

BEFORE THE PLANNING BOARD
OF THE CITY OF MIAMI BEACH, FLORIDA

IN RE: The Application of

A TO Z FOR KIDS, INC.

CONDITIONAL USE PERMIT

File No.: 1083

On the 16th day of July, 1991, the applicant, A to for Z Kids, Inc. filed an application with the Director of the Planning and Zoning Department for a Conditional Use Permit pursuant to Sections 6-6 and 17-4 of Miami Beach Zoning Ordinance No. 89-2665, Supplementary Use Regulations. The Miami Beach Planning Board held a public hearing on August 27, 1991 to consider the following:

Address: 1343 Alton Road

Legal Description: Lot 14, Block 108, Ocean Beach Addition No. 3, Plat Book 2, at Page 81, Dade County, Florida.

Conditional Use: To operate a day care center

Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which application was made. The Board finds that the property in question is located in the CD-1 Commercial Low Intensity District and further finds:

That the application is consistent with the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That adequate off-street parking facilities will be provided;

That the necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values; and,

That the intended use or construction does not place a burden upon City services.



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IT IS THEREFORE ORDERED, by the Board, that a Conditional Use Permit as requested and set forth above be granted upon the following conditions to which the applicant has agreed:

Conditions:

- (1) The applicant shall receive HRS approval prior to the issuance of an Occupational License.
- (2) The applicant shall redesign the parking lot so that it is perpendicular to the south lot line.
- (3) There shall be a minimum 5 ft. landscape strip along the south and north property line and a minimum 8 ft. landscape strip along the front.
- (4) All bars on windows shall be removed.
- (5) The applicant shall receive Design Review Board approval prior to the issuance of a building permit. This approval shall include the revised landscape plan, surface treatment of the front facade and all other issues deemed appropriate by that Board.
- (6) The applicant shall comply with all of the Fire Department comments prior to the issuance of an Occupational License.
- (7) The applicant shall pay, on a yearly basis, the parking impact fee for one (1) space.
- (8) A loading zone in front of the facility shall be created to facilitate the pick-up and drop-off of children; said zone shall be approved by the Planning and Zoning Department and the Parking Department.
- (9) All fireplace doors in the facility shall remain secured and locked while the premises are used as a day-care center.



By



William L. Clark, Jr., A.S.A., S.R.A.
Realtor and Appraiser

Member:
American Society of Appraisers
'Senior Member'
The Appraisal Institute
'Senior Residential Appraiser'

3152 CORAL WAY
MIAMI, FLORIDA 33145
TELEPHONE (305) 448-0856

December 2, 1991

TO: Mr. Dean J. Grandin, Jr.,
Planning and Zoning Department
City of Miami Beach
City Hall
1700 Convention Center Drive
Miami Beach, FL 33139

FROM: Lisa LeMaster, SRA
William L. Clark, Jr., ASA, SRA

RE: 6625 Brevity Lane
La Gorce Island
Miami Beach, FL
Lots 4 and 7, Block 10, LA GORCE ISLAND, PB 34/83
Folio #02-3210-003-0230

We are appraising the above-referenced property and would like to know if Lot 7 is a buildable site.

Thank you for your help. Enclosed is a check for \$50, for which we would like a receipt.

If you have any questions, please call us.



Lisa LeMaster, SRA

dm
Enclosure

MCR# 153671