PUMPS, HEATERS AND RELATED POOL EQUIPMENT SHOWN ON THESE PLANS ARE SATISFACTORY FOR EXPOSURE TO THE ELEMENTS.
6. RECEPTACLES SHALL BE LOCATED NOT LESS THAN 6 FEET (1829 MM) FROM THE INSIDE WALL OF A STORABLE POOL, STORABLE SPA OR STORABLE HOT TUB. IN DETERMINING THESE DIMENSIONS, THE DISTANCE TO BE MEASURED SHALL BE THE SHORTEST PATH THAT THE SUPPLY CORD OF AN APPLIANCE CONNECTED TO THE RECEPTACLE WOULD HAVE TO TRAVEL PASSING THROUGH A FLOOR, WALL, CEILING, DOORWAY WITH HINGED SLIDING DOOR, WINDOW OPENING, OR OTHER EFFECTIVE PERMANENT BARRIER. (680.34)





NO SCALE

TYPE: T 40000 RT3

SERVICE:

VOLTAGE: 1Ø, 120/240

MAINS: MAIN LUG

ELECTRICAL PANEL 'P'

A.I.C.S.: 10000

ENCLOSURE: NEMA 3R

LOCATION: SEE PLAN

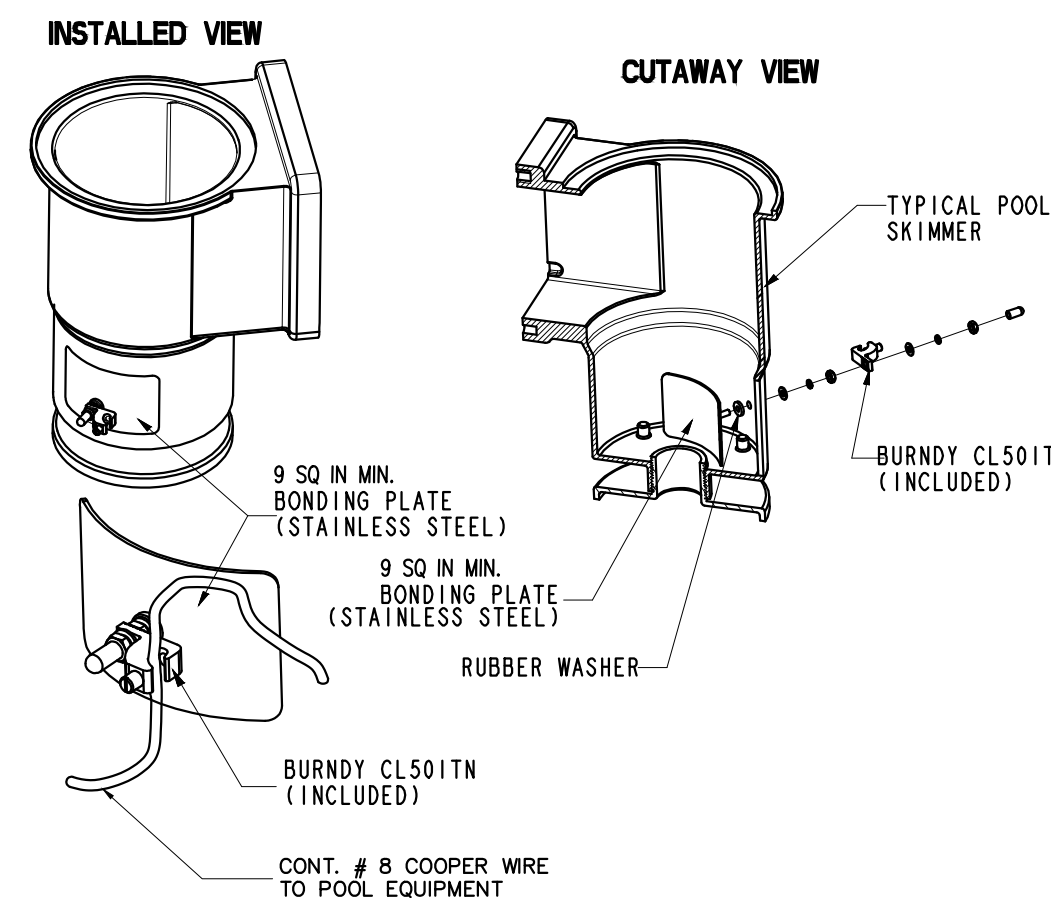
RATING: 60 A.

AIC: 10 K

AMPS	POLES	TOTAL V.A.	COND. SIZE	WIRE SIZE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	WIRE SIZE	COND. SIZE	TOTAL V.A.	POLES	AMPS
20	1	144	1/2"	12	POOL/SPA LIGHTS	1	2		12	1/2"	2500	2	20
20	2	3000	1/2"	12	OVERFLOW PUMP 3HP	3	5		12	1/2"	5500	2	50
20	1	1000	1/2"	12	BLOWER 2.0HP	4	6		6	3/4"	5500	2	50
20	1	1000	1/2"	12	BLOWER 2.0HP	5	7		6	3/4"	5500	2	50
4 144										8 000			

PANEL 'P' TOTAL DEMAND LOAD 100%

TOTAL LOAD @ 100% ----- 12 144 W

$$12\,144\text{ W} / 240\text{ VOLT} = \text{-----}50.60\text{ AMP. @ }100\%$$


(for nicheless lights)

as per N.E.C 2014 ART 680 .26(C)

SERVICE 200 AMP	
ITEM	DEMAND
GRL LIGHTING 3 110 (x3 WATT/SQ./FT.)	9 330 W
SMALL APPLIANCE	3 000 W
LAUNDRY	1 500 W
DRYER	6 000 W
RANGE	8 500 W
WATER HEATER	7 200 W
MICROWAVE	1 200 W
TOTAL OF HOUSE LOAD IN WATTS	36 730 W
FIRST 10 KW. AT 100%	10 000 W
REMAINDER AT 40%	10 692 W
A/C @ 100% (2 A/Cx8 500 W)	17 000 W
TOTAL DEMANDED WATTAGE	37 692 W
TOTAL WATTS DIVIDE BY 240 VOLT= AMP.	157.05 A
POOL EQUIPMENTS	
HEAT PUMP	5 500 W
POOL RECIRCULATION PUMP. 2.0HP	2 500 W
POOL OVERFLOW PUMP. 3.0HP	3 000 W
BLOWER 1.5HP	1 000 W
POOL & SPA LIGHTS	144 W
TOTAL WATTS @ 100 %	12 144 W
TOTAL WATTS DIVIDE BY 240 VOLT= AMP.	50.60 A
POOL TOTAL 100 %	50.60 A
HOUSE TOTAL DEMANDED	157.05 A
FINAL TOTAL NEW LOAD	207.65 A

EXISTING 200 AMP. SERVICE IS OK

JUDITH PADILLA

16691 N.W. 82nd AVE. MIAMI LAKES, FL 33016

VICENTE FRANCO
P.E. 62531
8690 NW 109 CT
Doral, FL 33178-2322
(305) 305 5631

[illegible]

R.S	
DRAWN	APPROVED
	INDICATED
DATE	SCALE

SHEET NO:
3 OF: 3



Town of Miami Lakes Memorandum

To: Honorable Chairman and Members of the Planning Board

From: Susana Alonso, AICP, Principal Planner

Subject: Business Master List Consolidating and Reorganization

Date: January 7, 2019

Background

Division 20 of the Land Development Code contains the Business Master List which provides a listing on tabular form of all the different uses that are permitted within the various business, commercial and industrial districts, and the TC Town Center District. As with other parts of the Town's LDC, Division 20 was initially adopted from Chapter 33 of the Miami Dade County Code of Ordinances, and has been modified and amended by the Town since. However, the Business Master List has maintained the same form through the changes, including maintenance of districts such as BU-1, BU-3, IU-2, and IU-3 which although present in other parts of Miami Dade County, do not exist within the Town Boundaries. In addition, in its current form, the list enumerates separately many uses that can be easily combined together, such as different kinds of chemical manufacturing, assembly uses, and retail uses, becoming lengthy, cumbersome, and confusing to consult. Moreover, in more than one instance, uses that are very similar, or even identical, like a "day nursery" and a "childcare center", have different treatment in different pages of the list. Obsolete uses and word usage like "infirmaries" or "convalescence home" which are already contained by other uses such as "hospital" or "Assisted Living Facility" are also prevalent throughout.

It has long been the intention of staff to condense and reorganize this list so that it becomes clearer and more user friendly. In addition to the types of changes enumerated above, staff is recommending small tweaks to how some uses are treated, particularly in regard to the need for conditional uses. Those proposed changes are as follows:

1. *Personal Services within Industrial Districts.* The LDC currently requires that any beauty salon or barber shop that wishes to operate within the industrial districts, obtain a conditional use to ensure that the conditions contained in Sec 13-790 are adhered to. Since said section is self-contained, clear in its requirements, and requires no special case by case assessment of the use, staff maintains it is unnecessarily cumbersome to request a conditional use for these uses.

2. *Assembly uses.* The LDC currently is inconsistent in its requirements of conditional use approval for assembly uses such as religious institutions, auditoriums or theaters. Staff believes that these uses should all be considered individually for approval, so issues of parking, security, approach and business hours can be evaluated.

3. *Schools and Educational Institutions.* Similarly, the LDC currently requires conditional uses of some and not of other types of educational institutions. Since these types of uses typically consist of a location where many individuals must arrive and leave at around the same time in order to participate, and since there are security and other considerations that require individual attention, staff recommends that all schools daycares, and adult daycares be processed as conditional uses in all districts.

Attachment A of the staff report contains the final proposed form of the table without strikeouts and underlines, for purpose of readability.

Recommendation:

Staff recommends approval of the ordinance reorganizing, reformatting, consolidating, and amending the Business Master List.

Attachments:
Ordinance
Staff Report

ORDINANCE NO. 20-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ALLOWABLE USES IN COMMERCIAL DISTRICTS; REORGANIZING, REFORMATTING, CONSOLIDATING, AND AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE”, AT ARTICLE IV. “ZONING DISTRICT REGULATIONS”, AT DIVISION 20. “BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST” PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE (PIDERMANN).

WHEREAS, the Town of Miami Lakes (the “Town”) upon incorporation adopted Chapter 33 of the Miami –Dade County Code (2000), entitled “Zoning” as the Town of Miami Lakes Land Development Code (“the Town LDC”) by Section 8.3 of the Town Charter; and

WHEREAS, Objective 1.2 of the Town’s Comprehensive Plan states that the Town shall maintain an effective and efficient Land Development Code (LDC); and

WHEREAS, subsequent to its adoption, the Town LDC has been amended by various ordinances adopted by the Town of Miami Lakes (the “LDC Ordinances”) to better address and serve the needs of the Town; and

WHEREAS, the Town desires to reorganize, reformat, consolidate, update and streamline the portions of the Town LDC relating to commercial and industrial properties; and

WHEREAS, the Town has undertaken a comprehensive reorganization, reformatting and consolidation of the portions of the Town’s LDC relating to commercial and industrial properties; and

WHEREAS, the Town's Planning and Zoning Board, as the Local Planning Agency (LPA), found the proposed amendments to be consistent with the Town's Comprehensive Plan at a duly advertised Public Hearing on _____; and

WHEREAS, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency (LPA) and Town staff, the Town Council wishes to adopt the amendments to the Town LDC attached hereto as Exhibit A; and

WHEREAS, the proposed amendments are in conformance with all applicable requirements of the Town's Code of Ordinances, including the LDC; and

WHEREAS, the proposed amendments will not be in conflict with the public interest, and are consistent and in harmony with the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, HEREBY ORDAINS AS FOLLOWS.

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. The Town Council finds, pursuant to Subsection 13-306(b) of the Town Code, that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Land Development Code found at Subsection 13-306(b) of the Town Code as provided for in the Staff Recommendation and Analysis Report.

Section 3. Approval. The Town Council hereby adopts the amendment as provided at Exhibit "A"

Section 4. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall be included in the Town Code.

Section 7. Effective date. This Ordinance shall become effective immediately upon adoption.

FIRST READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on first reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Nelson Rodriguez	_____
Councilmember Carlos O. Alvarez	_____
Councilmember Luis Collazo	_____
Councilmember Joshua Dieguez	_____
Councilmember Jeffrey Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed on first reading this _____ day of _____, 2020.

[THIS SPACE INTENTIONALLY LEFT BLANK]

SECOND READING

The foregoing ordinance was offered by Councilmember _____ who moved its adoption on second reading. The motion was seconded by Councilmember _____ and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	_____
Vice Mayor Nelson Rodriguez	_____
Councilmember Carlos O. Alvarez	_____
Councilmember Luis Collazo	_____
Councilmember Joshua Dieguez	_____
Councilmember Jeffrey Rodriguez	_____
Councilmember Marilyn Ruano	_____

Passed and adopted on second reading this ____ day of _____, 2020.

Manny Cid
Mayor

Attest:

Gina M. Inganzo
Town Clerk

Approved as to form and legal sufficiency:

Raul Gastesi, Jr.
Gastesi & Associates, P.A.
Town Attorney

EXHIBIT A

Chapter 13 - LAND DEVELOPMENT CODE

* * *

ARTICLE IV. - ZONING DISTRICT REGULATIONS

* * *

DIVISION 20. - BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST

* * *

Sec. 13-748. - Business, Commercial and Industrial Use Master List.

Use	RO-13	RO-50	BU-1	BU-1A	BU-2	BU-3	IU-1	IU-2	IU-3	IU-C	TC	*Add'l Regs
<u>Office, executive office and medical office</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-792, § 13-793, § 13-799.2</u>
<u>Commercial and retail activities.</u>	<u>A</u>	<u>A</u>		<u>P</u>	<u>P</u>		<u>A*</u>			<u>A*</u>	<u>P</u>	<u>§ 13-777</u>
<u>Manufacture, assembly, processing or packaging of any article or matter, or the storage of relatively large quantities of such article or matter.</u>							<u>P*</u>			<u>P*</u>		<u>§ 13-794, § 13-759, § 13-781</u>
<u>Storage Yard including vehicle.</u>							<u>C</u>			<u>C</u>		<u>§ 13-759, §</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.
Omitted portions of this ordinance are shown as “* * *”.

<u>boat, junk yard, or construction equipment</u>												<u>13-781</u>
<u>Places of assembly, including religious or cultural centers, auditoriums theaters, lodges, circus, convention hall and similar uses</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>§ 13-784</u>
<u>Personal services, including cosmetic, acupuncture, beauty salons, massage parlors, and barber shops and similar uses.</u>	<u>P*</u>	<u>P*</u>		<u>P</u>	<u>P</u>		<u>P*</u>			<u>P*</u>		<u>§ 13-790, § 13-799.8</u>
<u>Mortuary or Funeral home</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>		
<u>Restaurants, bars, and establishments serving food and liquor.</u>	<u>A</u>	<u>A</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-771, § 13-772, § 13-776, § 13-782, § 13-783, § 13-799.8</u>
<u>Billiard, pool room, bowling, arcade and similar indoor entertainment</u>				<u>P</u>	<u>P</u>						<u>P</u>	<u>§ 13-782 § 13-783 § 13-759, § 13-799.8</u>
<u>Schools and Educational institutions, including k-12,</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>§ 13-785</u>

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<u>college and university</u>												
<u>Daycare, adult daycare, day camps and aftercare</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	
<u>Dance, music, martial arts, Yoga tutoring and other similar uses for the instruction of 10 or more individuals at once</u>				<u>C</u>	<u>C</u>						<u>C</u>	
<u>Auto, boat, truck repair</u>							<u>P</u>			<u>P</u>		
<u>Gas and service station, with or without convenience store</u>		<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-756, § 13-757</u>
<u>Power plants, substations and energy or utility facilities</u>		<u>C</u>		<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>		<u>§ 13-780</u>
<u>Acetylene, generation and storage</u>									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
<u>Acupuncture</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	
<u>Acids and derivatives</u>									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
<u>Aircraft hangars and repair shops, aircraft assembling and manufacturing</u>						<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		<u>§ 13-781</u>
<u>Airport, Airplane crop dusting field, heliport or landing field</u>			<u>€</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>€</u>	<u>€</u>	<u>C</u>		
<u>Airport</u>			<u>€</u>	<u>€</u>	<u>€</u>	<u>P</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>		

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Omitted portions of this ordinance are shown as “* * *”.

Alcohol, industrial									P *	P *		§ 13-794
All applications by State, County and municipal entities and agencies			€	C	C	€	C	€	€	C	C	
Aluminum, powder and paint manufacture									P *	P *		§ 13-794
Ammonia (uses involving)									P *	P *		§ 13-794
Amusement center			€	P	P	P						
Amusement rides and enterprises			€	€	€	€	€	€	€	€		
Animal reduction plants									P *	P *		§ 13-794
Antennas for amateur radio stations	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	§ 13-750
Antique shops			P	P	P	P					P	
Apparel stores			P *	P *	P *	P *					P *	§ 13-751
Archery ranges			€	€	€	€	€	€	€	€		
Armories, arsenals							P	P	P	P		
Art galleries and museums (educational and philanthropic)			€	€	€	€	€	€	€	€	P	
Art good stores, artist studios and photograph shops and galleries			P	P	P	P					P	

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Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers								P	P	P		
Asphalt or asphalt products									P*	P*		<u>§ 13-794</u>
Attended, non-motorized donation collection vehicles			P*	P*	P*	P						<u>§ 13-752</u>
Auction sales (not automobile related)			€	€	€		€	€	€	€		<u>§ 13-754</u>
Auditoriums				P	P	P	P	P	P	P	P	
Automobile auction and automobile wholesale distribution										€		<u>§ 13-753</u>
Auto, truck, machinery salvage yards			€	€	€		€	€	€	€		
Auto painting, top and body work							P	P	P	P		
Automobile and light truck sales (new and used)				€*	€*	€*	P*	P*	P*	P*		<u>§ 13-753</u>
Automobile and truck rentals including new and/or used vehicles						P/C*	P/C*	P/C*	P/C*	P/C*		<u>§ 13-754</u>
Automobile new parts and equipment, sales only				P	P	P						
Automobile parking garages	€*	€*	€*	€*	€*	€*	€*	€*	€*	€*	P*	<u>§ 13-755</u>

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Automobile self-service gas stations				<u>P*</u>	<u>P*</u>	<u>P*</u>						<u>§ 13-756</u>
Automobile service stations				<u>P*</u>	<u>P*</u>	<u>P*</u>						<u>§ 13-757</u>
Automobile storage within a building				P	P	P						
Automobile tires, batteries and accessories (new) retail only installation permitted				P	P	P						
Automobile washing (mobile)	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>§ 13-799.1</u>
Automobile washing (stationary)				<u>P/A*</u>	<u>P/A*</u>	<u>P/A*</u>						<u>§ 13-799.1</u>
Bait and tackle shops				P	P	P					P	
Bakeries, retail only (baking permitted on premises)			P	P	P	P					P	
Bakeries—wholesale only with incidental retail uses						P	P	P	P	P	P	
Banks, excluding drive-in teller service			P	P	P	P					P	
Banks, including drive-in teller service				P	P	P	P	P	P	P	<u>P/C*</u>	<u>§ 13-879</u>
Barber shops	<u>C*</u>	<u>C*</u>	P	P	P	P				<u>C*</u>	P	<u>§ 13-790</u>

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Bars, pubs and cabarets	A*	A*		C*	P*	P*					P*	§ 13-758 § 13-782 § 13-783
Barbeque stands or barbeque pits provided that establishments using wood burning for cooking are permitted as a conditional use				<u>C</u>			C			C	C	
Bathing beach			€	€	€	€	€	€	€	€		
Beauty parlors, Manicurists	C*	C*	P	P	P	P				C*	P	§ 13-790
Bicycle sales, rentals and repairs (nonmotorized)			P	P	P	P					P	
Billiard rooms and pool rooms				P	P	P					P	§ 13-782 § 13-783
Blacksmith, gas steam fitting shops							P	P	P	P		
Blast furnace									P*	P*		§ 13-794
Bleaching products									P*	P*		§ 13-794
Blooming mill									P*	P*		§ 13-794
Boat or yacht repairing or overhauling, or boat building							P*	P*	P*	P*		§ 13-781
Boat salvage			€	€	€	€	€	€	€	€		

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Boat slips used for the tying up of boats for the purpose of overhauling or repairing							P	P	P	P		
Boats carrying passengers on excursion, sightseeing, pleasure or fishing trips				P	P	P						
Boiler manufacture (other than welded)									P*	P*		<u>§ 13-794</u>
Bombing field			€	€	€	€	€	€	€	€		
Bottling plants						P	P	P	P	P		
Bowling alleys				P*	P*	P*					P*	<u>§ 13-759</u>
Box lunches, distribution			€	€	€	€	€	€	€	€		
Brass and bronze foundries									P*	P*		<u>§ 13-794</u>
Brewery			A*	A*	A*	A*	P	P	P	P	A*	<u>§ 13-796</u>
Business or commercial establishments	A*	A*										<u>§ 13-758</u>
Cabanas	A*	A*										<u>§ 13-761</u>
Cabinet shops						P*	P*	P*	P*	P*		<u>§ 13-781</u>
Calcium carbide									P*	P*		<u>§ 13-794</u>

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Call center										P* C	P* C	<u>§ 13-787</u>
Canal excavation, where not a part of C. & S.F.F.C.D and County secondary canal system			€	€	€	€	€	€	€	€		
Canning factories							P*	P*	P*	P*		<u>§ 13-781</u>
Carnivals, circuses			€	€	€	€	€	€	€	€	€	
Carpentry shops						P						
Carpet cleaning							P	P	P	P		
Casein									P*	P*		<u>§ 13-794</u>
Caterers					A*	A*	P	P	P	P	A*	<u>§ 13-788</u>
Caustic soda									P*	P*		<u>§ 13-794</u>
Celluloid									P*	P*		<u>§ 13-794</u>
Cellulose products									P*	P*		<u>§ 13-794</u>
Cement and clay products, such as concrete blocks, pipe, etc.								P	P	P		
Cement, lime, gypsum or plaster of Paris									P*	P*		<u>§ 13-794</u>
Charcoal pulverizing									P*	P*		<u>§ 13-794</u>

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Omitted portions of this ordinance are shown as “* * *”.

Charcoal, lampblack or fuel briquettes									P*	P*		§ 13-794
Check-cashing store						P						
Chlorine									P*	P*		§ 13-794
Cider and vinegar									P*	P*		§ 13-794
Cleaning and polishing preparation: dressings and blackings									P*	P*		§ 13-794
Coal tar product									P*	P*		§ 13-794
Cocktail lounge- bars (accessory to restaurant use)				A*	A*		A*	A*	A*	A*	A*	§ 13-762
Coke oven products (including fuel gas) and coke oven product storage									P*	P*		§ 13-794
Coffee shop (no food preparation)			P	P	P	P					P	
Cold storage warehouses and precooling plants						P	P	P	P	P		
Commercial chicken hatcheries							P*	P*	P*	P*		§ 13-781
Community Homes	P	P									P/C	§ 13-764.1
Commuter Colleges	C*				P*	P*	P*	C*	C*	C*	P*	§ 13-785

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Omitted portions of this ordinance are shown as “* * *”.

Concrete, clay or ceramic products, hand-manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter							P	P	P	P		
Confectionery, ice cream stores and dairy stores			P	P	P	P					P	
Conservatories and music and dance schools			P *	P *	P *	P *					P *	§ 13-759
Contractors' offices and yards							P	P	P	P		
Contractor's plants and storage yards						P						
Convalescent homes	€	€	€	€	€	€	€	€	€	€	€	
Convention halls				P	P	P					P	
Cotton wadding									P *	P *		§ 13-794
Cottonseed oil, refining									P *	P *		§ 13-794
Creosote									P *	P *		§ 13-794
Cultural arts			€	€	€	€	€	€	€	€	P	
Dancing halls or dancing academies				P *	P *	P *					P *	§ 13-759

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Omitted portions of this ordinance are shown as “* * *”.

in air conditioned buildings												
Day camp			C	C	C	C	C	C	C	C		
Day nursery, kindergarten and after school care	C*	C*					P*	P*	P*	P*	P*	<u>§ 13-785</u>
Department stores					P	P					P	
Dentist	P*	P*	P*	P*	P*	P*	P*			P*	P*	<u>§ 13-1610</u>
Distillation, manufacture or refining of coal, tar, asphalt, wood, bones									P*	P*		<u>§ 13-794</u>
Distillery (alcoholic), breweries and alcoholic spirits									P*	P*		<u>§ 13-794</u>
Dog kennel, dog day care			C*	C*	C*	C*	C*	C*	C*	C*		<u>§ 13-789</u>
Donated goods centers			P*	P*	P*	P*						<u>§ 13-763</u>
Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt							P*	P*	P*	P*		<u>§ 13-781</u>
Drugstores, pharmacies and pain management centers			P*	PC*	PC*	P*					PC*	<u>§ 13-791</u> <u>§ 13-1610</u>
Dry cleaning and dyeing plants						P	P	P	P	P		

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Dry cleaning establishments				<u>P*</u>	<u>P*</u>	<u>P*</u>					<u>P*</u>	<u>§ 13-799</u>
Dyestuff									<u>P*</u>	P*		<u>§ 13-794</u>
Dynamite storage								<u>C*</u>	<u>C*</u>	C*		<u>§ 13-794</u>
Educational and child care facilities, non public	<u>C*</u>	<u>C*</u>	<u>P*</u>	<u>PC*</u>	<u>PC*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>PC*</u>	<u>§ 13-785</u>
Electric power plant			C	C	C	C	C	C	C	C		
Electric substation			C	C	C	C	C	C	C	C		
Electrical appliance and fixtures stores including related repair shops				P	P	P						
Electrolysis (by appointment only—walk in)	P	P	P	P	P	P					P	
Electrolysis (including retail sales and walk in)			P	P	P	P					P	
Eleemosynary and philanthropic institutions	C	C									P	
Employment agencies				P	P	P					P	
Engine sales and service, gas, oil, steam, etc.						P	P	P	P	P		
Excelsior									<u>P*</u>	<u>P*</u>		<u>§ 13-794</u>
Executive office center (no retail sales)	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>					<u>P*</u>	<u>P*</u>	<u>§ 13-799.2</u>

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Explosives									C*	C*		<u>§ 13-794</u>
Farmers Market			C	C	C	C	C	C	C	C	C	
Fat rendering									P*	P*		<u>§ 13-794</u>
Feed, hay and other livestock supplies						P						
Fertilizer storage							P	P	P	P		
Fertilizer, organic or inorganic, manufacture									P*	P*		<u>§ 13-794</u>
Film, photographic									P*	P*		<u>§ 13-794</u>
Fireworks									P*	P*		<u>§ 13-794</u>
Fish cannery or curing									P*	P*		<u>§ 13-794</u>
Fish oils, meal and by products									P*	P*		<u>§ 13-794</u>
Florist shops			P	P	P	P					P	
Flour, feed and grain milling									P*	P*		<u>§ 13-794</u>
Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables							P	P	P	P		
Forge plant, pneumatic drop and forging hammering									P*	P*		<u>§ 13-794</u>

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Foundries									P*	P*		§ 13-794
Fraternities and sororities	€	€										
Frog farm			€	€	€	€	€	€	€	€		
Fruit packing and fruit preserving							P*	P*	P*	P*		§ 13-781
Furniture manufacturing							P*	P*	P*	P*		§ 13-781
Furniture refinishing							P	P	P	P		
Furniture stores, retail of new merchandise only				P	P	P					P	
Garage or mechanical service. (All outdoor paging or speaker systems are expressly prohibited.)						P						
Garbage and waste dumps			C	C	C	C	C	C	C	C		§ 13-799.4
Gas distribution system and plant			€	€	€	€	€	€	€	€		
Gelatin products									P*	P*		§ 13-794
Glass installations							P	P	P	P		
Glue, gelatin (animal) or glue and size (vegetable)									P*	P*		§ 13-794
Golf course, driving range, Baseball Batting Cages, Miscellaneous			C	C	C	C	C	C	C	C		

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Sports facilities, fields and incidental uses												
Graphite									P *	P *		<u>§ 13-794</u>
Grinding shops							P *	P *	P *	P *		<u>§ 13-781</u>
Grocery stores			P *	P *	P *	P *					P *	<u>§ 13-791</u>
Group home (subject to the requirements of F.S. ch. 419.001, as amended)	P *	P *										<u>§ 13-764</u>
Guncotton (explosive)									P *	P *		<u>§ 13-794</u>
Gun shops						P						
Gypsy camp			€	€	€	€	€	€	€	€		
Hair, felt or feathers, washing, curing and dyeing									P *	P *		<u>§ 13-794</u>
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage									P *	P *		<u>§ 13-794</u>
Handcrafted products shop				P	P	P					P	
Hardware stores			P	P	P	P					P	
Health and exercise clubs, including bath and massage parlors	A	A		P	P	P					P	
Heliports			€	€	€	€	€	€	€	€		

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Homes for dependent children			€	€	€	€	€	€	€	€		
Hospitals (not animal hospital)	C*	C*					C*	€*	€*	C*		<u>§ 13-765</u> <u>§ 13-795</u>
Hotels, motels and apartment hotels	P	P					P*	P*	P*	P*	P	<u>§ 13-766</u> , <u>§ 13-761</u> , <u>§ 13-768</u> , <u>§ 13-758</u>
Hydrogen and oxygen manufacturing									P*	P*		<u>§ 13-794</u>
Ice manufacturing							P*	P*	P*	P*		<u>§ 13-781</u>
Incinerators			€	€	€	€	€	€	€	€		
Indian village			€	€	€	€	€	€	€	€		
Infirmiry, commissary, or any one (1) or combination of such related incidental facilities			€	€	€	€	€	€	€	€	€	
Information booth, gate house and security station			P*	P*	P*	P*						<u>§ 13-767</u>
Ink manufacture from primary raw materials (including colors and pigments)									P*	P*		<u>§ 13-794</u>
Insecticide, mixing, packaging and storage							P*	P*	P*	P*		<u>§ 13-781</u>

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Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used)									P *	P *		<u>§ 13-794</u>
Institutions for handicapped persons, including but not limited to incidental related facilities such as workshops, sales of products fabricated therein, residential quarters, educational training facilities			€	€	€	€	€	€	€	€	€	
Interior design shops, office and display only			P	P	P	P					P	
Jewelry stores, including incidental sales and purchases of used jewelry			P	P	P	P					P	
Junior department stores				P	P	P					P	
Junkyard			€	€	€	€	€	€	€	€		
Jute, hemp and sisal products									P *	P *		<u>§ 13-794</u>
Laboratories, material testing							P	P	P	P		
Lake excavation and asphalt plant, concrete batching plant, concrete block plant, prestressed and			C	C	C	C	C	C	C	C		

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precast concrete products plant, rock crushing and screening plant ancillary thereto or in connection therewith												
Lampblack, carbonblack and boneblack									P*	P*		<u>§ 13-794</u>
Landing field			C	C	C	C	C	C	C	C		
Lawn mowers, retail, sales and service				P	P	P						
Lead oxide									P*	P*		<u>§ 13-794</u>
Leather goods and luggage shops			P	P	P	P					P	
Leather goods manufacturing, excluding tanning						P	P	P	P	P		
Linoleum and other similar hard surface floor coverings (other than wood)									P*	P*		<u>§ 13-794</u>
Liquor package stores	A*	A*			P*	P*					P*	<u>§ 13-768</u> <u>§ 13-782</u> <u>§ 13-783</u>
Live/work units											P*	<u>§ 13-775</u>
Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred							P	P	P	P		

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(300) feet to an RU District												
Locksmiths (including sharpening and grinding shops in the BU-3)						P	P	P	P	P	P	
Locomotive and railroad car building and repair									P*	P*		<u>§ 13-794</u>
Lodges	€	€										
Lumberyards						P*	P*	P*	P*	P*		<u>§ 13-781</u>
Machine shops							P	P	P	P		
Mail order offices, without storage of products sold			P	P	P	P					P	
Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips					P	P						
Marine warehouses							P	P	P	P		
Mast	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<u>§ 13-769</u>
Match manufacture and storage									P*	P*		<u>§ 13-794</u>

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Mattress manufacturing and renovating							P	P	P	P		
Medical office or clinic	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<u>§ 13-1610</u>
Metal and metal ores, reduction, refining, smelting and alloying									P*	P*		<u>§ 13-794</u>
Metalizing processes							P	P	P	P		
Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made							P	P	P	P		
Millwork shops							P*	P*	P*	P*		<u>§ 13-781</u>
Molasses									P*	P*		<u>§ 13-794</u>
Mortuaries or funeral homes				P	P	P	€			€		
Motion picture, television and radio production studios										P	P	
Motoreycles sales and repair				P	P	P						
Multiple family apartment buildings (standalone)	P	P									P	
Municipal recreation building (owned and operated by a municipality;	P	P									P	

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County, State or the United States Government)												
Museum			P	P	P	P					P	
Natatoriums				P	P	P					P	
Newsstand			P	P	P	P					P	
Night Clubs, Cabarets and other entertainment establishments	A*	A*			C*	C*				C*	C*	§ 13-758, § 13-770 § 13-782 § 13-783, § 13-799.8
Nitrate (manufactured and natural) of an explosive nature; and storage									P*	P*		§ 13-794
Nitrolong of cotton or other materials									P*	P*		§ 13-794
Novelty works							P*	P*	P*	P*		§ 13-784
Nurseries-horticultural												
Nursing homes, assisted living facilities (ALF), Memory Care and Long Term Acute Care Facilities and institutions for disabled individuals.	C*	C*	€	C	C	€	C	€	€	C	C	§ 13-764, § 13-764.1, § 13-795
Nylon									P*	P*		§ 13-794

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Office buildings containing uses otherwise allowed in the district			P *	P *	P *	P *	P *	P *	P *	P *	P *	§ 13-792 § 13-793
Office parks					P *	P *						§ 13-792 § 13-793
Oil and gas well drilling and essential, incidental uses thereto, such as minimum storage facilities			€	€	€	€	€	€	€	€		
Oil cloth, oil treated products and artificial leather									P *	P *		§ 13-794
Oil refinery									P *	P *		§ 13-794
Oil wells									P *	P *		§ 13-794
Oils, shortening and fats (edible)									P *	P *		§ 13-794
Open air theaters				P	P	P	€	€	€	€	P	
Optical stores			P	P	P	P					P	
Ore pumps and elevators									P *	P *		§ 13-794
Ornamental metal workshops							P *	P *	P *	P *		§ 13-781
Outdoor dining			A *	A *	A *	A *	A *	A *	A *	A *	P/A *	§ 13-771
Outdoor display			€	€	€	€	€	€	€	€	P	
Outdoor paint testing laboratory			€	€	€	€	€	€	€	€		

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Outdoor storage of non-hazardous materials							P*	P*	P*	P*		<u>§ 13-799.4</u>
Outside walk-up window service			A*	A*	A*	A*					A*	<u>§ 13-772</u>
Oxygen storage and filling of cylinders							P	P	P	P		
Package stores in shopping centers				P*	P*	P*					P*	<u>§ 13-782</u> <u>§ 13-783</u>
Pain management clinics	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	<u>§ 13-1610</u>
Paint and wallpaper stores			P	P	P	P					P	
Paint manufacture, depending upon materials and quantities used									P*	P*		<u>§ 13-794</u>
Palmist and psychic readers			C	C	C	C	C	C	C	C	P	
Paper and paperboard (from paper machine only)									P*	P*		<u>§ 13-794</u>
Paper and pulp mills									P*	P*		<u>§ 13-794</u>
Parking (noncommercial parking in zones more restrictive than in which the use it serves is located)			C	C	C	C	C	C	C	C		
Parking lots and storage of vehicles as a main use (not	C	C		C	C		C-P	P	P	C-P	C	<u>§ 13-755</u>

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accessory)— commercial and noncommercial												
Parks	P	P	P	P	P	P	P	P	P	P	P	
Passenger and freight—stations and terminals— boats, trucks, buses, and railroads							P	P	P	P		
Pawnbrokers						€						
Pet shops and dog beauty parlors (Pet Grooming) in air- conditioned buildings				P	P	P					P	
Petroleum products storage tank								P/C*	P/C*	P/C*		<u>§ 13-798</u>
Petroleum, gasoline and lubricating oil—refining and wholesale storage									P*	P*		<u>§ 13-794</u>
Pharmacy	€*	€*	€*	€*	€*	€*	€*	€*	€*	€*	€*	<u>§ 13-1610</u>
Pharmaceutical storage							P*	P*	P*	P*		<u>§ 13-781</u>
Phenol									P*	P*		<u>§ 13-794</u>
Photograph galleries			P	P	P	P					P	
Pickles, vegetable relish and sauces, sauerkraut									P*	P*		<u>§ 13-794</u>
Pistol, rifle, skeet, archery ranges and accessory munition.			€	C	C	€	C	€	€	C		<u>§ 13-759, §</u>

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firearm, and equipment sales.												13- 781
Plant nursery				P	P	P						§ 13- 797
Plastic material and synthetic resins									P*	P*		§ 13- 794
Playground (owned and operated by a municipality, County, State or the United States Government)	P	P									P	
Police and fire stations							P	P	P	P	P	
Pony rings			€	€	€	€	€	€	€	€		
Post office stations and branches; including self- service centers			P	P	P	P					P	
Postal mail processing centers (which may include ancillary post office services)							P	P	P	P		
Potash									P*	P*		§ 13- 794
Pottery shops			P	P	P	P					P	
Poultry markets and commercial fishing hatcheries						P*						§ 13- 781
Poultry slaughtering and packing (wholesale)									P*	P*		§ 13- 794
Power or steam laundries							P*	P*	P*	P*		§ 13- 781

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Printing shops				P	P	P	P	P	P	P	P	
Private clubs	€	€		P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	<u>§ 13-799.3</u>
Private playgrounds and recreational area and private recreation buildings	P*	P*	€	€	€	€	€	€	€	€	P*	<u>§ 13-773</u>
Proxylin									P*	P*		<u>§ 13-794</u>
Public and private utility facilities			€*	€*	€*	€*	€*	€*	€*	€*	€*	<u>§ 13-780</u>
Public art galleries	€	€									P	
Public libraries	€	€									P	
Public museums	€	€									P	
Pyroxylin									P	P		
Race tracks			€	€	€	€	€	€	€	€		
Radio production studios	€	€			€	P	P	P	P	P		
Radio and TV transmitting stations			€	€	€	P	P	P	P	P		
Radioactive waste handling									€*	€*		<u>§ 13-794</u>
Railroad motor truck and water freight and passenger stations						P						
Railroad shops								P	P	P		
Rayon and rayon yarns									P*	P*		<u>§ 13-794</u>

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Refractories (coal fired)									P*	P*		§ 13-794
Refuse disposal									P*	P*		§ 13-794
Regional shopping centers					P*	P*						§ 13-783 § 13-784
Religious facilities/institutions	€	€	P	P	P	P	P	P	P	P	P	
Rendering and storage of dead animals, offal, garbage and waste products									P*	P*		§ 13-794
Rentals of trucks other than light trucks				A*	A*	A*						§ 13-774
Repairs—automobiles, trucks, buses, heavy equipment, etc.							P*	P*	P*	P*		§ 13-781
Residential uses	P*	P*	P*	P*	P*		A*	A*	A*	A*	P*	§ 13-775
Restaurants	A*	A*	P*	P*	P*	P*	P*	P*	P*	P*	P	§ 13-758 , § 13-762 , § 13-771 , § 13-772 , § 13-776
Retirement villages, including as an accessory use commercial			€	€	€		€	€	€	€		

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facilities of the BU-1 type												
Rifle range			C	C	C	C	C	C	C	C		
Rock and sand yards								P	P	P		
Rock quarries			C	C	C	C	C	C	C	C		
Rocks pits (filling of)			C	C	C	C	C	C	C	C		
Rooftop commercial activity (use otherwise allowed)											C*	<u>§ 13-799.5</u>
Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chicle and valata processing									P*	P*		<u>§ 13-794</u>
Salesrooms and showrooms							P*	P*	P*	P*		<u>§ 13-777</u>
Salesrooms and storage showrooms—wholesale						P	P	P	P	P		
Sawmill								P	P*	P*		<u>§ 13-794</u>
Schools	C*	C*	P*	<u>CP*</u>	<u>CP*</u>		C	C*	C*	C*	<u>CP*</u>	<u>§ 13-785</u>
School—technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to							P	P	P	P		

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gymnastics and karate												
Scrap metal reduction									P*	P*		<u>§ 13-794</u>
Secondhand stores for the disposal of furniture, fixtures and tools						P						
Self-service storage facility						P*	P*			P*		<u>§ 13-786</u>
Ship chandlers							P	P	P	P		
Shipyards and dry docks							P	P	P	P		
Shoddy									P*	P*		<u>§ 13-794</u>
Shoe stores and shoe repair shops			P	P	P	P					P	
Sign painting shops							P	P	P	P		
Single-family residences	P*	P*										<u>§ 13-775</u>
Skating rinks				P	P	P						<u>§ 13-759</u>
Skeet range			€	€	€	€	€	€	€	€		
Slaughterhouse									P*	P*		<u>§ 13-794</u>
Sleep testing centers for medical observation or other medical observation facilities (including overnight)							C			C	C	

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Small-scale public facilities and utilities	€	€										
Smelting									P*	P*		<u>§ 13-794</u>
Soap manufacturing, vegetable byproducts, only								P	P	P		
Soaps (other than from vegetable by-products) or detergents, including fat rendering									P*	P*		<u>§ 13-794</u>
Solvent extraction									P*	P*		<u>§ 13-794</u>
Spa (day spa) including massage, skin treatments, manicurists	€*	€*	P	P	P					€*	P	<u>§ 13-790</u>
Sporting goods stores			P	P	P	P					P	
Standpipe	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<u>§ 13-769</u>
Starch manufacture									P*	P*		<u>§ 13-794</u>
Steel fabrication							P*	P*	P*	P*		<u>§ 13-781</u>
Steel works and rolling (ferrous)									P*	P*		<u>§ 13-794</u>
Stockyards									P*	P*		<u>§ 13-794</u>
Storage batteries, wet cell									P*	P*		<u>§ 13-794</u>

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Storage warehouse for food, fodder, etc.							P	P	P	P		
Sugar refining									P*	P*		§ 13-794
Tailor shops			P	P	P	P					P	
Tanning salon			P	P	P	P					P	
Taxidermy (use will be permitted only within a fully enclosed, air-conditioned building)							P*	P*	P*	P*		§ 13-781
Telephone exchange				P	P	P	P	P	P	P		
Telephone service unit yards							P	P	P	P		
Testing laboratory or plant			€	C	C	€	C	€	€	C		§ 13-799.7
Testing jet engines and rockets									P*	P*		§ 13-794
Textile, hosiery and weaving mills							P*	P*	P*	P*		§ 13-759
Textiles bleaching									P*	P*		§ 13-794
Theaters for live stage production and motion pictures				P	P	P					P	
Tire vulcanizing and retreading or sale of used tires						P*						§ 13-781
Tobacco shops			P	P	P	P					P	
Tourist attractions			€	€	€	€	€	€	€	€	€	

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Tower	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *		§ 13-769
Townhouses	P	P									P	§ 13-775
Trailers or tourist camp			€	€	€	€	€	€	€	€		
Trap range			€	€	€	€	€	€	€	€		
Truck storage, only within an enclosed building or an area enclosed by a CBS wall						P						
Turpentine and resin									P *	P *		§ 13-794
Upholstery shops (including furniture repair in the BU-3)						P	P	P	P	P		
Utility facilities, public and private			€*	€*	€*	€*	€*	€*	€*	€*	€*	§ 13-780
Utility work centers—power and telephone, etc.							P	P	P	P		
Variety stores			P *	P *	P *	P *					P *	§ 13-791
Vending machine sales and service							P	P	P	P		
Veterinarian, animal hospital and pet emergency				P*	P*	P *	P*	P *	P *	P*	P*	§ 13-789
Vulcanizing							P *	P *	P *	P *		§ 13-781
Wallboard and plaster, building insulation									P *	P *		§ 13-794

Additions to the text are shown in underlined; deletions from the text are shown in ~~strickthrough~~.
Omitted portions of this ordinance are shown as “* * *”.

Warehouses for storage or products in the form sold in a BU District							P	P	P	P		
Warehouse, membership					C*	C*	P*	P*	P*	P*		<u>§ 13-778</u>
Water tank and tower			C	C	C	C	C	C	C	C		
Water tower	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<u>§ 13-769</u>
Water treatment plant			C	C	C	C	C	C	C	C		
Water use facilities			C	C	C	C	C	C	C	C	C	
Welding shops							P*	P*	P*	P*		<u>§ 13-781</u>
Welding supplies							P	P	P	P		
Windmill	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<u>§ 13-769</u>
Wire ropes and cable									P*	P*		<u>§ 13-794</u>
Wireless-supported service facilities	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	C*	<u>§ 13-779</u>
Wood and coal yards							P	P	P	P		
Wood-burning barbeque (commercial)			C	C	C	C	C	C	C	C		
Wood-preserving treatment									P*	P*		<u>§ 13-794</u>
Wool-pulling or scouring									P*	P*		<u>§ 13-794</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~strickthrough~~.
Omitted portions of this ordinance are shown as “* * *”.

Yeast									P*	P*		§ 13-794
Zoo			€	€	€	€	€	€	€	€		
All other uses not specifically listed in this table shall be considered to be non-permitted uses unless expressly granted by the Town as a Conditional Use.	<u>C</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>	



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Staff Analysis and Recommendation

To: Honorable Chairman and Members of the Planning Board
From: Susana Alonso, AICP, Principal Planner
Subject: Business Master List Consolidating and Reorganization
Date: January 7, 2019

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ALLOWABLE USES IN COMMERCIAL DISTRICTS; REORGANIZING, REFORMATTING, CONSOLIDATING, AND AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE", AT ARTICLE IV. "ZONING DISTRICT REGULATIONS", AT DIVISION 20. "BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST" PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE. (Pidermann)

A. BACKGROUND

Division 20 of the Land Development Code contains the Business Master List which provides a listing on tabular form of all the different uses that are permitted within the various business, commercial and industrial districts, and the TC Town Center District. As with other parts of the Town's LDC, Division 20 was initially adopted from Chapter 33 of the Miami Dade County Code of Ordinances and has been modified and amended by the Town since. However, the Business Master List has maintained the same form through the changes, including maintenance of districts such as BU-1, BU-3, IU-2, and IU-3 which although present in other parts of Miami Dade County, do not exist within the Town Boundaries. In addition, in its current form, the list enumerates separately many uses that can be easily combined together, such as different kinds of chemical manufacturing, assembly uses, and retail uses, becoming lengthy, cumbersome, and confusing to consult. Moreover, in more than one instance, uses that are very similar, or even identical, like a "day nursery" and a "childcare center", have different treatment in different pages of the list. Obsolete uses and word usage like "infirmaries" or "convalescence home" which are already contained by other uses such as "hospital" or "Assisted Living Facility" are also prevalent throughout.

It has long been the intention of staff to condense and reorganize this list so that it becomes clearer and more user friendly. In addition to the types of changes enumerated above, staff is recommending small tweaks to how some uses are treated, particularly in regard to the need for conditional uses. Those proposed changes are as follows:

1. *Personal Services within Industrial Districts.* The LDC currently requires that any beauty salon or barber shop that wishes to operate within the industrial districts, obtain a conditional use to ensure that the conditions contained in Sec 13-790 are adhered to. Since said section is self-contained, clear in its requirements, and requires no special case by case assessment of the use, staff maintains it is unnecessarily cumbersome to request a conditional use for these uses.
2. *Assembly uses.* The LDC currently is inconsistent in its requirements of conditional use approval for assembly uses such as religious institutions, auditoriums or theaters. Staff believes that these uses should all be considered individually for approval, so issues of parking, security, approach and business hours can be evaluated.
3. *Schools and Educational Institutions.* Similarly, the LDC currently requires conditional uses of some and not of other types of educational institutions. Since these types of uses typically consist of a location where many individuals must arrive and leave at around the same time in order to participate, and since there are security and other considerations that require individual attention, staff recommends that all schools daycares, and adult daycares be processed as conditional uses in all districts.

Attachment A contains the final proposed form of the table without strikeouts and underlines, for purpose of readability.

B. STAFF RECOMMENDATION

Based on the analysis provided below and other factors contained in this report, Staff recommends approval of the ordinance reorganizing, reformatting, consolidating, and amending the Business Master List.

C. ANALYSIS

The Land Development Code (LDC) provides that all proposed amendments to the LDC shall be evaluated by the Administrative Official, the Local Planning Agency and the Town Council, and that, in evaluating the proposed amendment, the criteria in Subsection 13-306(b) shall be considered. All portions of this report are hereby incorporated into all portions of this analysis. The following is a staff analysis of the criteria as applied to this ordinance.

1. Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.

Analysis: See Section “A”, Background, of this report. Policy 1.1.2 provides for all of the Land Use Categories within the Comprehensive Master Development Plan; Further, Objective 1.2 provides underlying intent to ensure the LDC’s appropriately regulate the use of land reflective of the community’s desires. The amendment achieves that intent by providing the tabular form in which the code requirements are reflected is more understandable and user friendly.

Objective 1.2: LAND DEVELOPMENT CODE

Maintain an effective and efficient Land Development Code (LDC), which implements the community vision underlying the goals, objectives and policies of adopted Comprehensive Plan, regulates the quality, scope and impacts of new development and redevelopment, coordinates future land uses with topography and soil conditions, and incorporates innovative land development techniques.

Finding: Complies

2. Whether the proposal is in conformance with all applicable requirements of this Code of Ordinances, including this chapter.

Analysis: The proposed ordinance conforms with the Town's LDC's. A review of the LDC's found no conflicts.

Finding: Complies.

3. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed change in land use policy.

Analysis: See Section "A", Background, of this report. The Town adopted the Business Master List in 2003 along with the rest of the LDC. Although it has been amended in the interim, no comprehensive effort to consolidate and clarify has been undertaken since. The Town has recently experienced a volume of development application requests that are not typical to its past experiences since incorporation in the year 2000. This increase in activity has brought attention of the Town's some of the contractions and difficulties that the present form of the list creates.

Finding: Complies.

4. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land use.

Analysis: The proposed ordinance does not change the permitted use of land. It merely clarifies and organizes how the requirements are reflected in the LDC.

Finding: Complies.

5. Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including schools, transportation, water and wastewater services, solid waste disposal, drainage, water supply, recreation, education, emergency services, and similar necessary facilities and services.

Analysis: See Section “A”, Background, of this report. The proposed ordinance does not change permitted uses or development parameters. As such, it does not impact the above systems.

Finding: Complies.

- 6. Whether, and the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of any groundwater aquifers, wildlife habitats, and vegetative communities.**

Analysis: See Section “A”, Background, of this report. The proposed ordinance does not change permitted uses or development parameters. As such, it does not impact the above systems.

Finding: Complies.

- 7. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.**

Analysis: See Section “A”, Background, of this report and Criterion 1 of this Analysis section. The proposed ordinance does not change permitted uses or development parameters. In the contrary, by clarifying the need for conditional uses, it will provide for improved application of requirements and improve evaluation of factors that may adversely affect property or general welfare.

Finding: Complies.

- 8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.**

Analysis: See Section “A”, Background, and Criteria 1 and 7 of this report. The proposed ordinance does not affect existing land patterns.

Finding: Complies.

- 9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of this chapter.**

Analysis: See Section “A”, Background, and Criteria 7 and 8 of this report. No portion of the proposed amendment is in conflict with the existing regulations of the LDC.

Finding: Complies.

- 10. Other matters which the Local Planning Agency or the Town Council, in its legislative discretion, may deem appropriate.**

Analysis: See Summary Section and all portions of this analysis. The Local Planning Agency and the Town Council may consider other appropriate factors to determine whether the

proposed ordinance is appropriate and consistent with the public interest. The Analysis Section addressed the conditions suggested by the Planning and Zoning Board.

Finding: As determined by the Town Council.

ATTACHMENT A

Use	RO-13	RO-50	BU-1A	BU-2	IU-1	IU-C	TC	*Additional Regulations
<u>Office, executive office and medical office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§ 13-792, § 13-793, § 13-799.2</u>
<u>Commercial and retail activities.</u>	<u>A</u>	<u>A</u>	<u>P</u>	<u>P</u>	<u>A</u>	<u>A</u>	<u>P</u>	<u>§ 13-777</u>
<u>Manufacture, assembly, processing or packaging of any article or matter, or the storage of relatively large quantities of such article or matter.</u>					<u>P*</u>	<u>P*</u>		<u>§ 13-794, § 13-759, § 13-781</u>
<u>Storage Yard including vehicle, boat, junk yard, or construction equipment</u>					<u>C</u>	<u>C</u>		<u>§ 13-759, § 13-781, § 13-799.4</u>
<u>Places of assembly, including religious or cultural centers, auditoriums theaters, lodges, circus, convention hall and similar uses</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>§ 13-784</u>
<u>Personal services, including cosmetic, acupuncture, beauty salons, massage parlors, and barber shops and similar uses.</u>	<u>P*</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>P*</u>	<u>P*</u>		<u>§ 13-790, § 13-799.8</u>
<u>Mortuary or Funeral home</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Restaurants, bars, and establishments serving food and liquor.</u>	<u>A</u>	<u>A</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§ 13-771, § 13-772, § 13-776, § 13-782, § 13-783, § 13-799.8</u>
<u>Billiard, pool room, bowling, arcade and similar indoor entertainment</u>			<u>P</u>	<u>P</u>			<u>P</u>	<u>§ 13-782, § 13-783, § 13-759, § 13-799.8</u>
<u>Schools and Educational institutions, including k-12, college and university</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>§ 13-785</u>
<u>Daycare, adult daycare, day camps and aftercare</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>§ 13-785</u>
<u>Dance, music, martial arts, Yoga tutoring and other similar uses for the instruction of 10 or more individuals at once</u>			<u>C</u>	<u>C</u>			<u>C</u>	

<u>Auto, boat, truck repair</u>					<u>P</u>	<u>P</u>		
<u>Gas and service station, with or without convenience store</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>§ 13-756, § 13-757</u>
<u>Power plants, substations and energy or utility facilities</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>§ 13-780</u>
<u>Airport, Airplane crop dusting field, heliport or landing field</u>			C	C	C	C		
All applications by State, County and municipal entities and agencies			C	C	C	C	C	
Barbeque stands or barbeque pits provided that establishments using wood burning for cooking are permitted as a conditional use			C	C	C	C	C	
Brewery			A*	A*	P	P	A*	<u>§ 13-796</u>
Call center						C	C	<u>§ 13-787</u>
Dog kennel, dog day care			C*	C*	C*	C*		<u>§ 13-789</u>
Drugstores, pharmacies and pain management centers			C*	C*			C*	<u>§ 13-791</u> <u>§ 13-1610</u>
Garbage and waste dumps			C	C	C	C		<u>§ 13-799.4</u>
Golf course, driving range, Baseball Batting Cages,	C	C	C	C	C	C	C	
Health and exercise clubs	A	A	P	P			P	
Hospitals (not animal hospital)	C*	C*			C*	C*		<u>§ 13-765</u> <u>§ 13-795</u>
Hotels, motels and apartment hotels	P	P			P*	P*	P	<u>§ 13-766, § 13-761, § 13-768, § 13-758</u>
Lake excavation			C	C	C	C		
Night Clubs, Cabarets and other entertainment establishments	A*	A*		C*		C*	C*	<u>§ 13-758, § 13-770</u> <u>§ 13-782</u> <u>§ 13-783, § 13-799.8</u>
Nursing homes, assisted living facilities (ALF), Memory Care and Long Term Acute Care Facilities	C*	C*	C	C	C	C	C	<u>§ 13-764, § 13-764.1, § 13-795</u>

and institutions for disabled individuals.								
Parking lots and storage of vehicles as a main use (not accessory)	C	C	C	C	C	C	C	§ 13-755
Pistol, rifle, skeet, archery ranges			C	C	C	C		§ 13-759, § 13-781
Residential uses	P*	P*	P*	P*	A*	A*	P*	§ 13-775
Restaurants	A*	A*	P*	P*	P*	P*	P	§ 13-758, § 13-762, § 13-771, § 13-772, § 13-776
Self-service storage facility					P*	P*		§ 13-786
Single-family residences	P*	P*						§ 13-775
Sleep testing centers for medical observation or other medical observation facilities (including overnight)					C	C	C	
Testing laboratory or plant			C	C	C	C		§ 13-799.7
Veterinarian, animal hospital and pet emergency			P*	P*	P*	P*	P*	§ 13-789
All other uses not specifically listed in this table shall be considered to be non-permitted uses unless expressly granted by the Town as a Conditional Use	C	C	C	C	C	C	C	