

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

PH 19-008

July 25, 2019

Item No. A

Recommendation Summary	
Commission District	2
Applicant	Alexander Gamarnik
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	651 NW 117 Street & 661 NW 118 Street, Miami-Dade County, Florida.
Property Size	0.80 acres
Existing Zoning	North Central Urban Area District
Existing Land Use	Warehouses
2020-2030 CDMP Land Use Designation	Community Urban Center
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, (See attached Zoning recommendation Addendum)
Recommendation	Denial without prejudice.

This item was deferred from the June 20, 2019, meeting of the Board of County Commissioners (BCC) to allow the applicant to bring the subject properties into compliance with the Code.

REQUEST:

AMENDMENT of the North Central Urban Area District (NCUAD) Land Use Regulating Plan to re-designate the subject property from Mixed Use Corridor (MC) to Mixed Use Corridor Special (MCS).

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD, MC; warehouses	Community Urban Center
North	NCUAD, MC; offices	Community Urban Center
South	NCUAD, MC; park	Community Urban Center
East	GU; I-95 Ramp	Transportation
West	NCUAD, MCS & MC; service station, retail uses	Community Urban Center

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #Z-14-12, the subject parcel was a part of a larger tract of land that was rezoned to the **North Central Urban Area District (NCUAD)**. All of the parcels within the boundaries of the approved **NCUAD** are regulated by plans and standards described in

Ordinance #11-065, which are consistent with the Urban Center interpretative text. The subject property consists of two (2) contiguously owned parcels located at 651 NW 117 Street and 661 NW 118 Street, separated by a 50' wide roadway, NW 118 Street. Combined, the parcels are .80 acre in size, are designated MC, Mixed-Use Corridor on the NCUAD Regulating Plan, which, does not permit automotive uses.

The applicant seeks to re-designate the subject property from MC to MCS, Mixed Use Corridor District, in order to allow automotive uses in the form of an automotive wholesale brokerage, repairs, maintenance and car wash on the subject parcels.

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING ANALYSIS:

The applicant seeks to amend the regulating plans for the NCUAD, in order to re-designate the subject property from MC to MCS. The subject property is located in an area designated as a community urban center on the Land Use Plan Map of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *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.* Furthermore, the CDMP text states *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.*

Objective LU-7 of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states that *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.* Policy LU-7A states: *...Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies.* Policy LU-7E further states that *land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises and uses that require transporting large objects should not be permitted to locate or expand within ¼ mile of a rail transit station.* Further, staff notes that the subject property is located less than a ¼ mile east of NW 7th Avenue, which is designated as a proposed premium transit corridor for future bus rapid transit on the CDMP Future Mass Transit Map Series. Thus, the CDMP clearly calls for transit-supportive uses along premium transit corridors and discourages auto-oriented uses.

As previously stated, the current land use designation in the NCUAD for the subject property is MC, Mixed-Use Corridor, a mixed-use land use category usually assigned to areas in close proximity of proposed rapid transit stations or premium bus service stops. In the case of NCUAD, the MC category allows for commercial or office uses, multi-family and their mix. It is staff's opinion that the applicant's desired MCS category, which allows automotive related businesses, is **inconsistent** with the interpretative text, goals, objectives and policies CDMP.

ZONING ANALYSIS:

The purpose of the requested re-designation of the subject property from MC to MCS is to allow the applicant to establish automotive uses in the form of an automotive wholesale brokerage, repairs, maintenance and car wash on the subject parcels. The MCS category, among others, allows automobile and truck services facilities including open lot car and truck sales, open lot car rental, automobile parts, auto body shop, self-service gas stations, engines, garage or mechanical service, tire vulcanizing, truck storage, automobile washing and self-service mini-warehouse storage facility.

The applicant states the site is currently utilized for wholesale sales/used autobroker wholesale. Staff notes that the existing MC designation does not permit car dealerships and other commercial uses that are permitted in the requested MCS category. The applicant states that the properties at 11899 NW 7 Avenue, which is adjacent to 661 NW 118 Street portion of the subject property and at 11700 NW 7 Avenue, are both designated MCS on the NCUAD regulating plans. Staff notes that the property at 11700 NW 7 Avenue, was approved pursuant to Resolution #Z-140-95, in October 1995, to permit a district boundary change to BU-3, Liberal Business District, which allowed automotive uses. Additionally, the adjacent property at 11899 NW 7 Avenue currently contains an ongoing service station use, was originally zoned BU-2, Special Business District. The BU-2 zoning district allows service station uses. Both the zoning and the uses on the aforementioned properties existed prior to the rezoning of those properties to NCUAD. As such, the Nonconforming clause in the Standard Urban Center District Regulations (SUCO) permits the continuation of legally established non-conforming uses. Notwithstanding the applicant's submittal of a Business License for the property located at 662 NW 118 Street for motor vehicle repair, staff's research of the Department of Regulatory and Economic Resources (RER) records does not indicate that the subject properties currently, or prior to the rezoning to NCUAD in 2012, were issued a Certificate of Use for motor vehicle sales or repairs as proposed in the applicant's letter of intent.

Guidelines for the NCUAD derived from the North Central Charrette Report adopted by the BCC in 2004 summarized the recommendation of the charrette conducted in 2003, which contained the residents' vision for the area. During the hearings conducted in connection with the adoption of the NCUAD regulations and rezoning, the community strongly requested the discouragement of auto-related uses and the encouragement of other commercial uses that will contribute to their livelihood and desired aesthetics. According to said Charrette Report, *Due to the lack of order, regulations, and control of the physical appearance of the environment in which these used cars are sold, dealerships along this avenue are in general vacant parcels surrounded by barbed wires, with used cars, car parts and general debris scattered all over the lots. This project an image of disrepair and insecurity that severely impacts the overall perception of the communities that lie east and west of this corridor.* Among the recommendations for the NW 27th Avenue corridor – also a Mixed-Use Corridor – area residents envisioned: organizing car displays so as to not allow cars to be raised on pedestals; eliminating barbed wires and chain-link fences; locating sales offices along sidewalks; ensuring no auto parts are visible from street view; and replacing large signs with smaller ones. The general intent was to ensure that such businesses, if allowed, would be conducted within an enclosed building so as to minimize neighborhood disruptions and improve aesthetics along the NW 27th Avenue corridor. Accordingly, the MCS category allows open lot automotive uses in the location where they had been previously established; however, based on the North Central Charrette Report, said category was not intended to proliferate the corridor.

Regarding the impact on transportation facilities, the subject property is located within a designated Community Urban Center and premium transit corridor (NW 7th Avenue). The RER's Platting and Traffic Review Section memorandum indicates that no new additional daily peak hour trips will be generated by the re-designation to MCS, therefore no vehicle trips have been assigned. Furthermore, the NCUAD's intention is for the site to maintain its mixed-use character, contributing to the growth and character of the diversified transit-oriented corridor, providing a proximity of housing and retail uses allowing residents and consumers to walk or bike. As previously stated, 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.

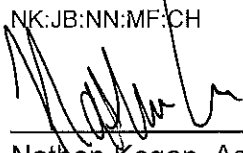
As far as non-transportation County services, memoranda from the Division of Environmental Resources Management (DERM) of the RER, the Miami-Dade Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate that the request does not impact Level of Service standards or generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, or other such facilities which have been constructed or which are planned and budgeted for construction.

Staff opines that those uses permitted in the MCS category, including automotive wholesale brokerage, repairs, maintenance and car wash, are **incompatible** with the NW 7th Avenue premium transit corridor; nonetheless, there are existing MCS-designated parcels and BU-3 uses in the vicinity of the subject property; thus, a re-designation of the subject property would not create an isolated outparcel with an MCS designation in the NCUAD. The intent of the North Central Charrette was to not allow the proliferation of the uses that are not compatible in the area. Taking all aspects of the CDMP and Zoning analysis into consideration, staff recommends **denial without prejudice**.

RECOMMENDATION:

Denial without prejudice

NK:JB:NN:MF:CH



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

ZONING RECOMMENDATION ADDENDUM

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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

Land Use Element Urban Centers pg. I-45	Urban Centers <i>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.</i> <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> <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> <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 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. Separately</i> Policies for Development of Urban Centers <i>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</i>
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ZONING RECOMMENDATION ADDENDUM

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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 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.

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	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. Average Floor Area Ratios (FAR)		
		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
	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. 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.		
Policy LU-1A (Page I-2)	High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.		
Objective LU-7 (Page I-13)	Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.		
Policy LU-7A (Page I-13)	Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.		

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Policy LU-7E (Page I-14)	Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises and uses that require transporting large objects should not be permitted to locate or expand within ¼ mile of a rail transit station.
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PERTINENT ZONING REQUIREMENTS/STANDARDS

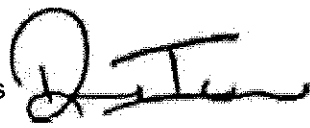
Section 33-284.89.3 Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan	Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend 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.
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: March 11, 2019

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources 

Subject: Z2019000008-1st Revision
Alexander Gamarnik
651 NW 117th Street, Miami, FL 33168
661 NW 118th Street, Miami, FL 33168
DBC to Allow Car Repair, Maintenance, Dismantling and Washing
at Existing Car Dealers
(0.80 Acres)
36-52-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

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

According to the information found on this project, the proposed change will not affect the existing stormwater management system.

Tree Preservation

An aerial review of the subject property indicates that there are tree resources onsite. The items submitted with the application do not allow the department to make a determination whether specimen trees (trees with a diameter at breast height of 18 inches or greater) will be impacted because no tree survey that includes a tree disposition table was submitted. DERM has no objection to the application provided that the applicant obtains a tree removal permit and that no specimen trees 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 DERM's Tree and Forest Resources Section 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 DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written approval of the application to the extent required by Chapter 24 of the Code.

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: February 14, 2019

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: Z2019000008
Name: Alexander Gamarnik
Location: 651 NW 117 Street & 661 NW 118 Street
Section 36 Township 52 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 **may require** 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 does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

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. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- 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: February 12, 2019

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

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

Subject: Zoning Application Comments - Alexander Gamarnik
Application No. Z2019000008

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

Application Name: Alexander Gamarnik

Location: The proposed project is located at 651 NW 117th Street and NW 661th NW 118th Street with Folios No. 30-2136-032-0520, 30-2136-032-0710, in unincorporated Miami-Dade County.

Proposed Development: District Boundary change from Mixed-Use Corridor (MC) to Mixed-Use Corridor Special (MCS). **No Site Plan was provided with this zoning application.**

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

The subject properties are currently being served by WASD and said properties are connected to an existing 2-inch water main, abutting each of the respective sites. However, as per WASD's Rules and Regulations the proposed development will be required to connect to a minimum 12-inch water main, as such, a water main extension will be required. There is an existing 20-inch water main along NW 7th Avenue to where the developer may connect and extend as required to serve the future development.

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.

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 WSC 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, and 18-A and 18-B of the Miami-Dade County Code, 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 North District Wastewater Treatment Plant (NDWWTP) 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 is an existing 8-inch sanitary sewer gravity along NW 118th Street, abutting the subject parcels, to where the developer may connect to provide service to the future development. Final points of connection and capacity approval to connect to the sewer system will be provided at the time of the applicant requests connection to the sewer infrastructure. A site plan was not submitted with this application and thus the sewer loading on the sewer system cannot be calculated. Nonetheless, the current status of the sewer Pump Station is provided below.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 1316. The Moratorium Code Status for said pump station is OK.

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 Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: February 12, 2019

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

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

Subject: Z2019000008

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "Energov" on 01/28/19.

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALEXANDER GAMARNIK

661 NW 118 ST/651 NW 117 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2019000008

DATE

HEARING NUMBER

FOLIO: 30-2136-032-0710/30-2136-032-0520

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 1, 2019

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

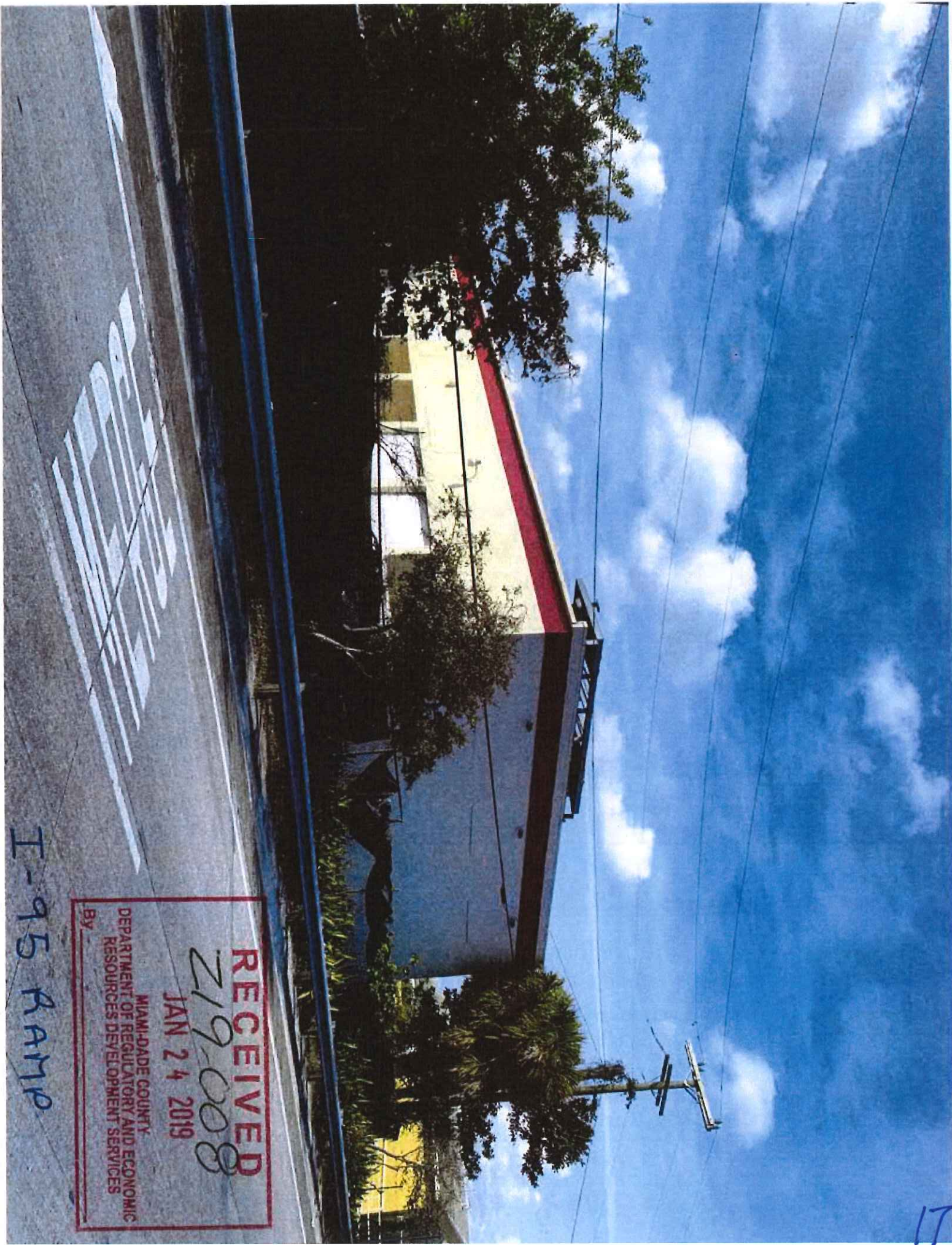
There are no open/closed cases in BSS.

VIOLATOR:

ALEXANDER GARMARNIK

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.



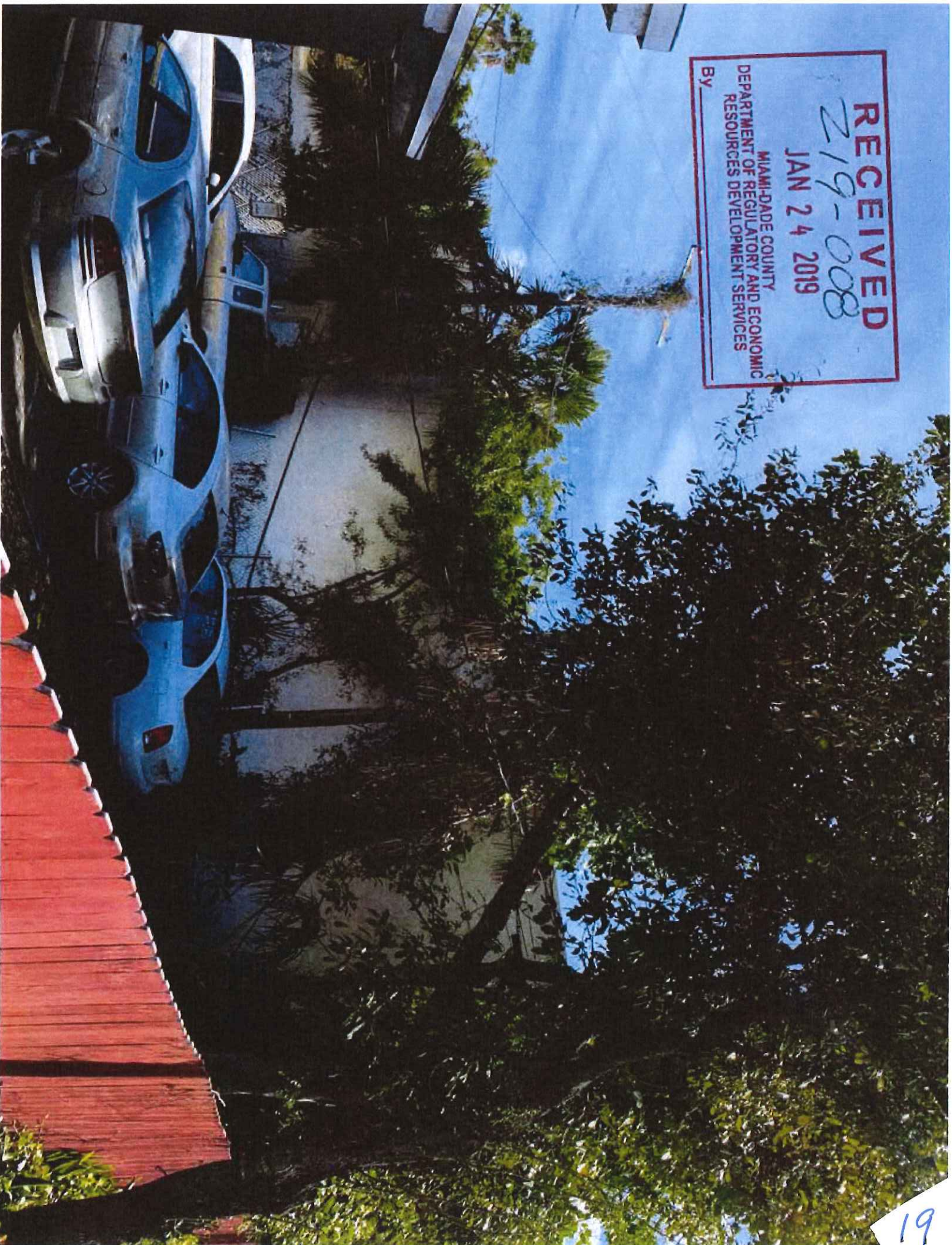
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JAN 24 2019
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY _____

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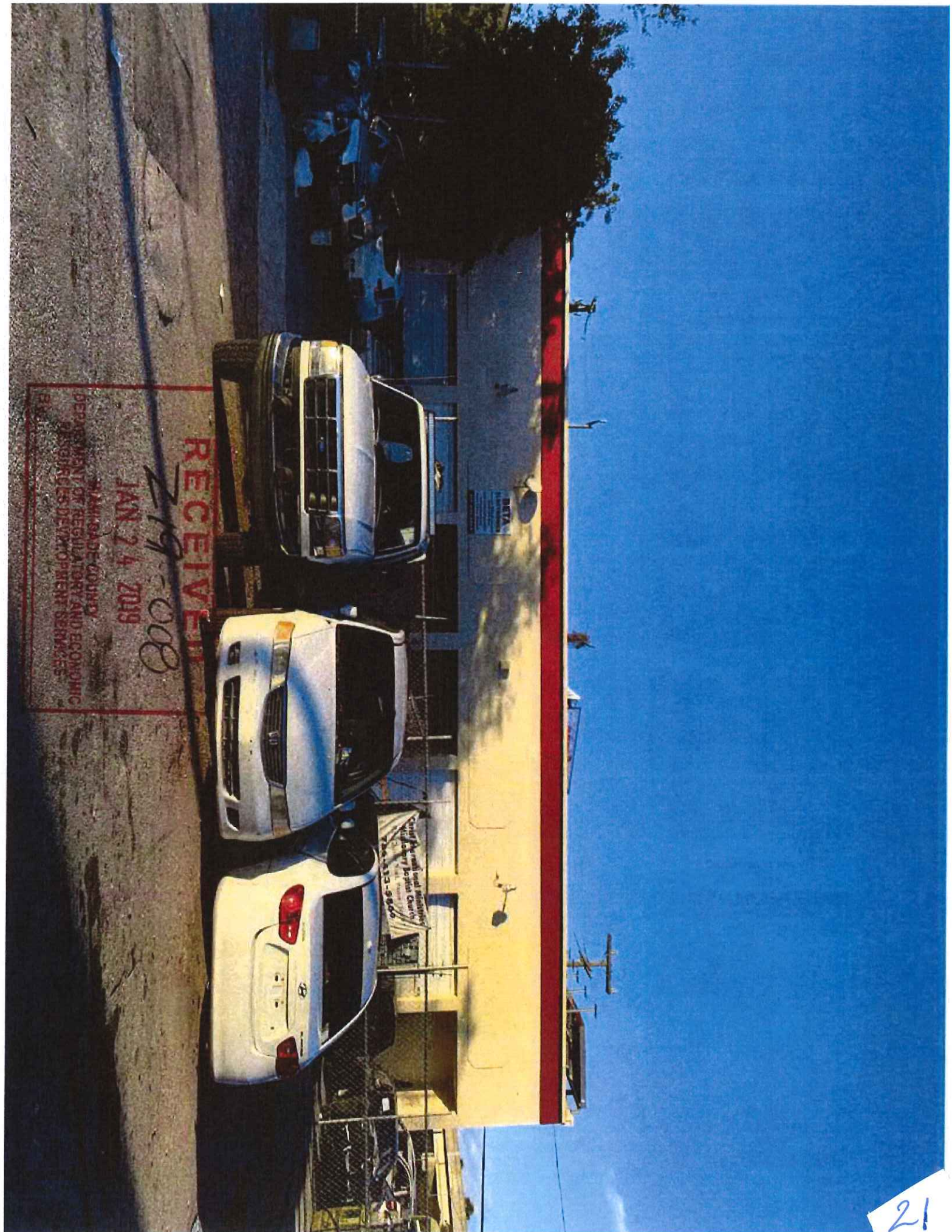
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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By _____

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RECEIVED

219-008

JAN 24 2019

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCE DEVELOPMENT SERVICES

WARNING

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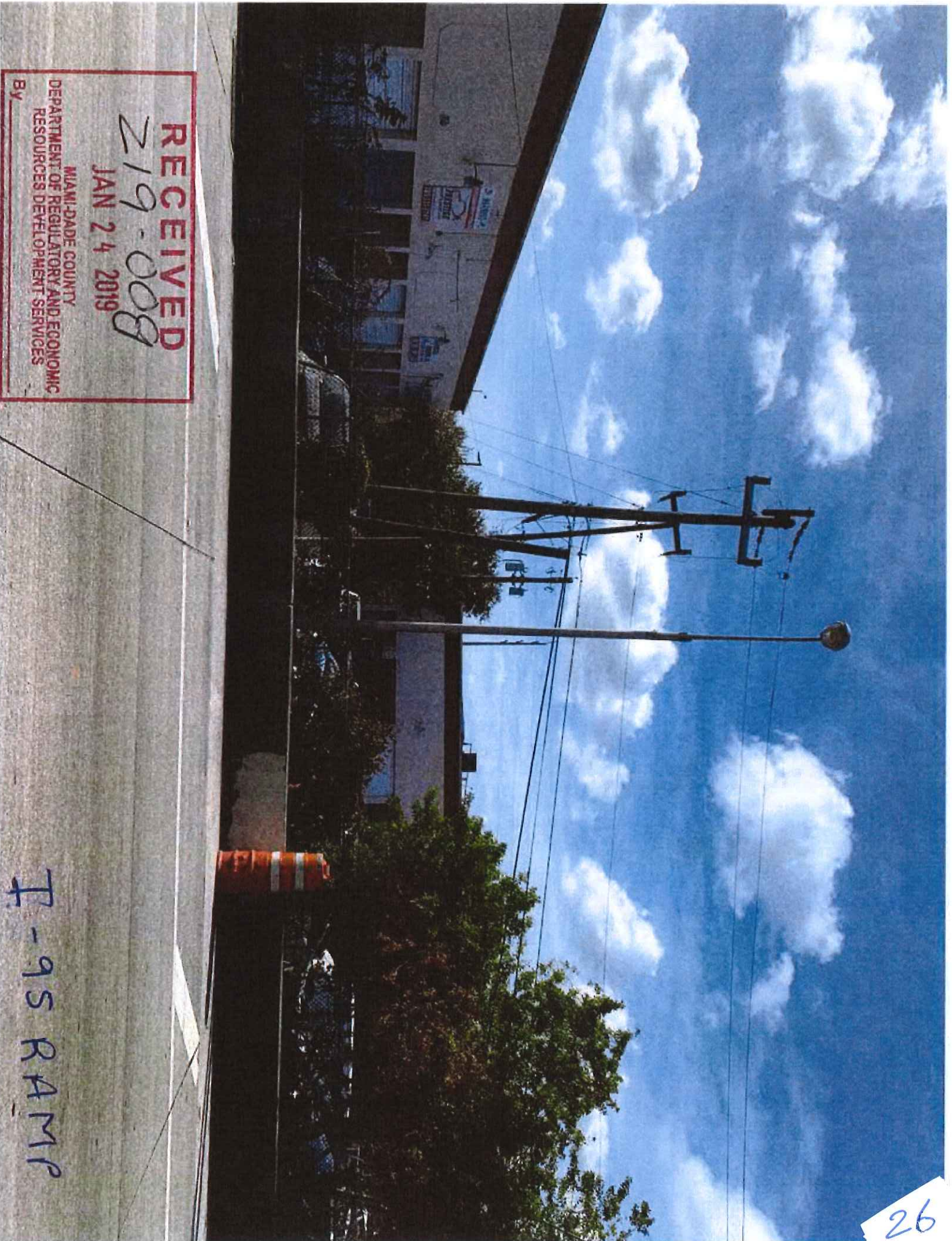
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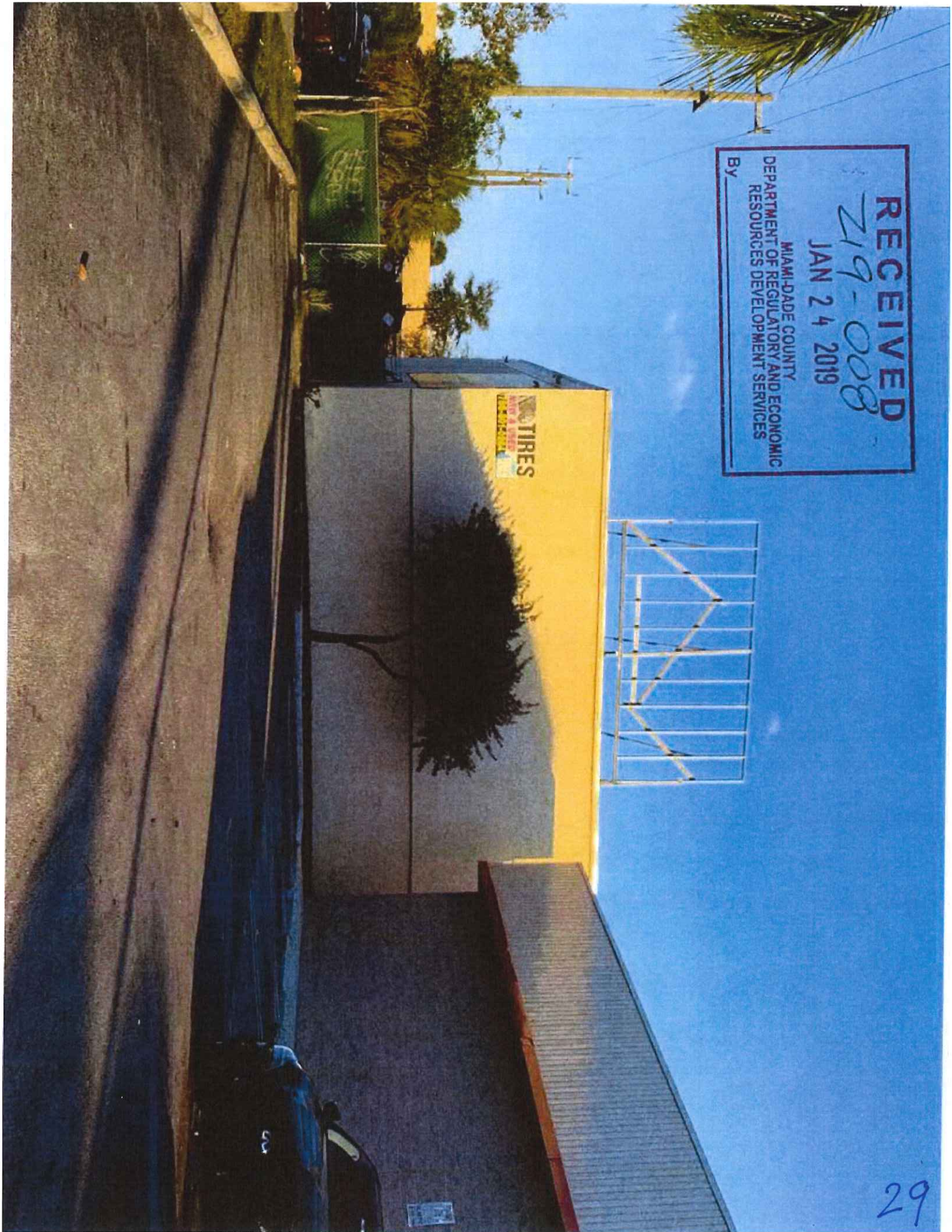
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MIAMI-DADE COUNTY
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RESOURCES DEVELOPMENT SERVICES
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✓

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: Metro Warehouses LLC

NAME AND ADDRESS

Percentage of Stock

Alexander Gamarnik
210 174th Street Apt. 2419
Sunny Isles Beach Florida 33160

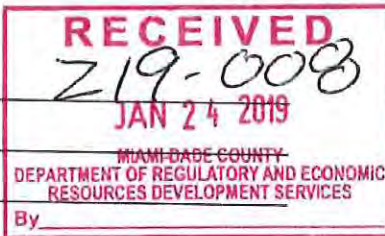
100%

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: _____

NAME AND ADDRESS

Percentage of Interest



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: _____

NAME AND ADDRESS

Percentage of Ownership

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: _____

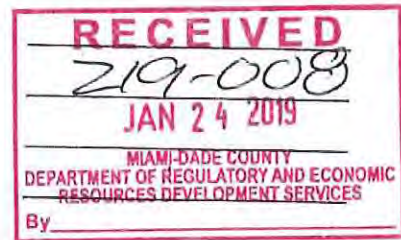
NAME, ADDRESS AND OFFICE (if applicable)

Percentage 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.

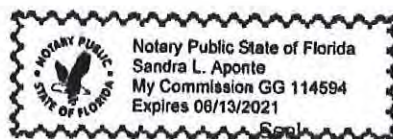
Signature _____

(Applicant)

Alexander Canard
(Print Applicant name)

Sworn to and subscribed before me this 17 day of January, 2019. Affiant is personally known to me or has produced _____ as identification.

Sandra L. Aponte
(Notary Public)



My commission expires: 06/13/2021

*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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2019000008

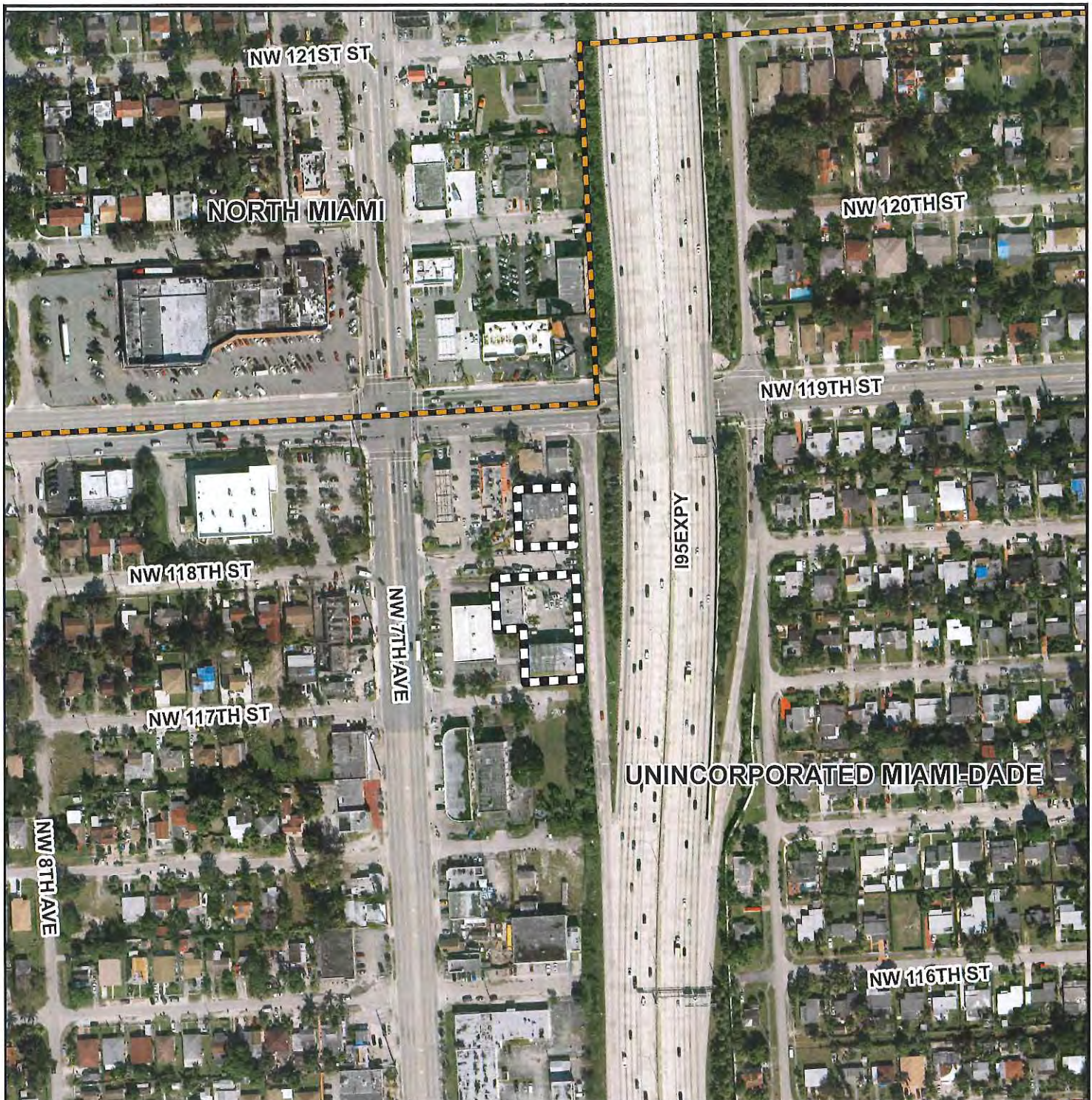
Section: 36 Township: 52 Range: 41
 Applicant: ALEXANDER GAMARNIK
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
	32	



MIAMI-DADE COUNTY
AERIAL YEAR 2018

Process Number
Z2019000008

Legend
 Subject Property
 Municipalities



Section: 36 Township: 52 Range: 41
 Applicant: ALEXANDER GAMARNIK
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

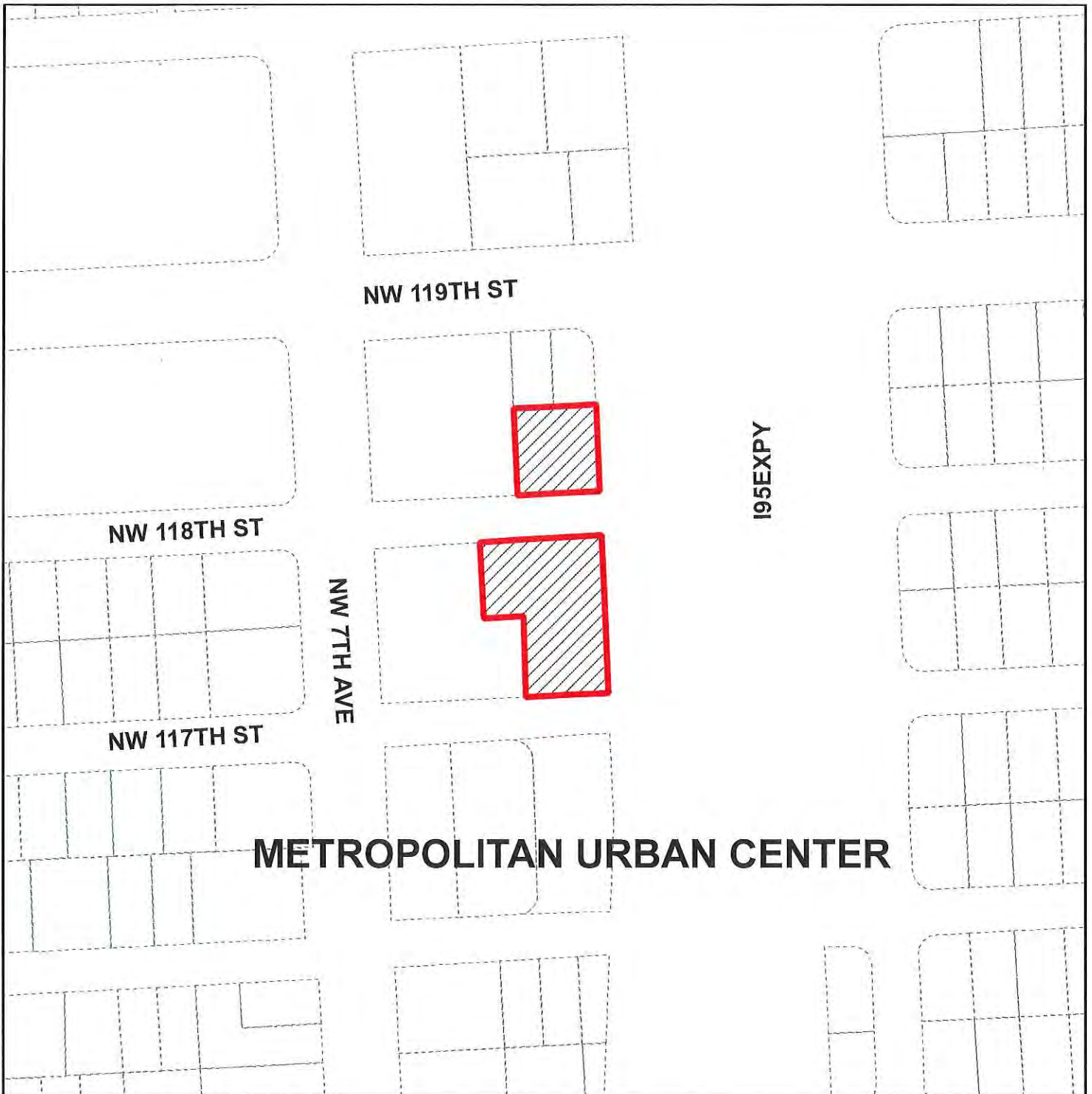


SKETCH CREATED ON: Tuesday, January 29, 2019

REVISION	DATE	BY
		33



REVISION	DATE	BY
	34	



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2019000008

Section: 36 Township: 52 Range: 41
Applicant: ALEXANDER GAMARNIK
Zoning Board: Board of County Commissioners
Commission District: 2
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, January 29, 2019

REVISION	DATE	BY