MG Jewelers of Miami Proposed Pawn Shop

11760 SW 88th Street Miami, Florida

ZONING DATA

PROPERTY ADDRESS

11740 - 11782 Southwest 88th Street (Kendall Drive), Miami, Florida 33186

LEGAL DESCRIPTION:

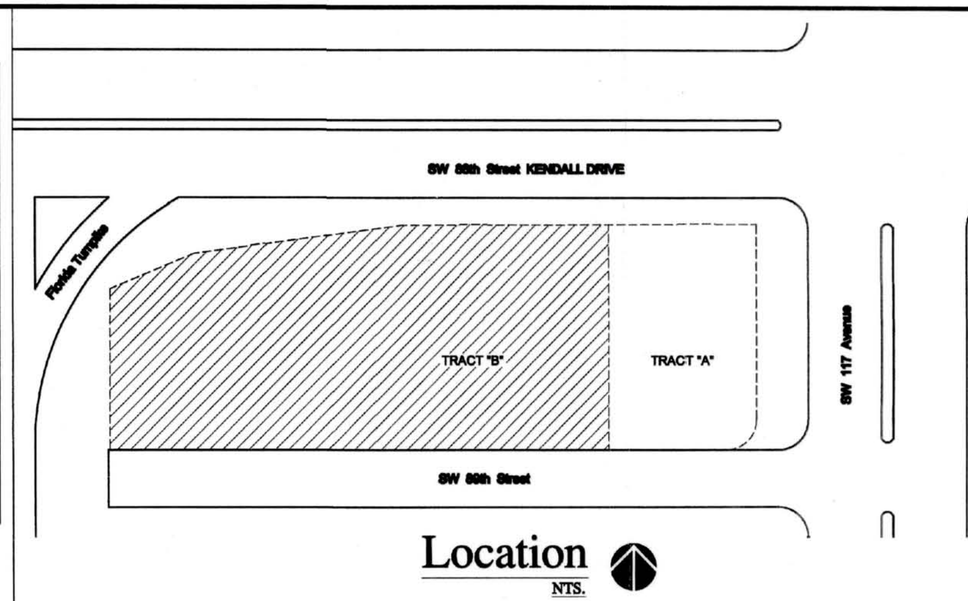
A PORTION OF BLOCK 1, " FAIRHAVEN" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 189 OF THE PUBLIC RECORDS OF DADE COUNTY , FLORIDA, TOGETHER WITH PORTIONS OF VACATED STREETS, ALLEYS AND OTHER PORTIONS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH. RANGE 39 EAST.

ZONING DISTRICT: BU-1A

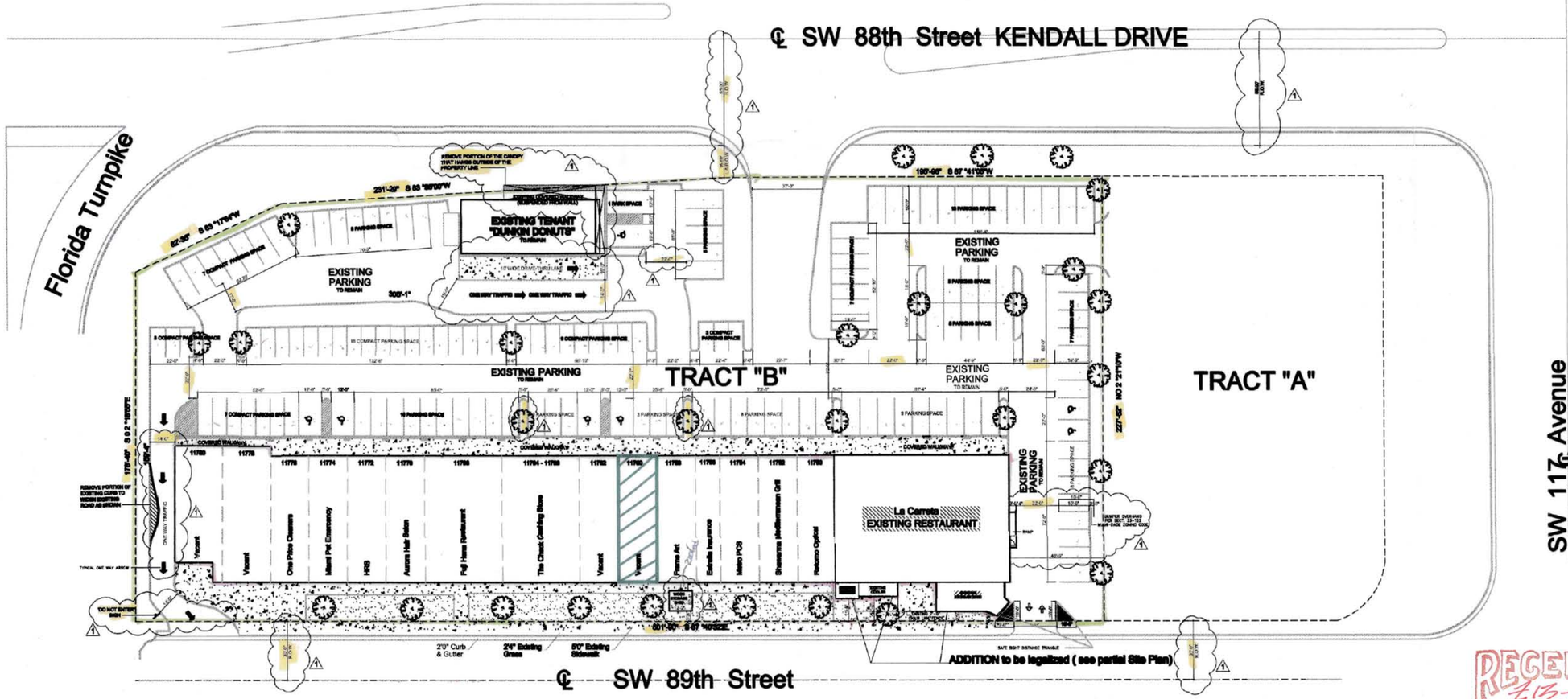
NET LAND AREA - TRACT "B" 110,028 S.F. +/-

	REQUIRED / ALLOWED	PROVIDED
FLOOR AREA RATIO (FAR):	1- STORY - 0.40% = 44,011 S.F.	1 STORY - 0.34% = 32,576 S.F.
BUILDING HEIGHT :	4 STORIES / 40 FEET	1 STORIES / 18 FEET
PARKING : RETAIL STORES - 30,071 S.F. FUJI RESTAURANT - 800 S.F SHAWARMA REST - 200 S.F. CARRETA REST - 2,547 S.F. DUNKING REST - 460 S.F.	300 S.F. / PARKING SPACE - 67 SPACES 50 S.F. / PARKING SPACE - 16 SPACES 50 S.F. / PARKING SPACE - 5 SPACES 50 S.F. / PARKING SPACE - 51 SPACES 50 S.F. / PARKING SPACE - 9 SPACES	300 S.F. / PARKING SPACE - 67 SPACES 50 S.F. / PARKING SPACE - 16 SPACES 50 S.F. / PARKING SPACE - 5 SPACES 50 S.F. / PARKING SPACE - 51 SPACES 50 S.F. / PARKING SPACE - 9 SPACES
TOTAL SPACES	144 SPACES	144 SPACES
LANDSCAPING	**REQUIRED**	**PROVIDED**
TRACT "B" - 2.5269 ACRES	10% OF 110,028 S.F. = 17,604 S.F.	18.67% OF 110,028 S.F. = 20,538 S.F.
SETBACKS	**REQUIRED**	**PROVIDED**
FRONT PROPERTY LINE INTERIOR SIDE PROPERTY LINE REAR PROPERTY LINE	20'-0" 20'-0" 20'-0"	130'-0" 20'-0" AT STORAGE PEAK 11-0"

Note: Parking requirements have changed since this project was originally approved. The parking requirements for retail stores at the time of the original approval was 1 space per 300 S.F. The analyzis of this site is based on those numbers originally approved.



Location
NTS.

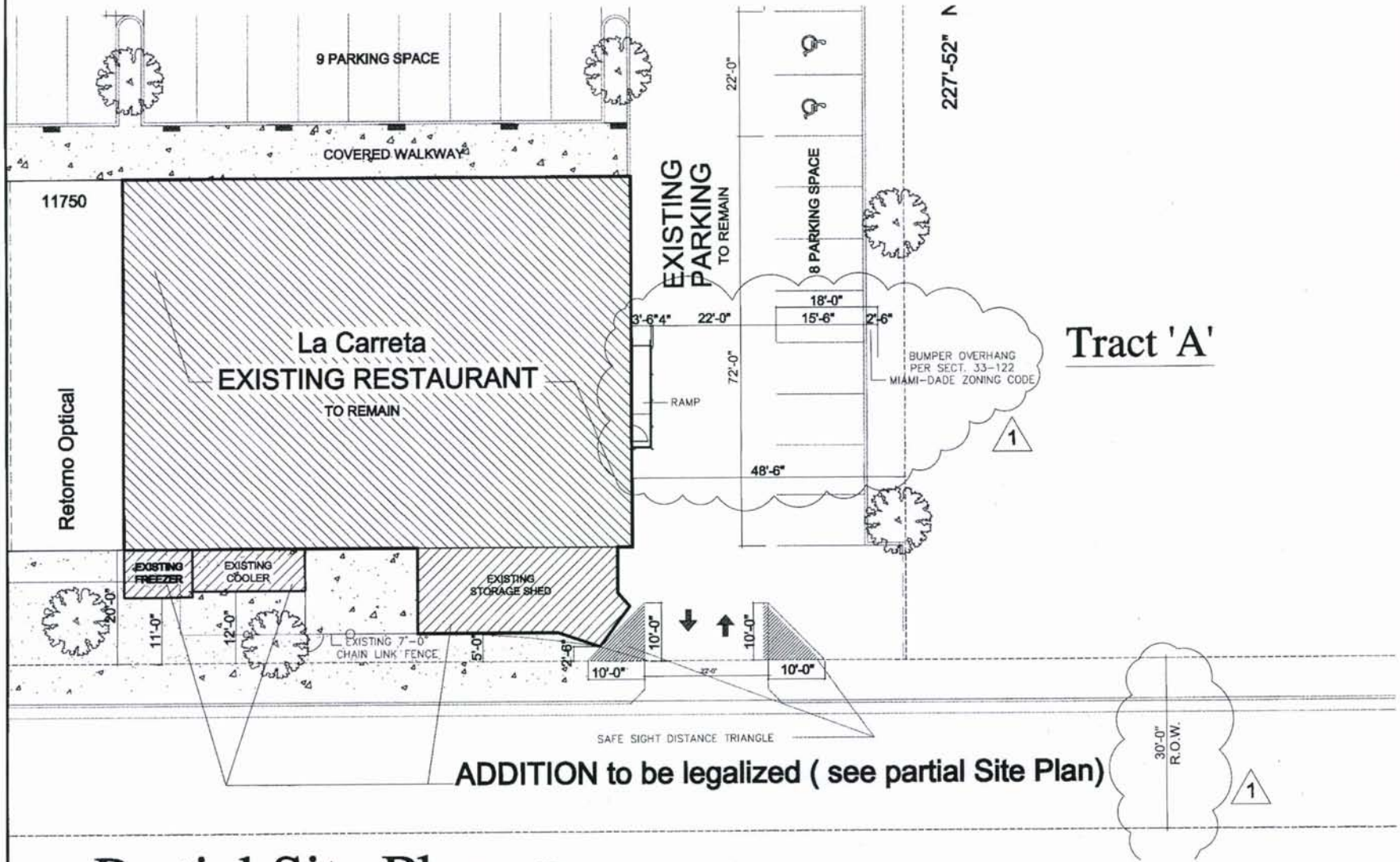


Site Plan
1" : 30'

RECEIVED
FEB 14 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

MG Jewelers of Miami
Proposed Pawn Shop
11760 SW 88th Street Miami, Florida

seal



ADDITION to be legalized (see partial Site Plan)

Partial Site Plan

1/8" = 1'-0"

jose r. merlo license. no. 0012119

MERLO & associates, inc.

7340 SW 48 ST, # 104, Miami, Florida

Accesory Building Additions for La Carreta Restaurant

seal

9-22-09

SP-2