



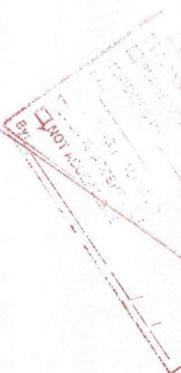
# DOWNTOWN DADELAND

A VILLAGE WITHIN A CITY

**ZONING HEARING PLANS REVIEW**  
 PLANS WITHIN THE SCOPE OF AD  
 PLANS NOT WITHIN THE SCOPE OF AD  
REVIEWED BY: daniel  
ON: 10/19/11  
ZONING EVALUATOR:  
 PLANS ACCEPTABLE  
 NOT ACCEPTABLE  
By: [Signature] 10/19/11

**RECEIVED**  
210-044  
OCT 19 2011  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

BOARD OF COUNTY COMMISSIONERS HEARING  
Submitted to: Miami-Dade County Department of Planning & Zoning  
Architect: ADD Inc  
Resubmitted 12 October 2011



**Project Information**

**Site Information**

Net Lot Area 323,000 square feet (7.42 acres)  
 Zoning Designation Downtown Kendall Urban Center District  
 Main Use & Occupancy Classification Residential / Mercantile / Assembly

**Remarks**

**Sign Requirements**

**Remarks**

	Allowed	Proposed <i>(Variance Items are Bold Underlined)</i>	Remarks
<b>Development Parameters</b> Section 33-284.62 (B)(3)(h)	Awnings, balconies, roof eaves, signs, porches, stoops, and ramps may encroach into setbacks. Awnings, balconies, roof eaves, and signs may encroach into rights-of-way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.	4'-0" encroachment into r.o.w. and 4'-0" from curb face  1'-0" encroachment into r.o.w. and 6'-10" from curb face  134" from sidewalk to bottom of sign  Encroachment is lower than building	For Banner Signs along North Kendall Drive  For Banner Signs along Dadeland Boulevard  For Banner Signs  For Banner Signs
<b>Permanent Point of Sale Signs</b> [in Core and Center Sub-Districts] Section 33-284.63 (B)(2)(b)			
(i) Size	24 square feet maximum  8 square feet maximum for cantilever projecting	<b>51.00 and 28.33 square feet</b>  <b>51.00 and 28.33 square feet</b>	For Banner Signs  For Banner Signs
(ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant	<b>ADDITIONAL cantilever projecting signs for each tenant at NON-FRONTAGE locations</b>	For Banner Signs
(iii) Building Identification Wall Sign	Permitted above eight floor. One (1) sign per frontage is permitted, each sign shall be a maximum of three hundred (300) square feet	N/A	
(iv) Setbacks and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line	North Kendall Drive = <b>4 foot encroachment beyond north property line</b>  Dadeland Boulevard = <b>1 foot encroachment beyond west property line</b>  SW 72nd Court = 36'-5" setback from east property line	For Banner Signs along North Kendall Drive  For Banner Signs along Dadeland Boulevard  For Banner Signs
(v) Illumination	Section 33-96, Illumination, of this Code, shall apply, except that revolving, rotating, and otherwise moving signs shall be prohibited	N/A	
(vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign	N/A	
(vii) Special Conditions	No permit required for awnings following these regulations. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Back-lit awnings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building name and quotations carved into stone or stucco relief may occupy up to ten (10) percent of a façade.	N/A	
(viii) Prohibited	No sign shall exhibit thereon any lewd or lascivious matter.	N/A	
<b>Directional Signs</b> [to direct traffic flow and locate entrances and exits] Section 33-284.63 (B)(3)			
(i) Size	Do not exceed three (3) square feet in area	2.65 & 2.30 square feet  <b>14.25 square feet</b>	For parking directional signs  For lettering on top of parking garage entrance canopy
(ii) Height	Do not exceed four (4) feet in height above grade	<b>10'-6" above grade to top</b>  <b>10'-2" above grade to top</b>  <b>13'-0" above grade to top</b>	For parking directional signs on lamp posts  For parking directional signs on parking garage entrance canopy  For parking garage entrance canopy lettering sign
(iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.	Provided	
(iv) Prohibited	Logos, names, and advertising are not permitted on such signs	<b>Logo sign provided: 4.91 square feet &amp; 10'-10" above grade to top</b>	On parking garage entrance canopy



**ZONING DATA**

Board of County Commissioners Hearing  
10.12.11

DOWNTOWN DADELAND  
7270 NORTH KENDALL DRIVE  
MIAMI, FL 33156

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ADD Inc  
Lic#: AA26001507  
Jonathan Cardello  
Lic#: AR93391

**ARCHITECTURE + DESIGN**

**ADD Inc**

**PROPOSED SITE MODIFICATIONS**

Board of County  
 Commissioners Hearing  
 10.12.11

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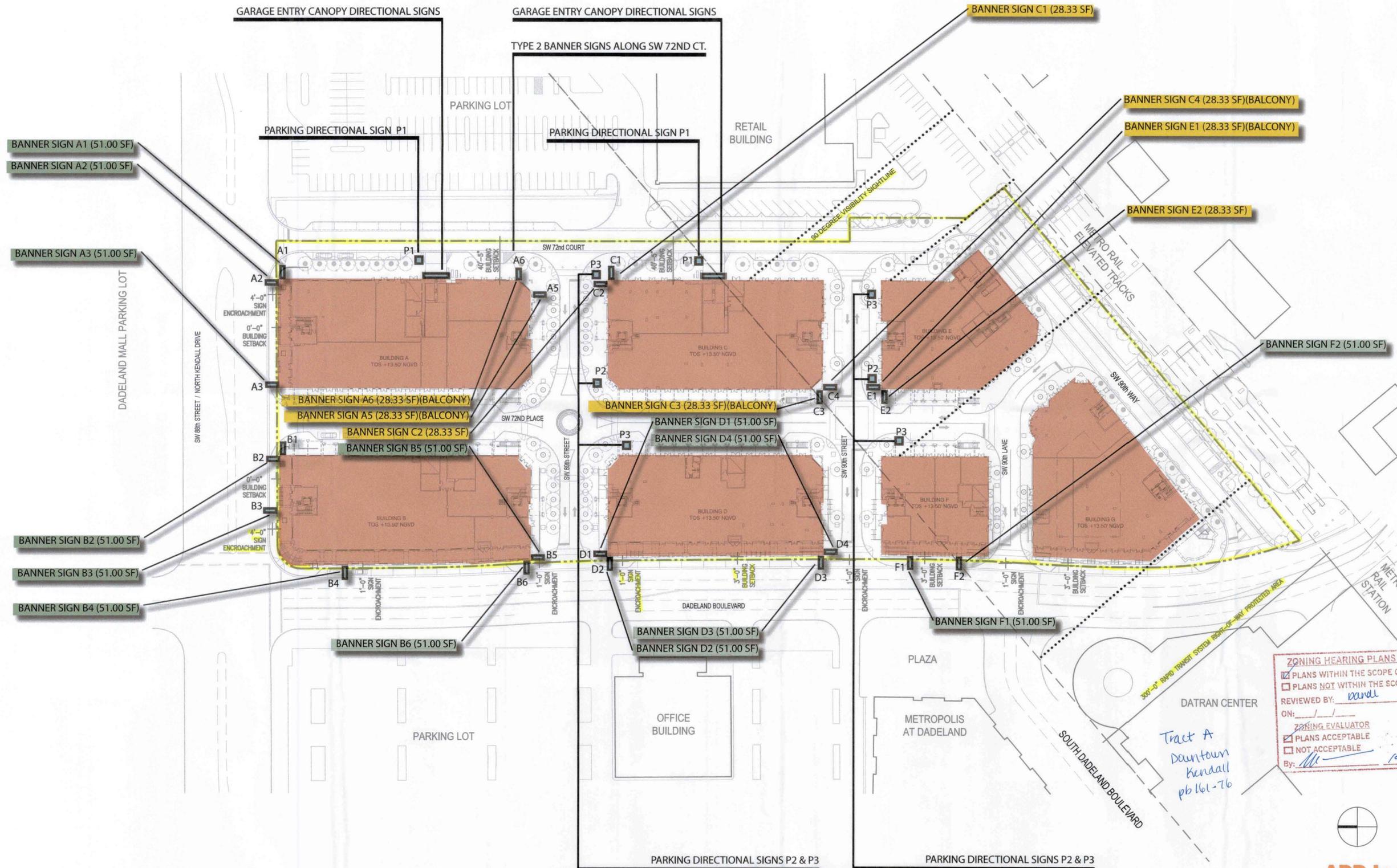
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PROJECT #09163.00

PROPOSED SITE PLAN  
 1"=50'