

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

**PH: Z22-179**

**October 19, 2023  
Item No. 3C**

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Better Home Investments, LLC
<b>Summary of Requests</b>	The applicant seeks approval of a district boundary change from AU, Agricultural District to RU-1M(b), Modified Single-Family Residential District. Additionally, the application seeks to permit the proposed development with 0' of lot frontage on public street and to permit access to such lots by means of a private drive.
<b>Location</b>	18050 SW 110 Avenue, Miami-Dade County, Florida
<b>Property Size</b>	1.16 acres
<b>Existing Zoning</b>	AU; Agricultural
<b>Existing Land Use</b>	Single Family
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential 2.5- 6 du (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (See attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval of request #1 and approval with conditions of request #2.</b>

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 20-42(E), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda."

**PROCEDURAL HISTORY:**

This item was deferred from the January 24, 2022 meeting of the Community Zoning Appeals Board (CZAB) 14 in order for the applicant to meet with the neighbors. The public hearing was open and closed on this item. This item was deferred from the February 23, 2023 meeting of the CZAB due to a lack of quorum. This item was deferred from the March 30, 2023 meeting of the CZAB in order for the applicant to consider a reduction in the total number of units to be developed. The public hearing was opened and closed on this item. This item was deferred from the April 27, 2023 meeting of the CZAB due to a lack of quorum. This item was deferred from the May 24, 2023 meeting of the CZAB at the request of the applicant. This item was deferred from the July 27, 2023 meeting of the CZAB due to a lack of quorum. The public hearing was not reopened. This item was scheduled for the September 26, 2023 meeting of the Community Zoning Appeals Board (CZAB) 14, in anticipation of CZAB 14 having enough members appointed to constitute a quorum at that time. However, CZAB 14 did not have enough members appointed to

have a quorum at the time of that meeting, and this item was re-noticed for hearing before this Board.

**REQUESTS:**

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-1M(b), Single-Family Residential District.

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (50' required) and to have access to a public street by means of a private drive.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing and Subdivision for 18050 SW 110 Ave" as prepared by Sixsides Architecture, consisting of 3 sheets dated stamped received 9/29/22. Plans may be modified at Public Hearing.

**PROJECT DESCRIPTION**

The applicant seeks to rezone the 1.16-acre subject property from AU, Agricultural District to RU-1M(b), Single-Family Residential District. Additionally, the applicant is seeking to permit the proposed residential development with 0' of frontage on a public right-of-way and to permit the residential lots to front on private drives.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Future Land Use Designation</b>
<b>Subject Property</b>	AU; Single-family	Low Density Residential, (2.5 – 6 dua)
<b>North</b>	RU-1M(b); Single-family Residences	Low Density Residential, (2.5 – 6 dua)
<b>South</b>	RU-TH; Vacant	Low Density Residential, (2.5 – 6 dua)
<b>East</b>	AU; telecommunications facility	Low Density Residential, (2.5 – 6 dua)
<b>West</b>	AU; Single-family residence	Low Density Residential, (2.5 – 6 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The 1.16-acre subject property consists of an existing single-family residence and is located at 18050 SW 110 Avenue. The subject property is surrounded by residences to the north and west a vacant parcel to the south and a telecommunications facility to the east.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the subject property to RU-1M(b), Modified Single Family Residential District, and to permit 0' of frontage on a public right-of-way and to permit said lots to front on private drives in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) states in their memorandum that the application meets traffic concurrency criteria for an Initial Development Order and will generate 9 PM daily peak hour vehicle trips.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:** The subject property is located within the Urban Development Boundary (UDB) and designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The Low-Density Residential *category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and a mixture of housing types, provided that the maximum gross density is not exceeded.* This would allow the applicant to develop the 1.16-acre parcel with a maximum of six (6) residential units which is the maximum density allowed under the CDMP Low Density Residential threshold on the LUP map. Additionally, staff notes that the proposed CDMP Land Use Element Interpretative Text states *developments using the workforce housing program allows applicants a 25% density increase for workforce housing.* This would allow the applicant to develop the 1.16-acre parcel with a maximum of nine (9) residential units. The applicant seeks a district boundary change from AU to RU-1M(b) in order to develop the property with a total of eight (8) residential units. Staff notes that the workforce developments developed under the proposed RU-1M(b) zoning district allows residences with 40' of frontage and 3,750 sq. ft. of net lot area. Under this condition, staff opines the rezoning approval of the subject property to RU-1M(b) would be consistent with the Low Density Residential designation on the LUP map.

As such, staff opines that the rezoning of the subject property to RU-1M(b) would be **consistent** with the uses allowed under the Low-Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation for projects using the Workforce Housing Program. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

### **ZONING ANALYSIS:**

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to RU-1M(b), Modified Single-Family Residential District (request #1) on the subject parcel. For the reasons stated above and below, staff opines that when the request to rezone the 1.16 -acre parcel to RU-1M(b) is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, 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. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-1M(b) is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map, and **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the memorandum dated August 19, 2022, from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources indicates that this application meets the traffic concurrency criteria because it lies within a Community Development Block Grant eligible area and will generate 9 additional daily PM peak hour vehicle trips and that the application meets the traffic concurrency criteria. Additionally, the memorandum dated May 10, 2023, from the Division of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. In addition, staff notes that the Miami Dade County Fire Rescue Department in their memorandum has no objections to the requested zone change. Further, staff notes that the county's Geographic Information System shows that the subject property abuts with existing RU-1M(b) zoned properties to the north, a vacant parcel zoned RU-TH to the south, a residence to the west currently zoned AU and a telecommunications facility to the east also zoned AU. In staff's opinion, approval of the subject property to the RU-1M(b) zoning district would be in character with the existing RU-1M(b) zoning to the north. Staff notes that the applicant has submitted a lot layout plan, which depicts the proposed eight (8) single-family residence homesites to front on a private drive that complies with the intensity standards for developments with proposed workforce housing project. As such, staff opines that the approval of RU-1M(b) zoning would be in keeping with the character of the surrounding area, would be **consistent** with the Low Density Residential designation of the parcel on the CDMP Land Use Plan map.

As such, staff opines that the proposed district boundary change to RU-1M(b) is **compatible** with the existing zoning in the surrounding area. **Therefore, staff recommends approval of request #1, under Section 33-311, District Boundary Change standards.**

In order to implement the residential development, the applicant is requesting an ancillary non-use variance to permit single-family residential lots with less lot frontage on public streets than allowed and to permit access to such lots by way of private drives (request #2). When request #2 is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the request would be **compatible** with surrounding area.

Staff notes that all of the private drives will be internal to the subject property, which is situated west of SW 110 Avenue. Staff opines that due to the unique characteristics of the proposed residential development with limited direct frontage to the abutting roadway, the use of private drives are necessary and should be approved based on the special circumstances affecting the subject property. Staff further opines that the 0' of frontage on a public right of way where 40' of frontage is required, is internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the area. As previously mentioned, the applicant has submitted a lot layout plan, which depicts the proposed 8 single-family residence homesites. The lots as depicted comply with the underlying frontage requirements for workforce housing lots under the proposed RU-1M(b) zoning district albeit along a private drive. For the same reasons, staff opines that approval of same with conditions will not be detrimental to the public welfare or injurious to the other properties in the area in which the property is situated. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources and the Miami-Dade Fire Rescue Department do not object to this request. As such,

staff opines that approval of the aforementioned request #2 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and that approval of same would be **compatible** with the surrounding area. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval for request #1 and approval with conditions for request #2.

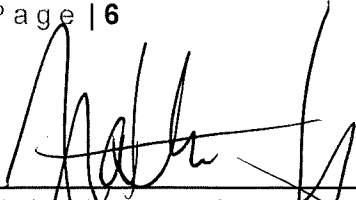
**CONDITIONS FOR APPROVAL for request #2 only:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Zoning Hearing and Subdivision for 18050 SW 110 Ave" as prepared by Sixsides Architecture, consisting of 3 sheets dated stamped received 9/29/22.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated August 19, 2022.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated May 10, 2023.
6. That the applicant complies with all the applicable conditions, requirements, recommendations, requests and other provisions of the Water and Sewer Department (WASD), as contained in its memorandum dated August 15, 2022.
7. Prior to the issuance of a building permit the applicant shall provide the required Workforce Housing Agreement pursuant to Sec. 33-193.14

Better Home Investments, LLC

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A handwritten signature in black 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

*Better Home Investments, LLC  
PH: Z22-179*

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<b>Low Density</b> <i>(Pg. I-31)</i>	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311 District Boundary Change</b>	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b>	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i>



MIAMI-DADE COUNTY  
 COMMUNITY ZONING APPEALS BOARD - AREA 14  
 MOTION SLIP  
 HEARING DATE: \_\_\_\_\_

# \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

HEARING NUMBER	PROCESS #	RESOLUTION NUMBER	
		CZAB14	23

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: \_\_\_\_\_       W/LEAVE TO AMEND

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

APPROVE:     PER REQUEST       PER DEPARTMENT       PER D.I.C.

WITH CONDITIONS     AS MODIFIED \_\_\_\_\_

OTHER: \_\_\_\_\_

TITLE	M/S	NAME	YES	NO	ABSENT
BOARD MEMBER		Lucia <b>ECHAURI</b>			
BOARD MEMBER		Raul <b>Gonzalez</b>			
BOARD MEMBER		Steven M. <b>Green</b>			
BOARD MEMBER		Curtis <b>Lawrence</b>			
BOARD MEMBER					
VICE CHAIR		Kelli Ann <b>Thomas</b>			
CHAIR		Lawrence <b>Bell</b>			

VOTE: 

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EXHIBITS:  YES     NO

COUNTY ATTORNEY: \_\_\_\_\_

MIAMI-DADE COUNTY  
 COMMUNITY ZONING APPEALS BOARD - AREA 14  
 MOTION SLIP  
 HEARING DATE: JANUARY 24, 2023

# 2

APPLICANT'S NAME: Betterhome Investments, LLC

REPRESENTATIVE: Jonathan Coto

HEARING NUMBER	PROCESS #	RESOLUTION NUMBER	
Z2022000179	Z22-179	CZAB14	23

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_  
 DEFER:       INDEFINITELY       TO: Feb. 23, 2023       W/LEAVE TO AMEND  
 DENY:       WITH PREJUDICE       WITHOUT PREJUDICE  
 ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS  
 APPROVE:       PER REQUEST       PER DEPARTMENT       PER D.I.C.  
                                   WITH CONDITIONS       AS MODIFIED \_\_\_\_\_  
 OTHER: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

TITLE	M/S	NAME	YES	NO	ABSENT
BOARD MEMBER		Lucia <b>ECHAURI</b>	X		
BOARD MEMBER		Raul <b>Gonzalez</b>	X		
BOARD MEMBER		Steven M. <b>Green</b>	X		
BOARD MEMBER	M	Curtis <b>Lawrence</b>	X		
BOARD MEMBER					
VICE CHAIR	S	Kelli Ann <b>Thomas</b>	X		
CHAIR		Lawrence <b>Bell</b>	X		

VOTE:      

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EXHIBITS:  YES       NO

COUNTY ATTORNEY: Sarah Davis

# Memorandum



**Date:** May 10, 2023

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director  
Division of Environmental Resources Management

A handwritten signature in blue ink that reads "Lisa M. Spadafina". The signature is written in a cursive style and is positioned to the right of the "From:" field.

**Subject:** Z2022000179-2<sup>nd</sup> Review  
Better Home Investments LLC  
18050 SW 110<sup>th</sup> Avenue, Miami, FL 33157  
DBC from AU to RU-1MB. Proposing 10 new residential lots  
(AU) (1.1 Acres)  
31-55-40

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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 of the Code.

#### Potable Water Service and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed 10 residential lots are within feasible distance to connect to public water and public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note, that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the approval of final development orders.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

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.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

**Conditions of Approval: That the owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

Stormwater Management

Stormwater shall be retained on site utilizing properly 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 plans shall 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.

**Conditions of Approval: None**

Pollution Remediation

DERM does not have records of current contamination issues on the subject site. However, based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case by case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. Please contact Thomas Kux, P.G. at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) if you have any questions.

### **Conditions of Approval: None**

#### Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "Zoning Hearing", prepared by Daniel Gomez R.A., and dated as received by Miami-Dade County on August 9, 2022 was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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 during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with Section 24-49.9 of the Code, 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 Andrea Dopico at [Andrea.Dopico@miamidade.gov](mailto:Andrea.Dopico@miamidade.gov) for additional information or concerns regarding this review.

**Conditions of Approval: None**

Enforcement History

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

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

**Date:** August 19, 2022

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

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

**Subject:** Z2022000179  
Name: Betterhome Investments, LLC  
Location: 18050 SW 11 Avenue  
Section 31 Township 55 South Range 40 East

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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 per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within a Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply. It will generate approximately **9 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

### 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.
- 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:** August 15, 2022

**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 and Sewer Department (WASD) 

**Subject:** Zoning Application Comments - Betterhome Investments, LLC  
Application No. Z2022000179 - (Pre-App. No. Z22P-144)

---

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this 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 WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Betterhome Investments, LLC

Location: The proposed project is located on approximately 1.16 Acres at 18050 SW 110<sup>th</sup> Avenue with Folio No. 30-5031-000-0250, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from AU (Agricultural Zoning District) to RU-1MB (Modified Single-Family Residential District) to subdivide the property into eight (8) lots to allow the construction of eight (8) single-family residences. The existing single-family residence on the property will be demolished.

As per applicant's representative Ms. Susana Corria's email dated 08/10/2022, each single-family residence will have a square footage (under A/C) of 1,800 S.F.

The estimated total water demand for the proposed project will be 1,680 gallons per day (gpd).

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

There is an existing 8-inch water main, abutting the property along SW 110<sup>th</sup> Avenue, to where the developer may connect and extend an 8-inch water main within the site to provide frontage to all the lots. **Please note that a minimum 23.5-foot WASD utility easement will be required to house the water and sewer extensions required within the property.**

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *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 a WASD Developer Agreement. 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, 18-A, and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

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 South District Wastewater Treatment Plant (SDWWTP) 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 at the WWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 10-inch sanitary gravity sewer system abutting the subject property along SW 110<sup>th</sup> Avenue, to where the developer may connect and extend an 8-inch gravity sewer within the site to provide frontage to all the lots. **Please note that a minimum 23.5-foot WASD utility easement will be required to house the water and sewer extensions required within the property.** *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 715. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours from 3.92 hrs. to 3.96 hrs. 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.

In addition, below please find 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 contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).



**Superintendent of Schools**

Dr. Jose L. Dotres

**Miami-Dade County School Board**

Perla Tabares Hantman, Chair

Dr. Steve Gallon III, Vice Chair

Lucia Baez-Geller

Dr. Dorothy Bendross-Mindingall

Christi Fraga

Dr. Lubby Navarro

Dr. Marta Pérez

Mari Tere Rojas

Luisa Santos

October 6, 2022

**VIA ELECTRONIC MAIL**

Susan Corria  
Six Sides Architecture, Inc  
1108 Kane Concourse #212  
Bay Harbor Island, FL 33154

[scorria@sixsidesinc.com](mailto:scorria@sixsidesinc.com)

**RE: PUBLIC SCHOOL CONCURRENCY ANALYSIS  
BETTERHOME INVESTMENTS, LLC., Z2022000179  
LOCATED AT 18050 SW 110 AVENUE  
PH3022081700412 - FOLIO NO.: 3050310000250**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 8 residential units, which generate 2 students at the elementary school level. At this time, all school levels have sufficient capacity available to serve the application. A final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-4501. Best regards,

Ivan M. Rodriguez, R.A.

Director

Enclosure

L-077

cc: Ms. Nathaly Simon  
Miami-Dade County  
School Concurrency Master File



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3022081700412** Local Government (LG): **Miami-Dade**  
 Date Application Received: **8/17/2022 10:15:24 AM** LG Application Number: **Z2022000179**  
 Type of Application: **Public Hearing** Sub Type: **Zoning**

Applicant's Name: **Betterhome Investments, LLC**  
 Address/Location: **18050 SW 110 AVE**  
 Master Folio Number: **3050310000250**  
 Additional Folio Number(s):

PROPOSED # OF UNITS **8**  
 SINGLE-FAMILY DETACHED UNITS: **8**  
 SINGLE-FAMILY ATTACHED UNITS: **0**  
 MULTIFAMILY UNITS: **0**

#### CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4441	PINE LAKE ELEMENTARY	293	2	2	YES	Current CSA
6781	RICHMOND HEIGHTS MIDDLE	318	0	0	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	0	0	YES	Current CSA

#### ADJACENT SERVICE AREA SCHOOLS

\*An Impact reduction of **31.81%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent.  
**THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

# Memorandum



**Date:** September 30, 2022

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

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

**Subject:** Z2022000179

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 09/29/2022.

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

NAMA B LLC/FLIP 305/BLASCHITZ,  
ALEJANDRO

18050 SW 110 AVE  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2022000179

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-5031-000-0250**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 30, 2022

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

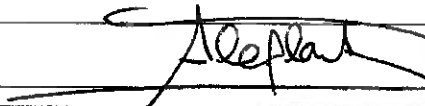
NAMA B LLC/FLIP 305/BLASCHITZ, ALEJANDRO

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees.

# 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:	1108 Kane Concourse #212 Bay Harbour Island, FL 33154	PERCENTAGE OF STOCK
	NAME AND ADDRESS	
JEAN PAUL FILIPPI		33%
MICHEL FILIPPI		33%
EDUARDO CORREA		33%
	 ALEJANDRO BLASCHITZ (AP)	

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

*\*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.*



RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-179  
DATE: AUG 9 2022

# Disclosure of Interest

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: \_\_\_\_\_

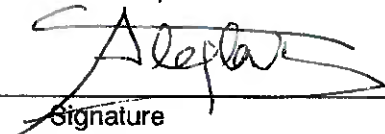
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____

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 or zoning determination, 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 ALEJANDRO BLASCHITZ Print Name

Sworn to and subscribed to before me on the 9 day of AUGUST, 2022

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary: SUSANA CORRIA - ARIAS



Commission expires: \_\_\_\_\_

This form is available online at [www.miamidade.gov/zoning/forms.asp](http://www.miamidade.gov/zoning/forms.asp)

FORM REVISION 2019/3

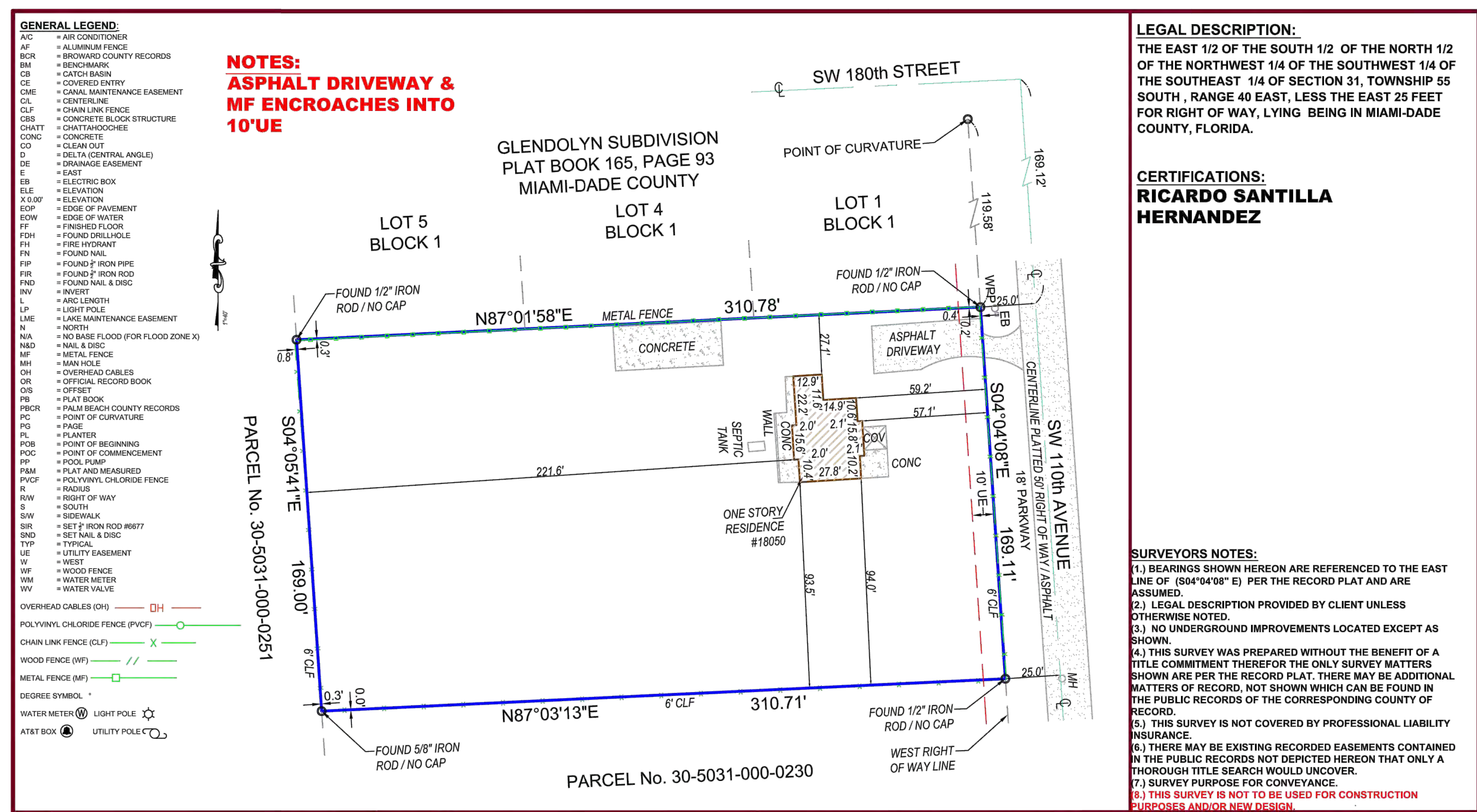
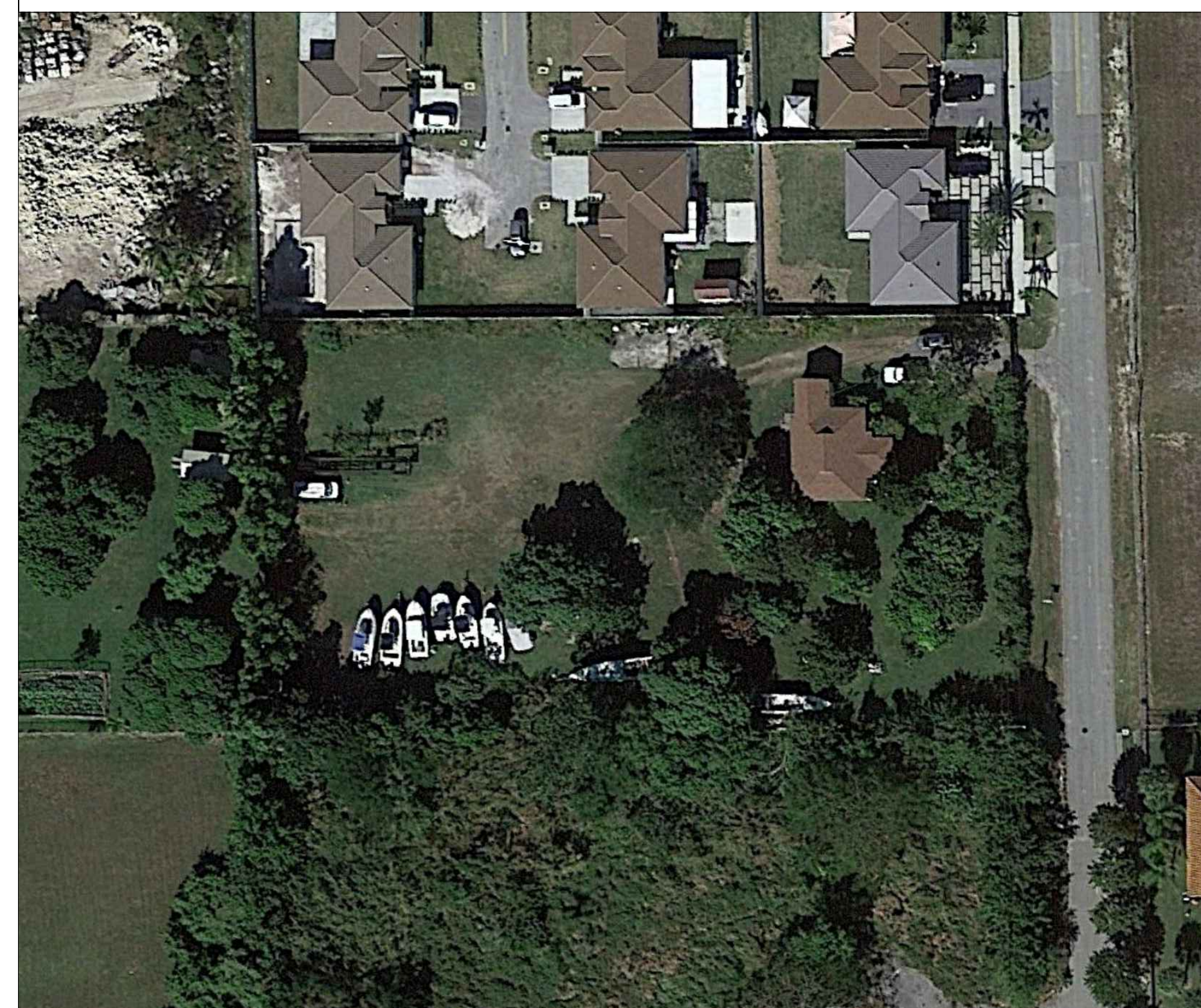


# ZONING CHANGE AND SUBDIVISION

## 18050 SW 110 AVE, MIAMI, FL 33157

### PROJECT DATA & INFORMATION

**OWNER:** BETTERHOME INVESTMENTS, LLC  
**ADDRESS:** 18050 SW 110 AVE, MIAMI, FL. 33157  
**FOLIO NUMBER:** 30-5031-000-0250  
**ZONING DISTRICT:** AU  
**EXISTING USE:** AGRICULTURE  
**FULL LEGAL DESCRIPTION:** 31 55 40 1.16 AC; E<sub>2</sub><sup>1</sup> OF S<sub>2</sub><sup>1</sup> OF N<sub>2</sub><sup>1</sup> OF NW<sub>4</sub><sup>1</sup> OF SW<sub>4</sub><sup>1</sup> OF SE<sub>4</sub><sup>1</sup> LESS E 25FT; FOR R/W; OR 13695-1094 0488 4; COC 24800-3440 06 2006 1.



<b>BOUNDARY SURVEY</b>	FLOOD ZONE: X	DATE OF SURVEY:	SCALE: 1" = 20'	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61A1, F.L.A.C.S. 61A1.01(1) AND 61A1.01(2).
	BASE FLOOD: N/A	FIELD LOCATION OF IMPROVEMENTS	12/21/2021	
PROPERTY ADDRESS: 18050 SW 110th AVENUE MIAMI, FL. 33157	COMMUNITY #: 120635		CHECKED BY: EWD	Ernest W. Duncan PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6577 OFFICE: (954) 777-4747 FAX: (954) 777-2707 5400 SOUTH UNIVERSITY DRIVE DAVIE, FLORIDA 33328 SUITE 216
	PANEL & SUFFIX: 0601 L		INVOICE #: 21-56055	
	DATE OF FIRM: 9/11/2009		SHEET # 1 OF 1	

PROJECT:  
 ZONING CHANGE AND SUBDIVISION FOR:  
 18050 SW 110 AVE  
 MIAMI, FL. 33157

# ZONING HEARING

SIXSIDES ARCHITECTURE, INC.  
 #AA26002922  
 DANIEL GOMEZ  
 AR#96826  
 1108 KANE CONCOURSE SUITE 220  
 BAY HARBOR ISLANDS, FL 33154  
 305.610.1333  
 dgomez@sixsidesinc.com



ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY OTHER MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION. REPRODUCTION OF SPECIFICATIONS WITHOUT WRITTEN CONSENT IS PROHIBITED.

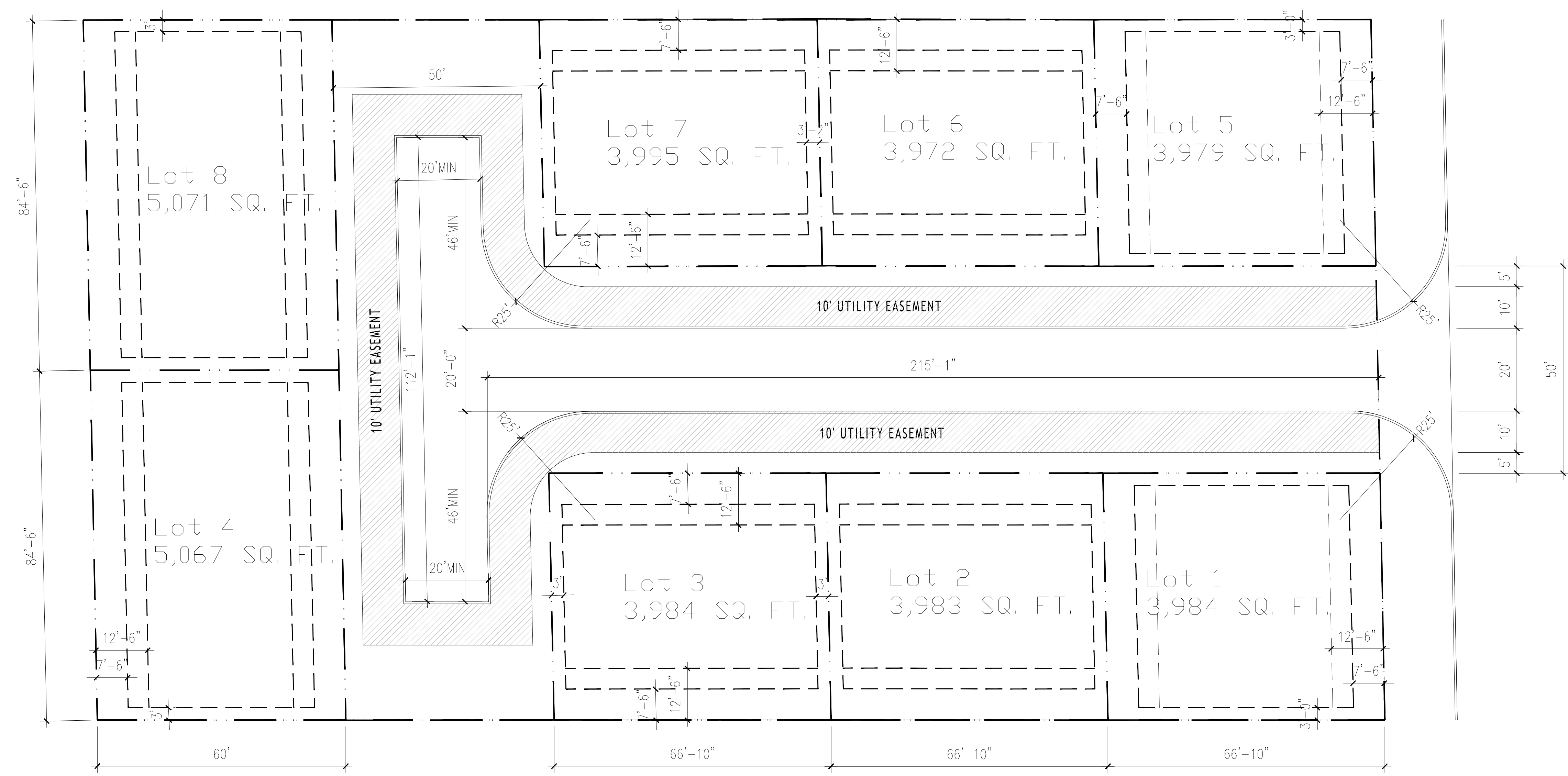
REVISED:

TITLE SHEET, GENERAL NOTES, PROJECT DATA & INFORMATION

042922SSHM

07/20/2022

A-C



PROJECT:  
 ZONING CHANGE AND SUBDIVISION FOR:  
 18050 SW 110 AVE  
 MIAMI, FL. 33157

# ZONING HEARING

SIXSIDES ARCHITECTURE, INC.  
 #AAZ6002922  
 DANIEL GOMEZ  
 AR#96826  
 1108 KANE CONCOURSE SUITE 220  
 BAY HARBOR ISLANDS, FL 33154  
 305.610.1333  
 dgomez@sixsidesinc.com



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REVISED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROPOSED  
 SUB-DIVISION

042922SSHM

07/20/2022

**A-1**

**1** PROPOSED  
 SUB-DIVISION  
 Scale: 1/16" = 1'-0"



PROJECT:  
 ZONING CHANGE AND SUBDIVISION FOR:  
 18050 SW 110 AVE  
 MIAMI, FL. 33157

# ZONING HEARING

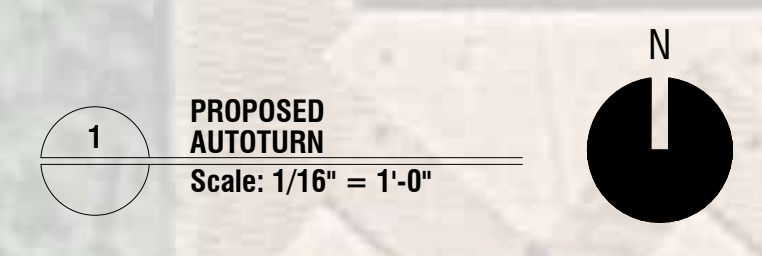
SIXSIDES ARCHITECTURE, INC.  
 #AA26002922  
 DANIEL GOMEZ  
 AR#98826  
 1108 KANE CONCOURSE SUITE 220  
 BAY HARBOR ISLANDS, FL 33154  
 305.610.1333  
 dgomez@sixsidesinc.com

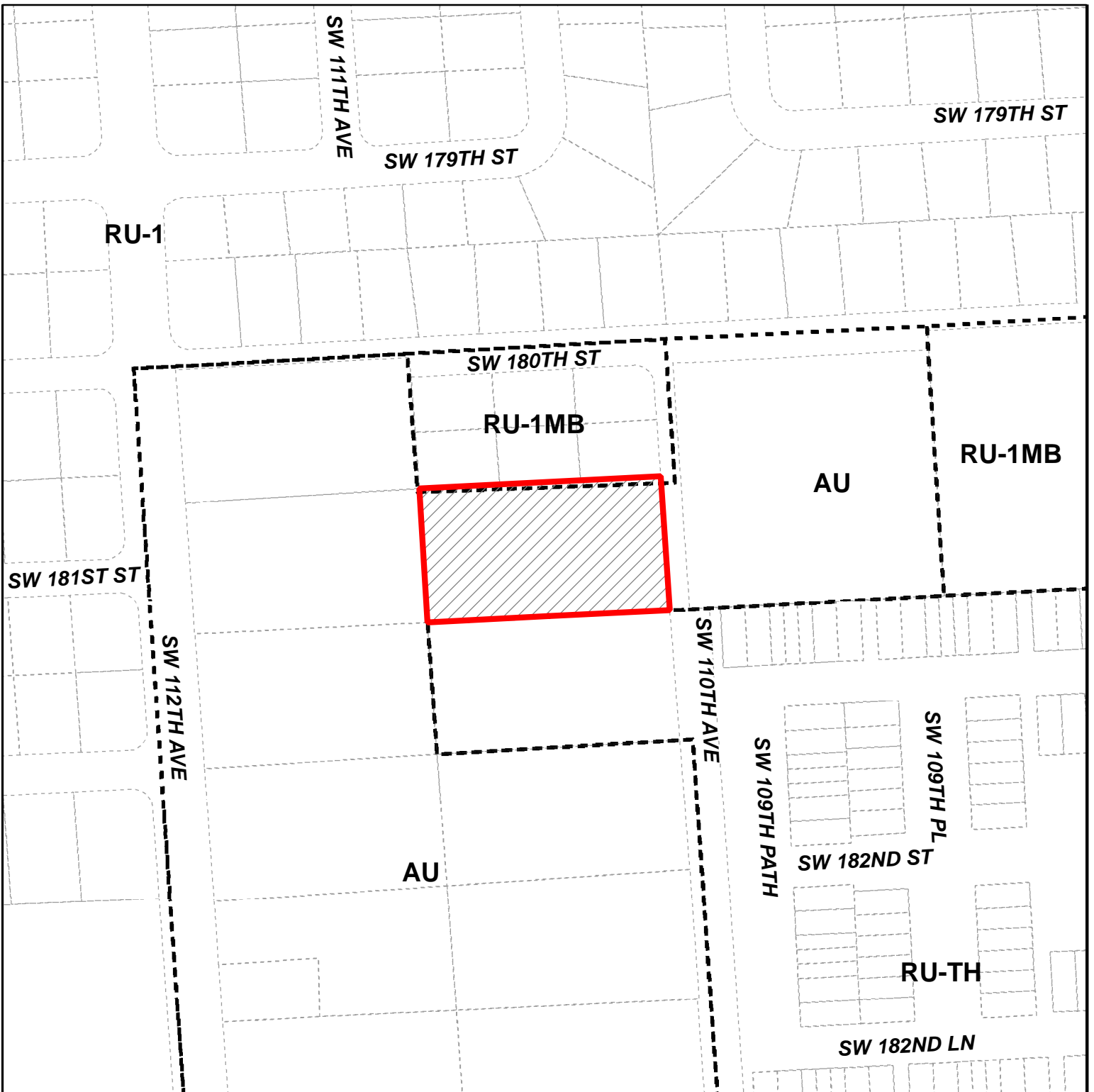


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REVISED:

AUTOTURN ANALYSIS  
 0429225SHM  
 07/20/2022





**MIAMI-DADE COUNTY**



**HEARING MAP**

Process Number

**Z2022000179**

Section: 31 Township: 55 Range: 40  
 Applicant: SIXSIDES ARCHITECTURE INC  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

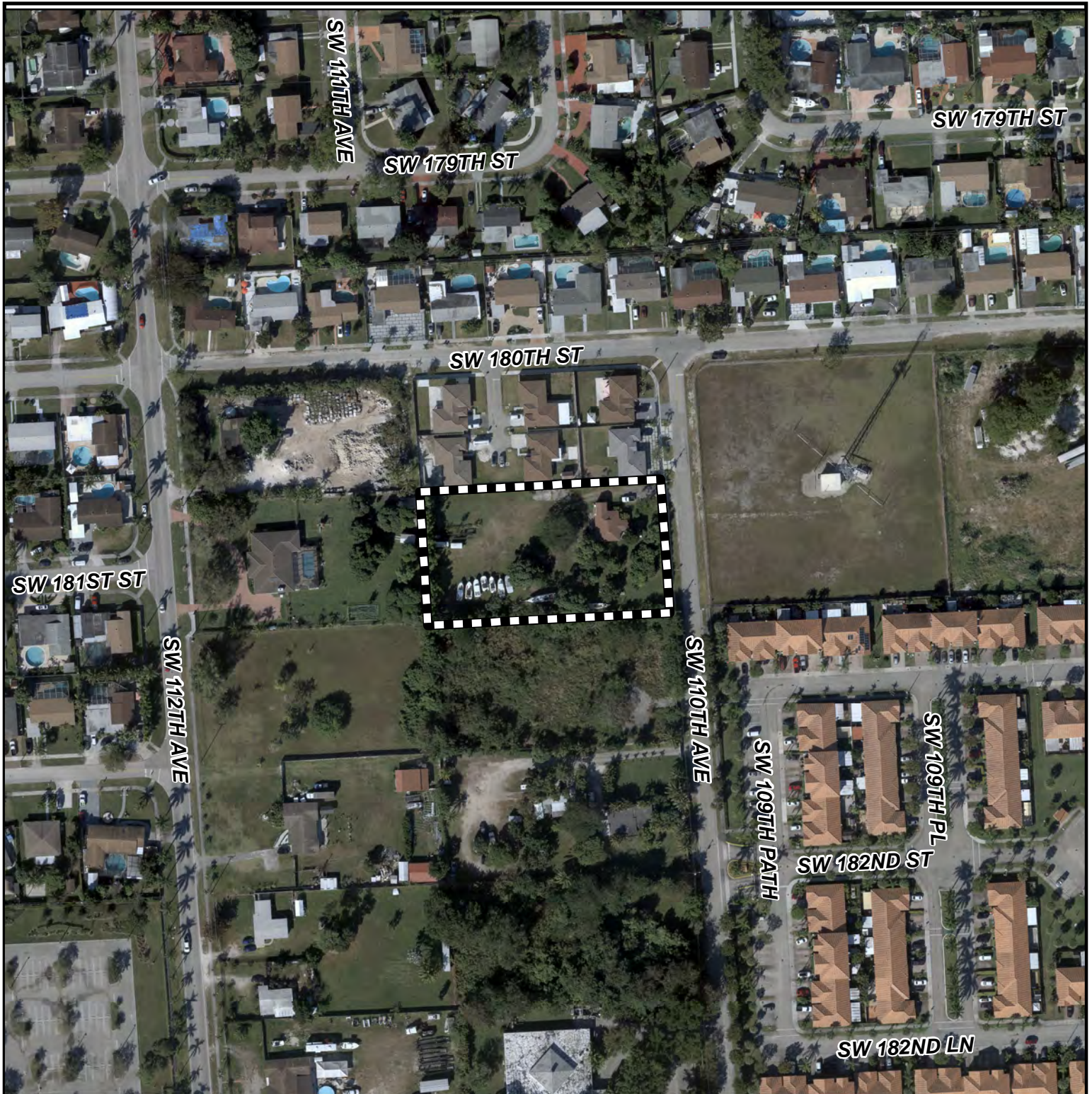
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, August 10, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

Process Number  
**Z2022000179**

**Legend**  
 Subject Property

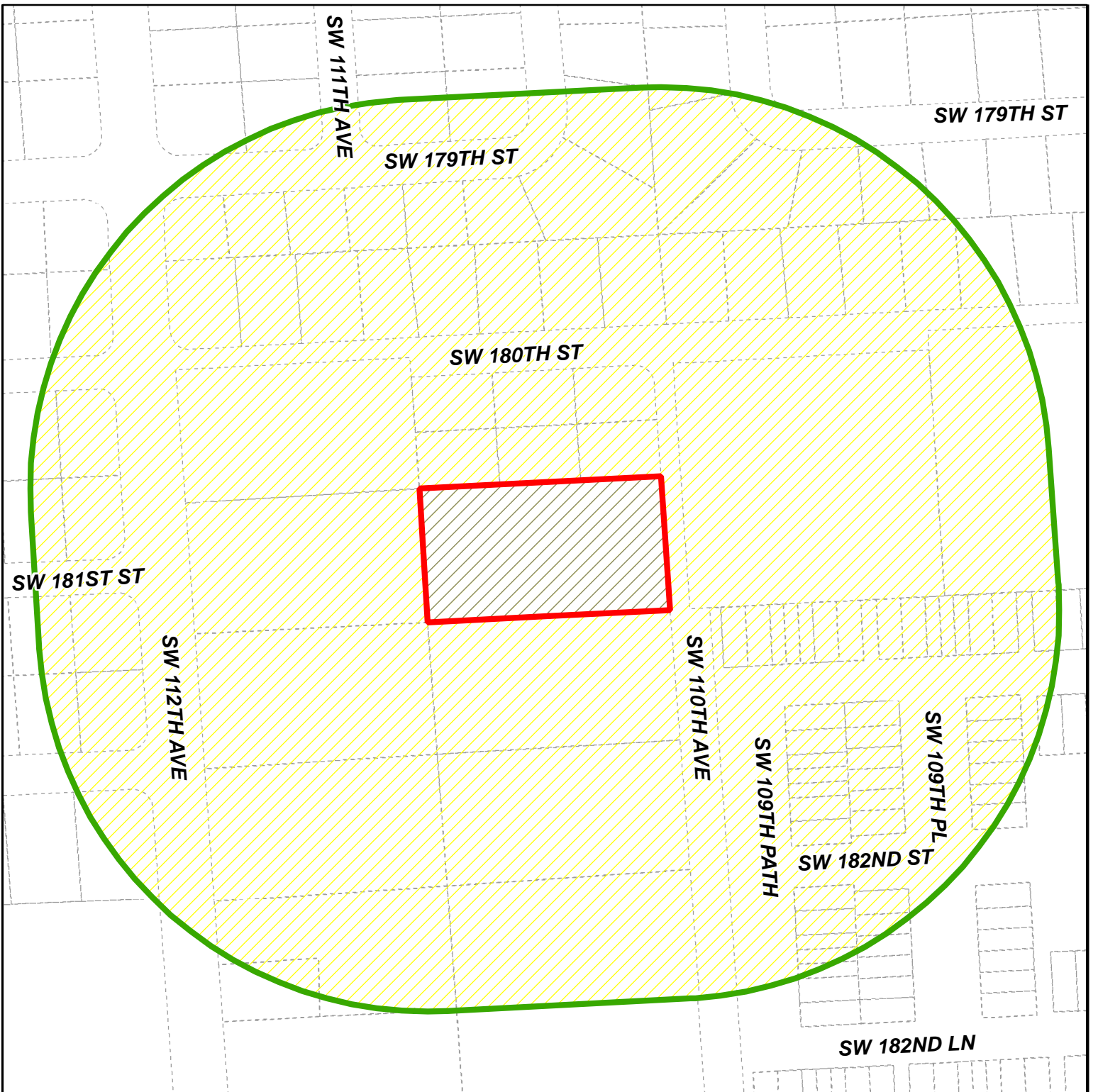


Section: 31 Township: 55 Range: 40  
 Applicant: SIXSIDES ARCHITECTURE INC  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Wednesday, August 10, 2022

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 31 Township: 55 Range: 40  
 Applicant: SIXSIDES ARCHITECTURE INC  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2022000179**  
 RADIUS: 500

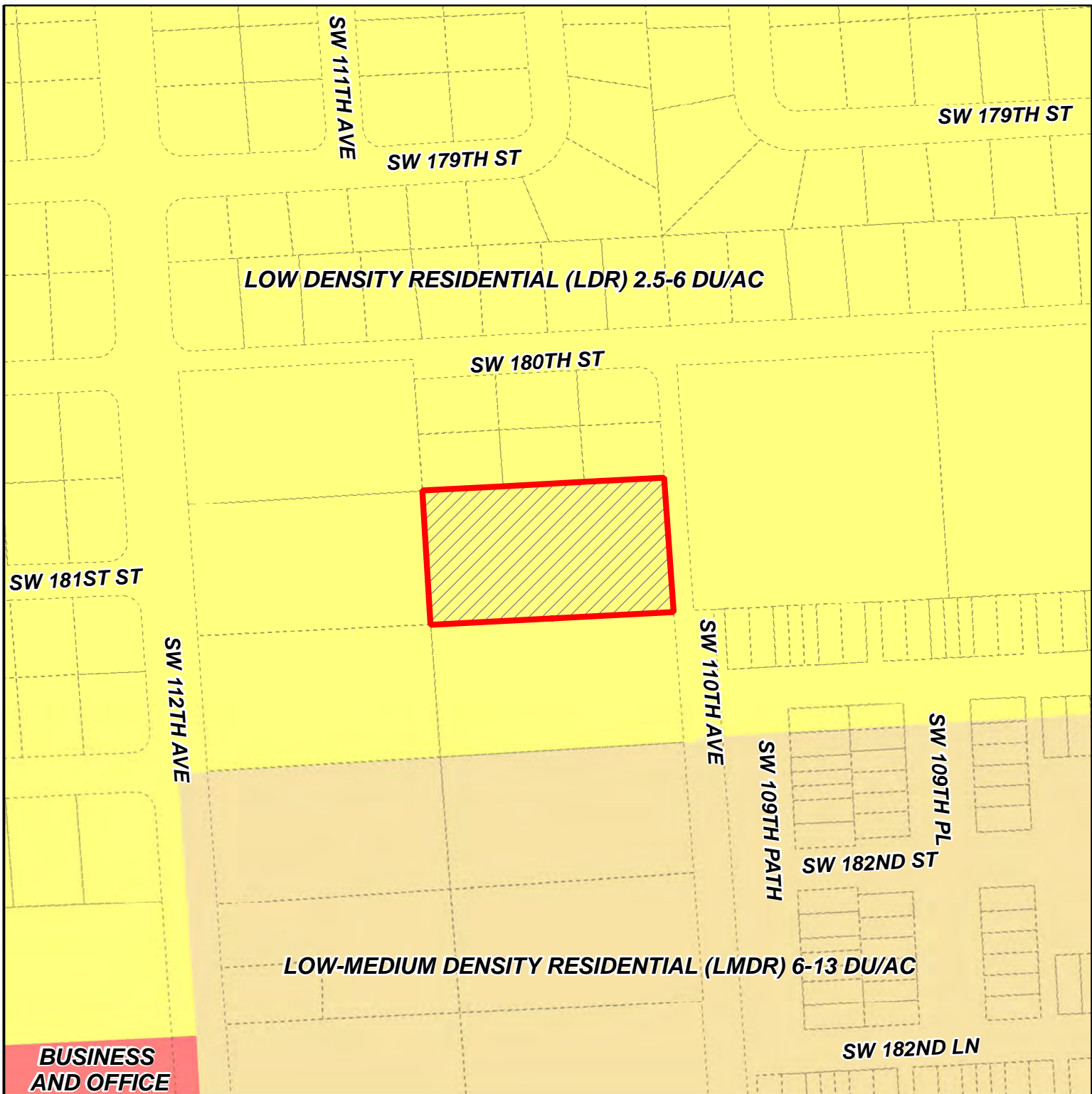
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, August 10, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2022000179**



Section: 31 Township: 55 Range: 40  
 Applicant: SIXSIDES ARCHITECTURE INC  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Wednesday, August 10, 2022

REVISION	DATE	BY