

Miami-Dade County Department of Regulatory and Economic Resources
 Staff Report to the Board of County Commissioners

PH: Z18-095

October 23, 2018
 Item No. A

Recommendation Summary for North Central Urban Area District (NCUAD)	
Commission District	3
Applicant	Garth C. Reeves, Trustee
Summary of Requests	This applicant is requesting a district boundary change from RU-1 and RU-2 and to amend the land use, density, building height, sub-district, and street types regulating plans of the North Central Urban Area District (NCUAD).
Location	Generally located at NW 12 th Avenue, north of NW 75 th Street / aka 1177 NW 76 Street, Miami-Dade County, Florida
Property Size	3.56± acres
Existing Zoning	RU-1, RU-2
Existing Land Use	Vacant
2020 - 2030 CDMP Land Use Designation	Low-Medium Density Residential (6-13 dua) Mixed Use Corridor
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan
Recommendation	Approval

This item was deferred from the October 3, 2018 BCC meeting at the request of the district commissioner in order for the applicant to meet with neighbors.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-1 and RU-2 to North Central Urban Area District (NCUAD).
- (2) AMENDMENT to the NCUAD Land Use Regulating Plan to designate Residential Modified (RM).
- (3) AMENDMENT to the NCUAD Density Regulating Plan to allow a maximum of 25 units per acre.
- (4) AMENDMENT to the NCUAD Building Height Regulating Plan to allow a maximum height of four (4) stories.
- (5) AMENDMENT to the NCUAD Sub-district Regulating Plan to designate Edge.
- (6) AMENDMENT to the NCUAD Street Types Regulating Plan to extend the existing A Street of NW 12th Avenue.

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NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1 & RU-2; vacant	Low-Medium Density Residential (6-13 dua) & Mixed Use Corridor
North	NCUAD-MC; mobile homes	Mixed Use Corridor
South	IU-1; warehouse	Industrial and Office
East	RU-2; duplexes	Low-Medium Density Residential (6-13 dua)
West	RU-1; duplexes	Low-Medium Density Residential (6-13 dua) & Mixed Use Corridor

PROPERTY HISTORY & DESCRIPTION:

The subject property is a ±3.56-acre parcel and is generally located on the north side of NW 75th Street and east of NW 12th Avenue, Miami-Dade County, Florida. Said property is located less than 1,000 feet from the NW 79th Street Corridor Community Redevelopment Area (CRA) established and adopted by the Board of County Commissioners in 2011. The CRA is generally bounded on the north by NW 87th Street, on the south by NW 62nd Street, on the east by NW 7th Avenue, and on the west by NW 37th Avenue in unincorporated Miami-Dade County.

On August 2, 2011, the Board of County Commissioners (BCC) adopted Ordinance No. 11-65 establishing the **North Central Urban Area District** (NCUAD). The properties within NCUAD boundaries were rezoned to NCUAD on July 19, 2012 pursuant to Resolution No. Z-14-12. NUCAD regulations, which in conjunction with the Standard Urban Center Ordinance, provide the regulatory framework for development within the North Central area between Interstate 95 and NW 37th Avenue.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The NCUAD implements the land use recommendations of the North Central Charrette. The subject property is within the Mixed Use Corridor designated area. The NCUAD results from a combination of the CDMP's urban center and mixed-use corridor strategies. The CDMP defines mixed-use corridors as areas *(where) vertical mixed-use development may be allowed within the Urban Development Boundary (UDB) in areas designated Residential Communities ... provided that these areas are located in: 1) Neighborhood activity nodes of 40 gross acres, which as shown in Figure 2 of the Land Use Element, Generalized Neighborhood Development Pattern, are located at the intersections of section line roads; or 2) Corridors with a maximum depth of 660 feet that are located along Major Roadways as identified on the adopted Land Use Plan map; or 3) Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners.* Specifically, the subject property is located on a CDMP-designated major roadway and designated as Low-Medium Density Residential on the LUP Map. The subject property is approximately 660 feet from the NW 79th Street Corridor Area. Thus, the subject property is eligible for the CDMP's Mixed-Use Corridor designation.

Objective LU-12 of the CDMP addresses specific measures to promote infill development located in the Urban Infill Area (UIA), as is the case of the subject property. Policy LU-12D states the County *shall consider developing strategies that promote infill development in specific areas*; Additionally, Policy LU-1C addresses how the County should promote areas for infill development: *Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.*

As such, staff finds **Requests #1 through #6 consistent** with Objective LU-12 and Policies LU-12D and LU-1C of the Land Use Element and interpretative text, goals, objectives and policies of the CDMP.

ZONING ANALYSIS:

When analyzing **request #1** to rezone the subject property to NCUAD from RU-1-Single Family Residential District and RU-2-Two Family Residential District under Section 33-311 (District Boundary Change) of the Code, staff opines that approval of this request would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff opines this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in the memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), which indicates that if the site is developed at the maximum density allowed, the project would generate approximately 95 PM daily peak hour vehicle trips. However, it should be noted that the actual number of trips and traffic impacts for the site will be determined at the time of Administrative Site Plan Review (ASPR).

It should be noted, however, that the CDMP establishes urban centers primarily as transit-oriented, pedestrian-oriented hubs of urban development intensification around and along existing and proposed premium transit facilities. In doing so, the CDMP acknowledges the deterioration of roadway levels of service and the improvement of transit levels of service within these areas. This is also furthered in the CDMP by exempting properties within the County's designated Urban Infill Area, Redevelopment Concurrency Exception Areas and urban centers from the "concurrency" requirement for transportation facilities. Staff opines that rezoning the subject property to the NCUAD is **compatible** with the development trends to the north and west.

As far as non-transportation County services, staff notes that the approval of the requests will not adversely impact the County's adopted Level of Service (LOS) standards. The memoranda from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, the Traffic and Platting Section (RER), the Water and Sewer Department, Miami-Dade Fire Rescue, Department of Transportation and Public Works Transit Division and Parks, Recreation and Open Spaces Department indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, police or other such facilities which have been constructed or which are planned and budgeted for construction.

The designation of Residential Modified (RM) for the subject property (**request #2**) allows a variety of uses such as single-family, duplex, multi-family apartments, religious facilities, schools, group residential home, accommodation uses and child care facilities by right. The RM

category also allows for single-family residences to have an accessory building. In RM, accommodation uses are only permitted in conjunction with an owner-occupied residence. Staff opines said uses are **compatible** with the existing duplexes, which are RM-designated properties located west of the subject property across NW 12th Avenue and north off of NW 75th Street. Thus, rendering the subject property RM is an appropriate transition and **compatible** with properties in the vicinity.

An amendment to the Density Regulating Plan (**request #3**) means the subject property may be developed with a maximum of 25 units per acre. Staff opines the requested density is **compatible** with the density in the area of the subject property with an allowed density of 25 units per acre. Thus, it would be a natural transition to allow the same density for the subject property. In addition, the applicant's request for a maximum height of 4 stories (**request #4**) is **compatible** with the properties to the west on NW 13th Avenue near NW 77th Street in the NCUAD that are 4 stories in height. Both requests for density and height are seen as transitional from the RU-2 uses to the east and MC uses to the north. **Request #5** pertains to the classification of subject property as Edge in the sub-district regulating plan. The sub-districts (Core, Center and Edge) regulate the allowable intensity of development in accordance with the CDMP. The sub-district in the NCUAD abutting the subject property is designated Edge and has a maximum density of 25 units per acre, which is consistent with Request #3. When taking into consideration those properties classified Edge in the NCUAD along the corridor to the north, northeast, west and northwest, Staff opines the Edge designation is most suitable and **compatible** for the area.

Request #6 pertains to the subject property being designated A Street and extending from NW 12th Avenue in the NCUAD street types regulating plan. The street types regulating plan establishes the hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The property abutting north of the subject property is located in the NCUAD and is designated A Street; thus, assigning the matching designation to the subject property is an appropriate transition in the area and **compatible** to the existing A Street designation along the NW 79th Street corridor.

For the reasons stated above, staff opines that the requested district boundary change to NCUAD and the amendments to the NCUAD land use, density, height, sub-district, and street type regulating plans for the subject property will be **compatible** with the surrounding area. **Based on the analysis herein and aforementioned memoranda, staff recommends approval of Request #1**, pursuant to Section 33-311, **and Requests #2 through #6**, pursuant to Section 33-284.89.3.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: N/A

RECOMMENDATION: Approval.

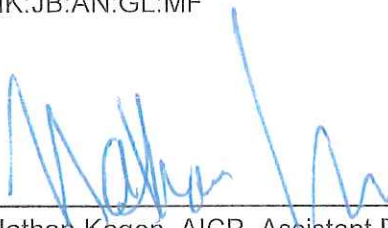
CONDITIONS FOR APPROVAL: None

Garth C. Reeves, Trustee

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NK:JB:AN:GL:MF

A handwritten signature in blue ink, appearing to read 'Nathan Kogon', written over a horizontal line.

Nathan Kogon, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Garth C. Reeves, Trustee
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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection*
Water and Sewer Department (WASD)	No objection
Fire Rescue	No objection
*Subject to conditions in the Department's attached memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<p><i>Low-Medium Density Residential</i> Pg. I-29</p>	<p><i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhomes and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
<p><i>Land Use Element Urban Centers</i></p>	<p>Urban Centers Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center</i></p>

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locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Policies for Development of Urban Centers

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during

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	<p>development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.</p> <p>Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.</p> <p>Average Floor Area Ratios (FAR)</p>	
	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125
	<p>In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.</p> <p>As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.</p>	

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan</p>	<p>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</p>
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ZONING RECOMMENDATION ADDENDUM

Garth C. Reeves, Trustee
Z18-095

**Section 33-311
District
Boundary
Change**

- (A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*
- (F) *Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:*
- (1) *The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
 - (2) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*
 - (3) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*
 - (4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
 - (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*

Memorandum



Date: June 1, 2018

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: Z2018000095
Garth C. Reeves, Trust
1177 NW 76th Street
DBC from RU-1/RU-2 to NCUAD – Residential Modified
(RU-1) (3.56 Acres)
11-53-41

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). Accordingly, DERM offers the following comments:

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Any development/redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Tree Preservation

An aerial review of the subject site indicates the presence of tree resources. The application is recommended for approval provided that the applicant obtains a Miami-Dade County Tree Removal Permit for any tree subject to the tree preservation and protection provisions of the Code and that no specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) are impacted.

Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required prior to reviewing the tree removal permit application. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standard and CON 8A of the CDMP.

Finally, in accordance with Section 24-49.9 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Tree Permitting Program at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

NA #Z2018000095
Garth Reeves, Trust
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If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.


cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: June 4, 2018

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2018000095
Name: Garth C. Reeves, Trust
Location: 1177 NW 76 Street
Section 11 Township 53 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **95 PM** daily peak hour vehicle trips (*)

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: May 21, 2018

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water & Sewer Department (WASD).

Subject: Zoning Application Comments - Garth C. Reeves, Trust
Application No. Z2018000095 - (Pre-App. No. Z18P-077)

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Application Name: Garth C. Reeves, Trust

Location: The proposed project is located at 1177 NW 76th Street with Folio No. 30-3111-024-0060, in unincorporated Miami-Dade County.

Proposed Development: District boundary change from RU-1(single family residence) and RU-2 (two family residence) to NCUAD (North Central Urban Area District), modification of the Land use regulation plan to reflect the designation of the property as Residential Modified (RM), modification of the density regulation plan to reflect a maximum of 25 units to the acre on the property, modification of building height regulation plan to reflect a maximum height of four stories on the property, modification of the Sub-Districts regulation plan to reflect an "Edge" designation for the property, and modification of the Street types regulation plan to extend the existing "A" Street of NW 12 Avenue along the property. **A site plan was not submitted.**

Water: The proposed development is located within the WASD's water service area. The Hialeah Preston Water Treatment Plant will provide the water supply. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 8-inch water main abutting the property along NW 12th Avenue, and there is an existing 6-inch water main along NW 75th Street. However, per WASD's Rules and Regulations for low density apartment residential, an 8-inch water main extension will be required along NW 75th Street. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.

There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed

and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by WASD's forces at owner's expense.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 8A-381 and 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively. Also, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, effective January 1, 2009; all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

There are gravity sewers in the vicinity of the project located on NW 75th Street (east and west of NW 12th Avenue), NW 76th Street (east of the subject property), NW 77th Street (east of the subject property) and NW 77th Terrace (west of NW 12th Avenue), to where the developer may connect and install at **Full depth** a new 8-inch gravity sewer system as required to serve the proposed development, provided that there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted for each of the pump stations mention below, No. 1204 and or 107 depending on the point connection. Both pump stations are currently in OK Moratorium Status. The current NAPOT for P.S. 1204 is 1.73hrs. and for P.S. 107 is 1.18 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to

the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: May 17, 2018

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2018000095

The Miami-Dade Fire Rescue Department has **no objection** to the above referenced zoning application uploaded to "Energov" on 05/11/18. Based on letter of intent the applicant is seeking to change the zoning designation from RU-1 and RU-2 to NCUAD. Any proposed site plan will be require a site plan review for Fire Department access.

For additional information, please contact at acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GARTH C. REEVES TRS

1177 NW 76 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2018000095

DATE

HEARING NUMBER

FOLIO: 30-3111-024-0060

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 15, 2018

NEIGHBORHOOD REGULATIONS:

Case No. 201605004327 was opened on 07/20/2016. Citation No. T062320 was issued on 07/21/2016 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF WEEDS AND GRASS EXCEEDING 12" IN HEIGHT ON THE PROPERTY. A Notice of Intent to Lien was issued on 12/08/2016. A lien was recorded on 03/31/2017 under book 30477/Page 0536. This case is currently with Finance Credit and Collection. A lien payment was received on 07/25/2018.

Case No. 201605006693 was opened on 11/18/2016. Citation No. T065192 was issued on 11/23/2016 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: GRASS, WEEDS, AND BUSHES EXCEEDING 18 INCHES IN HEIGHT ON UNIMPROVED PROPERTY; IT IS THE RESPONSIBILITY OF THE OWNER OF ANY LOT IN A RESIDENTIAL ZONED DISTRICT TO REGULARLY MAINTAIN THEIR PROPERTY TO PREVENT THE GROWTH OR ACCUMULATION OF GRASS, WEEDS OR UNDERGROWTH THAT EXCEEDS A HEIGHT OF 12 INCHES FROM THE GROUND OR MORE THAN 10% OF THE AREA TO BE MAINTAINED. A Notice of Intent to Lien was issued on 02/27/2017. A lien was recorded on 04/25/2017 under book 30509/page 1075. This case is currently with Finance Credit and Collection. A lien payment was received on 07/25/2018.

Case No. 201705004861 was opened on 08/30/2017. Citation No. T071225 was issued on 08/30/2017 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN VACANT LOT, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT. A Notice of Intent to Lien was issued on 11/21/2017. A lien was recorded on 01/22/2018 under book 30836/Page 1171. This case is currently with Finance Credit and Collection. A lien payment was received on 07/25/2018.

Case No. 201805000034 was opened on 01/04/2018. Citation No. T073149 was issued on 01/09/2018 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN VACANT LOT, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT. A Notice of Intent to Lien was settled.

Case No. 201804002854 was opened on 06/20/2018. Warning Notice No. W273340 was issued on 06/21/2018 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: GRASS, WEEDS, AND BUSHES EXCEEDING 12 INCHES IN HEIGHT ON UNIMPROVED PROPERTY (AREAS WEST OF 1160 NW 77 ST & WEST OF 1150 NW 76 ST). Since compliance was not met, Civil Violation Notice No. T076409 was issued on 07/02/2018 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: GRASS, WEEDS, AND BUSHES EXCEEDING 12 INCHES IN HEIGHT ON UNIMPROVED PROPERTY (AREAS WEST OF 1160 NW 77 ST & WEST OF 1150 NW 76 ST). Citation was paid on 7/27/2018, and case was closed on 08/15/2018.

Remediation **Case Nos. 9840000067 and 9800004586** are currently with Finance Credit and Collection. A lien payment was received on 07/25/2018.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

Garth C. Reeves TRS

OUTSTANDING LIENS AND FINES:

There is no outstanding lien or fine.

View from NW 12th Avenue- North



View from NW 75th Street- West



Aerial



Aerial-





DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME Garth C. Reeves, Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>See Attached Disclosure of Interest</u>	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: Brookstone Holdings, LLC



NAME, ADDRESS AND OFFICE (if applicable)

See Attached Disclosure of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature Garth C. Reeves
(Applicant)

GARTH C. REEVES
(Print Applicant name)

Sworn to and subscribed before me this 4th day of May, 2018. Affiant is personally know to me or has produced FL State ID as identification.

[Signature]
(Notary Public)

My commission expires: 10/5/2020



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



DISCLOSURE OF INTEREST

Interests in Brookstone Holdings, LLC

Percentage of Interest

Jorge and Awilda Lopez, TBE 461 Arvida Parkway Hollywood Boulevard Coral Gables, FL 33156	50%
M3 Assets, LLC 2100 Hollywood Boulevard Hollywood FL, 33020	25%
M.S Mades Family Limited Partnership 5870 SW 86 th Street Miami FL, 33143	25%

Interests in M3 Assets, LLC

Percentage of Interest

Leon Wolfe & Lisa Wolfe, TBE 9501 West Broadview Drive Miami, FL, 33154	100%
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Interests in M.S Mades Family Limited Partnership

Percentage of Interest

M.S. Mades Associates, LLC 2100 Hollywood Boulevard Hollywood, Florida	1%
Mara S. Mades Revocable Trust 2100 Hollywood Boulevard Hollywood, Florida	99%



Interests in M.S. Mades Associates, LLC.
Percentage of Interest

Mara Mades 2100 Hollywood Boulevard Hollywood, Florida	90%
Jackson R. Mades Irrevocable Trust 2100 Hollywood Boulevard Hollywood, Florida	10%

Interests in Jackson R. Mades Irrevocable Trust
Percentage of Interest

Jackson R. Mades 2100 Hollywood Boulevard Hollywood, Florida	100%
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Interests in Mara S. Mades Revocable Trust
Percentage of Interest

Mara Mades 2100 Hollywood Boulevard Hollywood, Florida	100%
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DISCLOSURE OF INTEREST

Interests in Garth C. Reeves Trust

Percentage of Interest

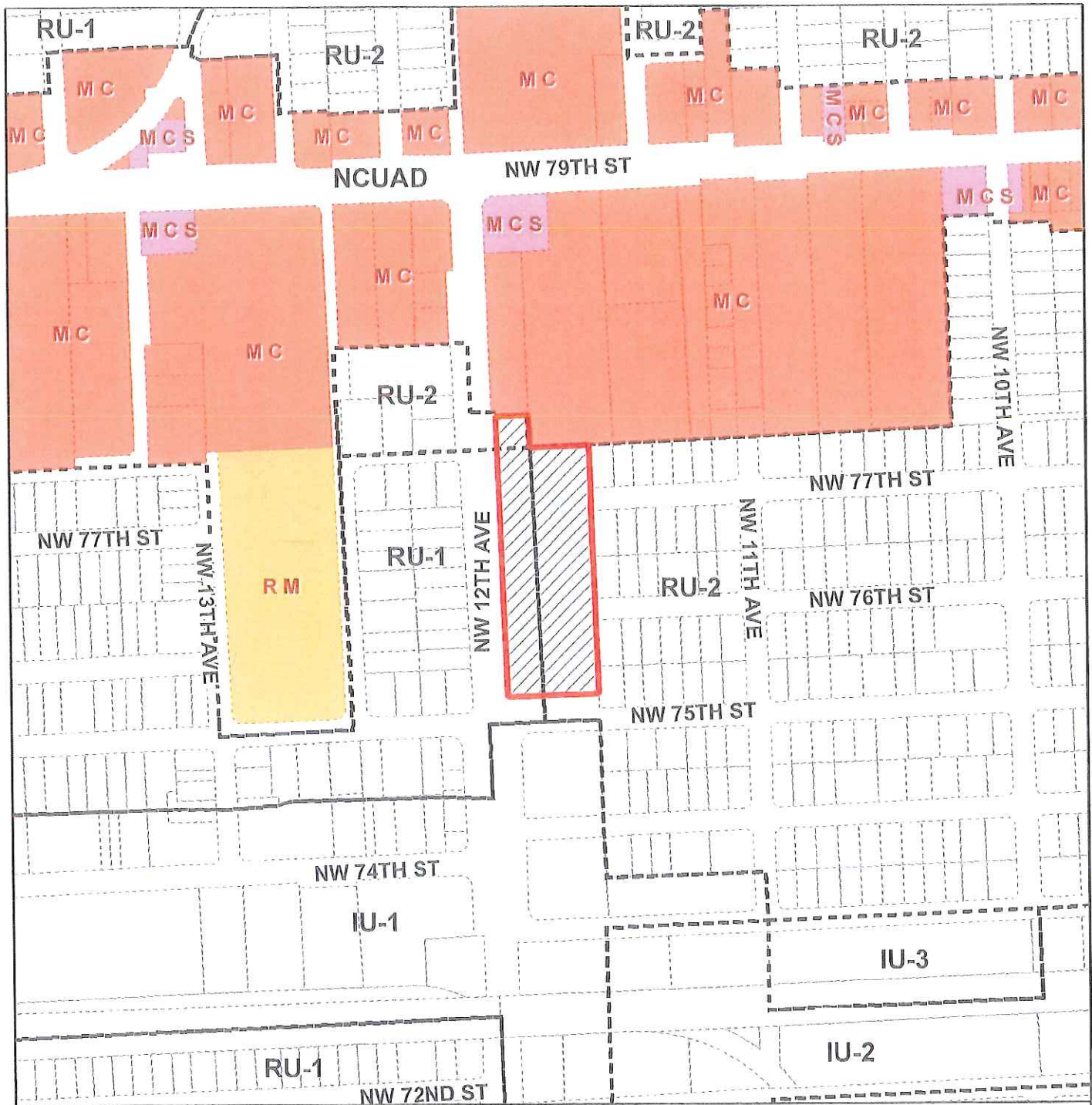
Clarice Regina Jollivette Frazier
900 NE 97 Street,
Miami Shores, FL 33138

50%

Cyrus Martin Jollivette
2082 NE 121 Road
North Miami, FL 33181

50%







MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2018000095

Section: 11 Township: 53 Range: 41
 Applicant: Garth C. Reeves TRS
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, May 18, 2018


REVISION	DATE	BY

28



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2018000095

Legend
 Subject Property



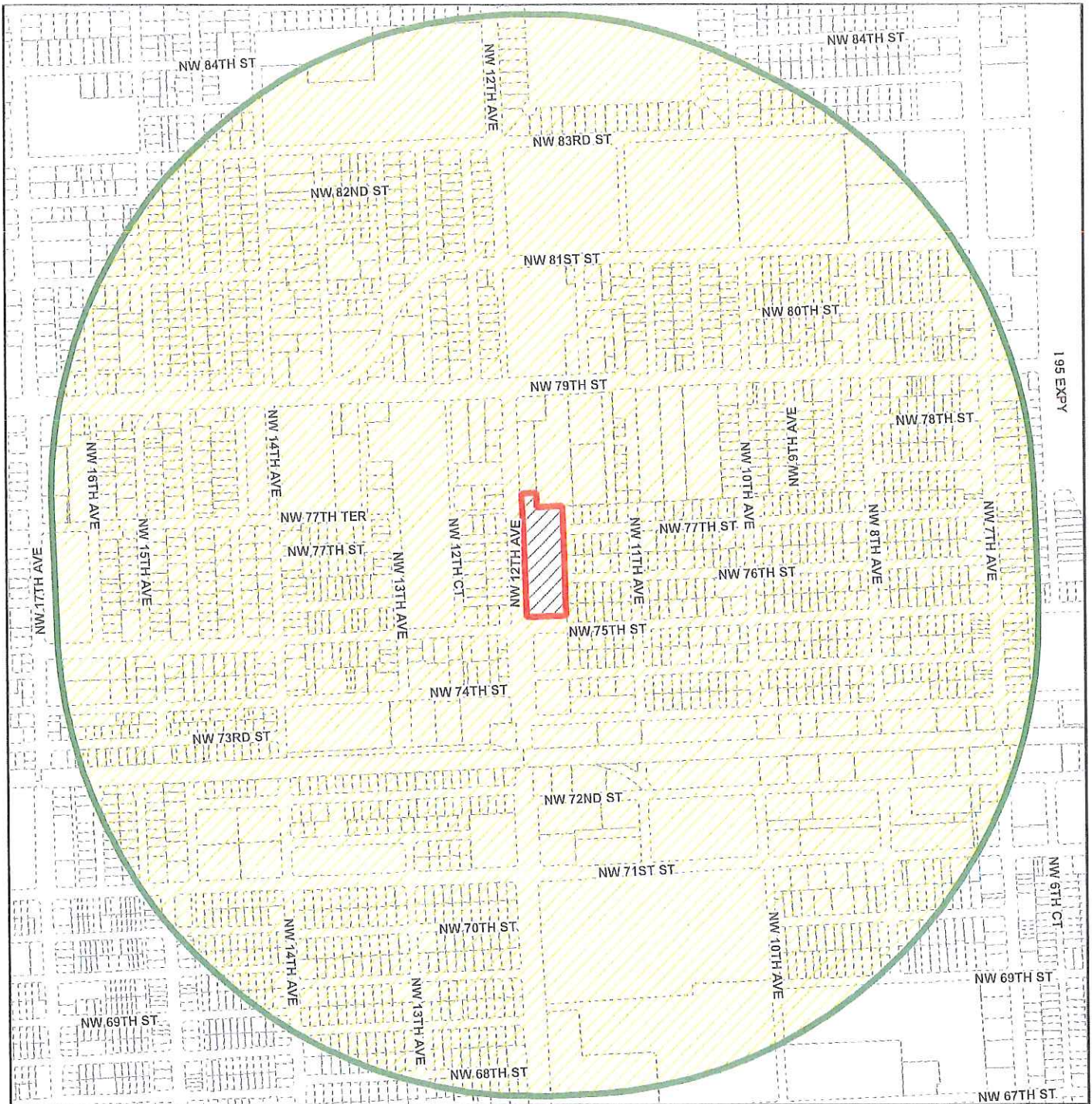
Section: 11 Township: 53 Range: 41
Applicant: Garth C. Reeves TRS
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, May 18, 2018

REVISION	DATE	BY

29



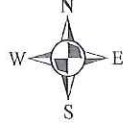
195 EXPY

**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2018000095
RADIUS: 2640

Section: 11 Township: 53 Range: 41
Applicant: Garth C. Reeves TRS
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

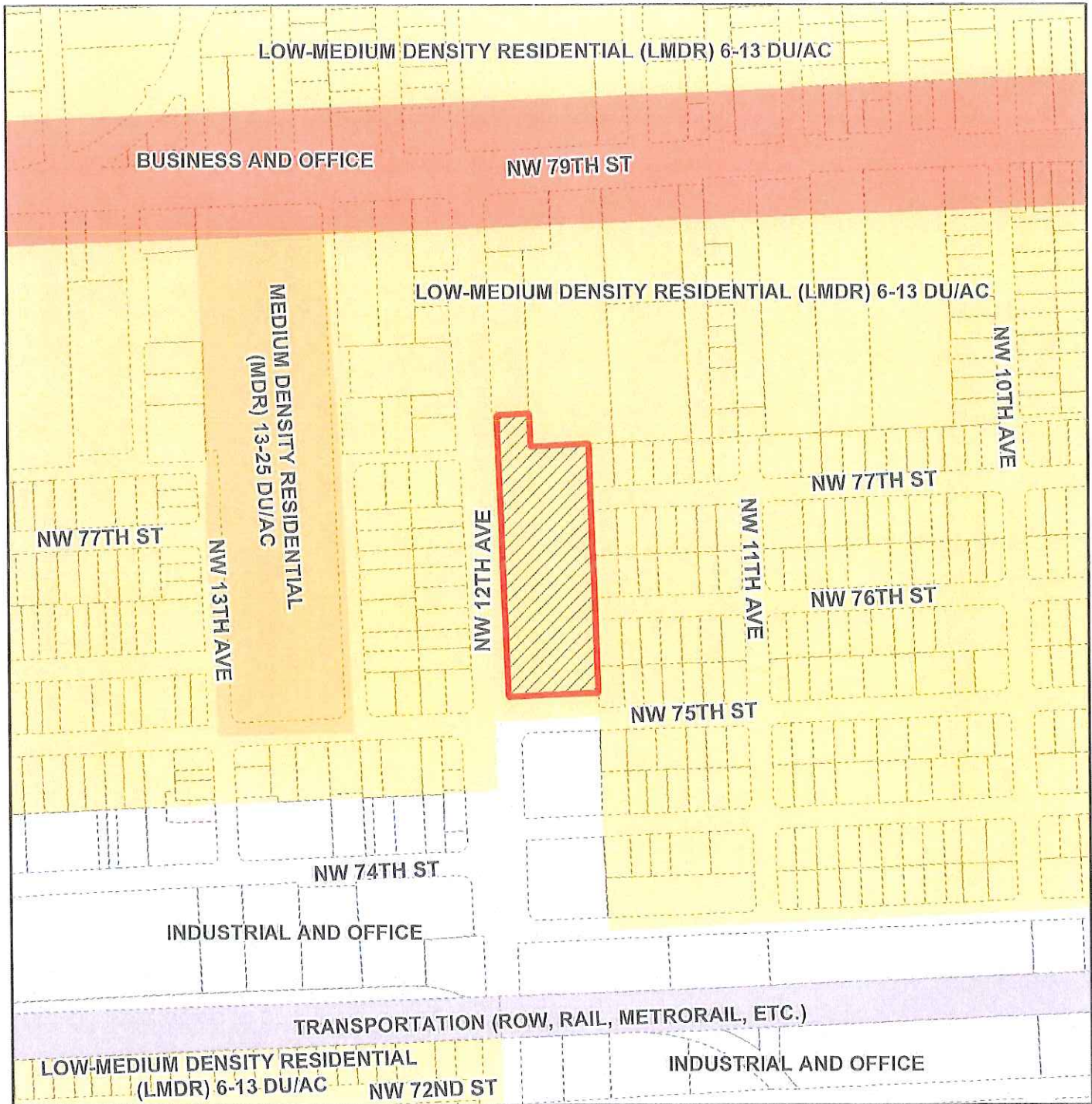
- Legend**
-  Subject Property
 -  Buffer
 -  Property Boundaries



SKETCH CREATED ON: Friday, May 18, 2018

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REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2018000095

Section: 11 Township: 53 Range: 41
 Applicant: Garth C. Reeves TRS
 Zoning Board: Board of County Commissioners
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, May 18, 2018

REVISION	DATE	BY