

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

PH: Z23-108

November 16, 2023

Item No. 1C

Recommendation Summary	
Commission District	8
Applicant	Joseph Milton Revocable Trust
Summary of Requests	The applicant seeks to permit a complex of several buildings (two existing buildings with a pavilion and a proposed garden structure) to be used as a single-family residence.
Location	15175 SW 212 Street, Miami-Dade County, Florida.
Property Size	+/- 5.17 Acres Gross
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family Residence
2030-2040 CDMP Land Use Designation	Agriculture (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exception, Unusual Use and New Uses, (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

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 October 19, 2023 meeting of the Board of County Commissioners (BCC).

The public hearing for this item has not been held.

REQUESTS:

UNUSUAL USE to permit an existing complex of buildings to be used as a single-family residence.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Milton Ranch Renovation", as prepared by Axioma3 Architects (a.k.a. axioma 3 Inc.), sheet A-200 dated stamped received 05/22/2023 and sheets A-100 and A-300 dated stamped received 04/07/2023 consisting of a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION/HISTORY:

The subject 5.17-acre property is zoned AU, Agricultural District and is located on a corner lot in the agricultural development area. In March 2018, pursuant to Administrative Adjustment #2018000015, an existing swimming pool was approved on the subject site with a setback of 65' (75' required) from the front (west) property line (request #1) and a detached pool pavilion was

approved with a setback of 10' (20' required) from the interior side (north) property line. In August 2021, pursuant to Administrative Adjustment #2021000212, an enclosure to the existing open pool pavilion structure was approved with a setback of 10' (20' required) from the interior side (north) property line.

The applicant now seeks approval to permit a complex of three buildings and a pavilion to be used as one single-family residence. The existing front and rear buildings meet all the setback requirements as permitted by Code. The submitted site plan shows an approximately 4,138 sq. ft. of an existing 2-story principal building in the front, and a proposed detached 876 sq. ft. garden building comprised of an open hall in the center, a storage, AC closet, a restroom and a flower cutting and rinsing area located towards the rear of the property. The site plan also shows existing ancillary accessory structures including a 1-story guesthouse (1,901 sq. ft.), a barn (1,36 sq. ft.), pool pavilion and a storage shed (1,296 sq. ft.), all of which were previously approved as noted above and therefore not subject to the current application.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence	Agriculture (1du/5ac)
North	AU; vacant/cropland	Agriculture (1du/5ac)
South	AU; cropland	Agriculture (1du/5ac)
East	AU; single-family residence	Agriculture (1du/5ac)
West	AU; single-family residences	Agriculture (1du/5ac)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 5.17-acre, AU zoned corner lot, located at 15175 SW 212 Street, Miami-Dade County, Florida. The property is surrounded by cropland to the north and south, and single-family residence to the east and west of the site.

SUMMARY OF THE IMPACTS:

Approval of the request in this application would allow the applicant to maintain and continue to use the existing buildings and the proposed building on the property as a single-family residence and would legalize the two structures to be used as a complex of buildings for a single-family residence. These structures are located in excess of the required setbacks from the property lines and as such may not have any visual impact on the adjacent properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This 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.* The applicant seeks to permit a complex of two buildings to be used as one single-family residence, which, as a use, is consistent with the CDMP land use interpretative text for Low Density Residential Communities. Staff opines that so long as the rear structure is used by members of the principal building, approval of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, approval of the application would be

consistent with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The applicant seeks to permit a complex of several buildings to be used as a single-family residence. When the aforementioned request to permit an existing principal residence in the front with a swimming pool pavilion, an existing guesthouse and a proposed garden building in the rear of the property as a complex of buildings to be used as a single-family residence is analyzed under Section 33-311(A)(3), Special Exception, Unusual Use and New Uses, staff opines that approval of same will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **compatible** with same. Staff notes that due to the design of the single-family residence, it is subject to Section 33-13 of the Code, which states: *a complex of buildings used or intended to be used as one (1) private home and residence containing the usual sleeping quarters, cooking, living, sanitary, ventilating, lighting and heating facilities where there is but one (1) kitchen and dining facility, both contained in the same building, although other residential rooms may be in separate buildings but so planned and situated as to be used only as a residence by one (1) family and not as separate rental units, may be permitted if approved after public hearing.* The submitted plans depict the approximately 4,138 sq. ft. of an existing 2-story principal building in the front, and a proposed detached 876 sq. ft. garden building in the rear. As noted above, the proposed detached 876 sq. ft. garden building is comprised of an open hall in the center, a storage, AC closet, a restroom and a flower cutting and rinsing area.

Staff notes that the location of the proposed rear structure, together with the existing principal structure and existing pool pavilion and existing guesthouse encompass the request for a complex of buildings to be used as a single-family residence. Additionally, staff notes that the proposed structure in the rear meets all the setback requirements from all the property lines. Although no negative visual impacts are anticipated from the subject request, staff notes that the subject property is buffered by existing 6' metal fence and trees located along all the property lines, which staff opines, in addition to the existing landscaping, minimizes any negative visual impacts the proposed rear building may have on the adjacent properties. However, in staff's opinion, the floor plan for the proposed rear structure could easily be converted by future owners into a separate rental unit, resulting in a possibility for a multi-family development on the site, which is not a permitted use in the AU District. Staff's research found no similar approval in the area to permit a complex of buildings to be used as a single-family residence with similar encroachments into the setback areas. Therefore, staff recommends as a condition for approval that the applicant provides a Declaration of Use that would restrict the property to a single-family use only.

Furthermore, staff notes that the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips and meets the traffic concurrency criteria set for an initial development order. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department does not object to the application. Staff also notes that the County's Fire Rescue Department in their memorandum has no objections to this request, and staff opines that approval of this request would not create a fire or become a hazard on the subject site. Further, staff opines that approval of said request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied

for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Milton Ranch Renovation", as prepared by Axioma3 Architects (a.k.a. axioma 3 Inc.), sheet A-200 dated stamped received 05/22/2023 and sheets A-100 and A-300 dated stamped received 04/07/2023 consisting of a total of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the existing metal fence with hedges along the rear, interior side and side street property lines be maintained as a visual buffer, and that if the fence and/or hedge is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.
6. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

ES:JB:JR:DE



Eric Silva, AICP, Assistant Director Development
Services Division
Miami-Dade County
Department of Regulatory and Economic
Resources 11/03/2023

ZONING RECOMMENDATION ADDENDUM

Joseph Milton Revocable Trust
(Z23-108)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><i>Agriculture</i></p> <p><i>(Pg. I-58)</i></p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(3) Special exceptions, unusual and new uses</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MILTON, JOSEPH/MILTON JOSEPH
REVOCABLE TRUST

15175 SW 212 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000108

DATE

HEARING NUMBER

FOLIO No: 30-6909-000-0235

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 25, 2023

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

MILTON JOSEPH/MILTON JOSEPH REVOCABLE TRUST

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum



Date: May 9, 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

Subject: Z2023000108-1st Review
Joseph Milton Revocable Trust
15175 SW 212nd Street
Non-use variance for the construction of an ancillary use structure
for gardening & horticultural activities
(AU) (4.36 Acres)

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

Based on the request, site plan submitted in support of this application and DERM analysis of water and sewer infrastructure in the area, the proposed development is not within feasible distance to connect to public water and public sanitary sewer. According to DERM records, the property currently has two (2) single family residences served by an onsite domestic well system and an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. The site plans submitted depict plumbing connections within the proposed ancillary use structure for gardening and horticulture. Consequently, the proposed structure would have to be served by an on-site drinking water supply well as a source of potable water, and by an OSTDS and drainfield system as a means for the disposal of domestic liquid waste.

Section 24-43.1(6) states no County or municipal officer, agent, employee, or Board shall approve, grant or issue any building permit, certificate of use and occupancy, municipal occupational license, platting action (final plat, waiver of plat or equivalent municipal platting action) or zoning action (district boundary change, unusual use, use variance or equivalent municipal zoning action) for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than utility sanitary sewers or any source of potable water supply other than a utility water main without obtaining the prior written approval of the Director or the Director's designee.

Section 24-43.1(6)(b) states the Director or the Director's designee shall issue written approval if the Director or Director's designee determines that the existing nonresidential land use for the property or the nonresidential land use requested for the property is a nonresidential land use served or to be served by an on-site domestic well system and is and is not one (1) or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications: BU-1A, BU-2, BU-3, IU-1, IU-2, IU-3 or IU-C. Based on the information provided in this application, the proposed land use is agriculture which is in compliance with the Code.

Section 24-43.1(4)(b) states the Director or Director's designee shall issue written approval if the proposed nonresidential development does not exceed 750 gallons per day per acre (GPD/Ac) for a property served by an onsite domestic well and septic tank. Based on the information provided in this application, the subject property complies with the allowable sewage loading on the property.

Please note, prior to DERM approval of an on-site domestic well, the applicant shall demonstrate that the groundwater meets the water quality standards in the Code and the well is located a minimum of 100 feet away from all septic tanks, drainfields, surface waters and any other source of contamination.

This analysis is based on water and sanitary sewer infrastructure as it exists at the time of this application. Please be advised that water and/or sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Please note that the Board of County Commissioners adopted an ordinance related to new septic tank standards in July 2022 and an ordinance related to revised feasible distance provisions in October 2022.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). A site plan entitled "Milton Ranch Renovation" prepared by Eduardo Castineira, R.A., and dated as received by Miami-Dade County on April 7, 2023, was submitted in support of the subject application, and shows the removal 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 Jennifer Snell at Jennifer.Snell@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation

All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval as it relates to environmental contamination issues. Be advised that DERM 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. 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 Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. 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. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

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

Memorandum



Date: May 4, 2023

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)

A handwritten signature in black ink, appearing to be "M. Valdes", written over the printed name of Maria A. Valdes.

Subject: Zoning Application Comments - Joseph Milton Revocable Trust
Application No. Z2023000108

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.

Application Name: Joseph Milton Revocable Trust

Location: The proposed project is located on approximately 4.36 Acres at 15175 SW 212nd Street, with Folio No. 30-6909-000-0235, in unincorporated Miami-Dade County, **Outside the Urban Development Boundary (UDB).**

Proposed Development: The Applicant is requesting a non-use variance for the construction of an ancillary use structure at the property (new garden structure).

Recommendation: WASD has no objections to this application. There is no connection to public water and sewer infrastructure outside the UDB. Per CDMP policy, water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: May 2, 2023

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: Z2023000108
Name: Joseph Milton Revocable Trust
Location: 15175 SW 212 Street
Section 09 Township 56 South Range 39 East

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application does generate any additional vehicular trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- 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: April 27, 2023

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

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

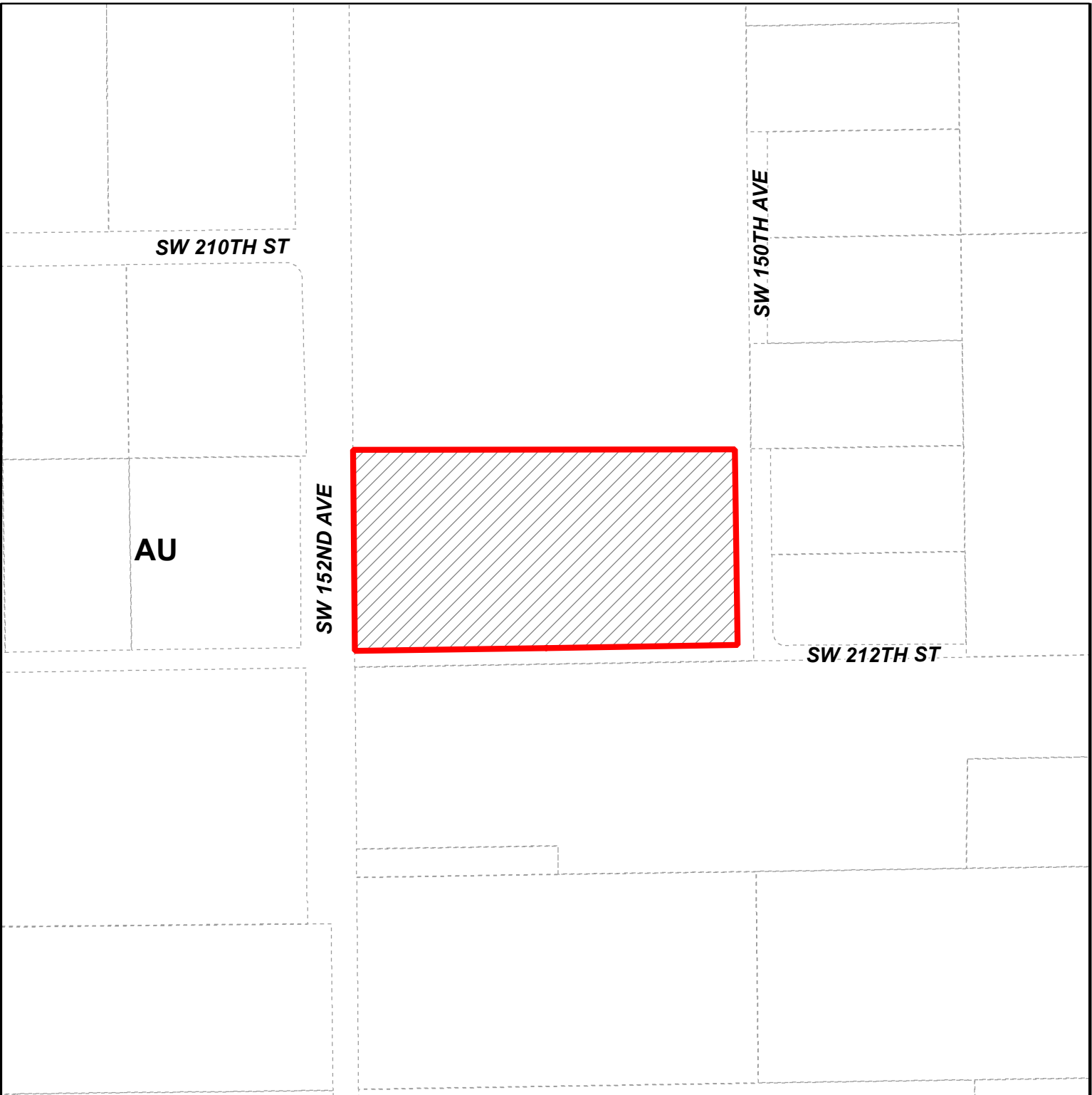
Subject: Z20230000108

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 04/07/2023.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000108



Section: 09 Township: 56 Range: 39
 Applicant: Joseph Milton Revocable Trust
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

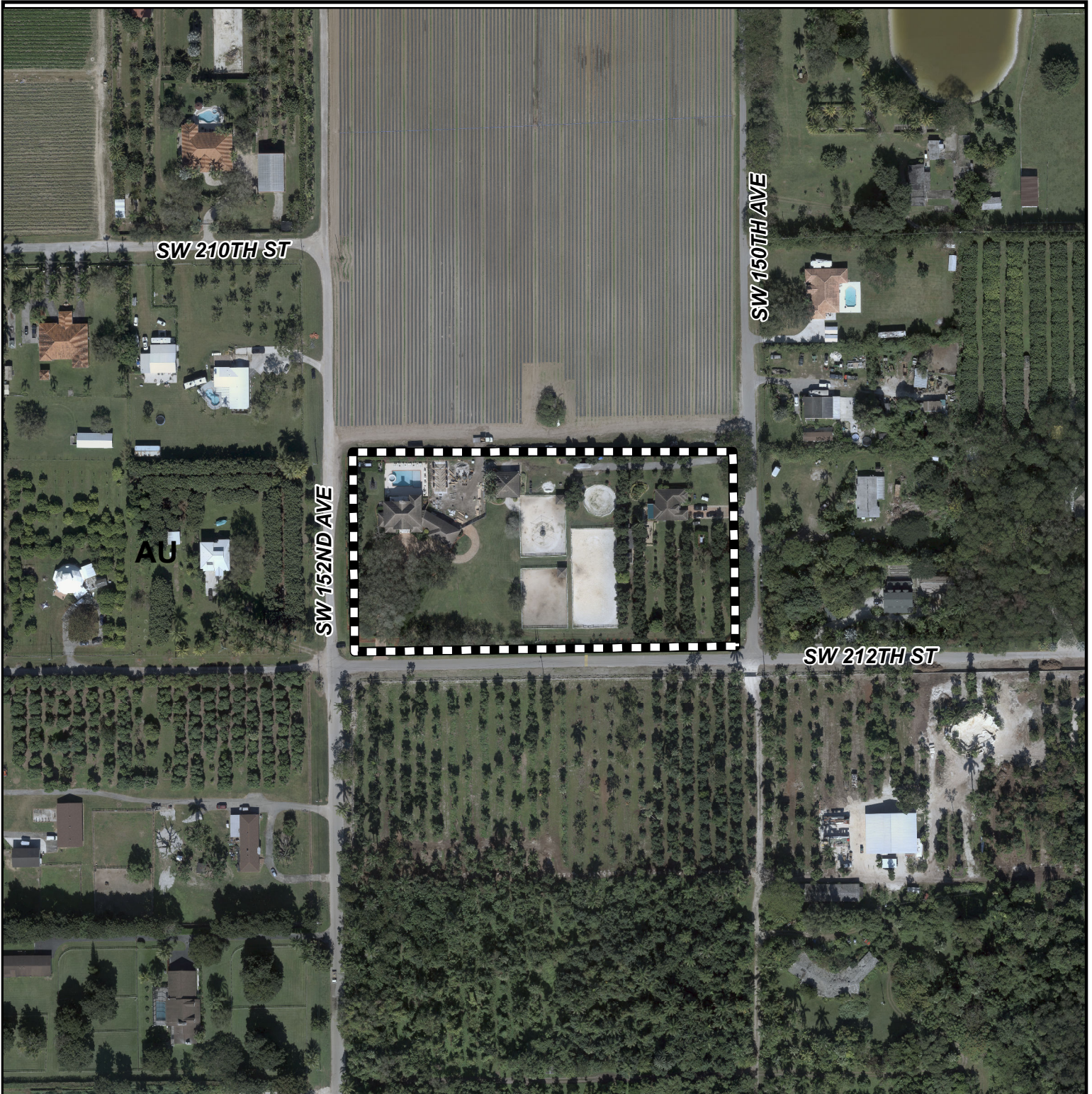
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, April 17, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000108

Legend
 Subject Property

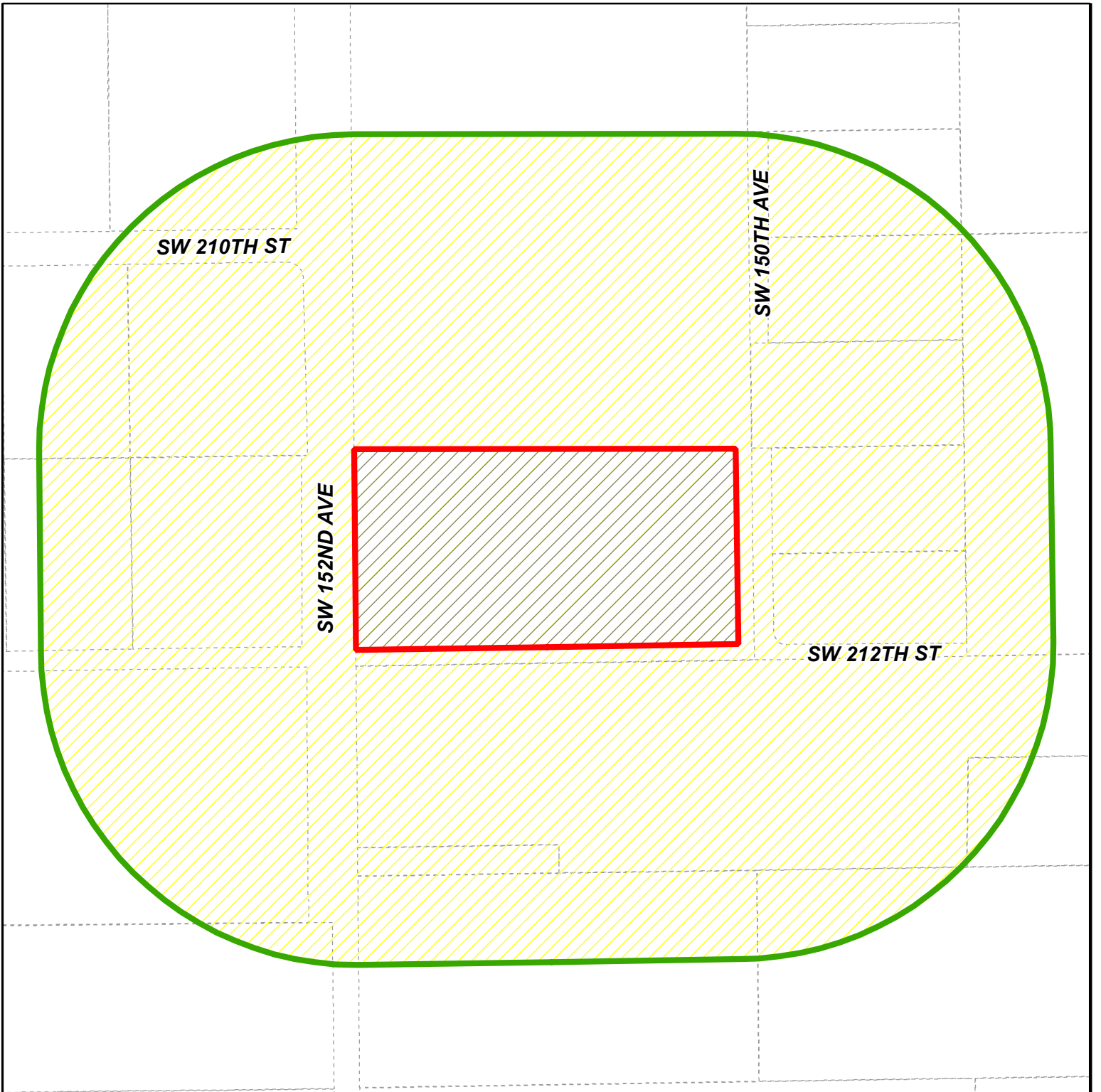


Section: 09 Township: 56 Range: 39
Applicant: Joseph Milton Revocable Trust
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, April 17, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 09 Township: 56 Range: 39
Applicant: Joseph Milton Revocable Trust
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2023000108
RADIUS: 500

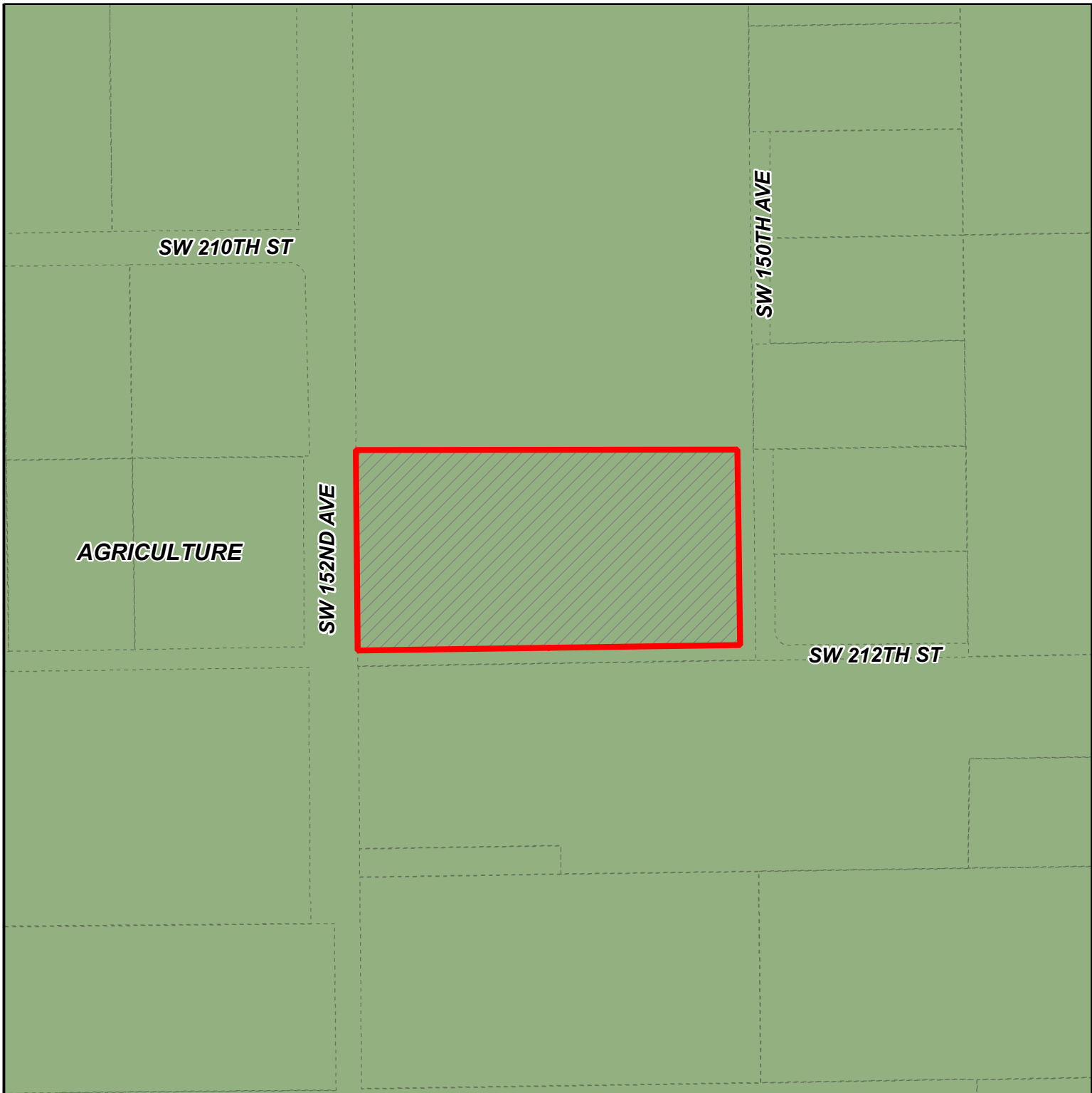
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, April 17, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000108

Section: 09 Township: 56 Range: 39
 Applicant: Joseph Milton Revocable Trust
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



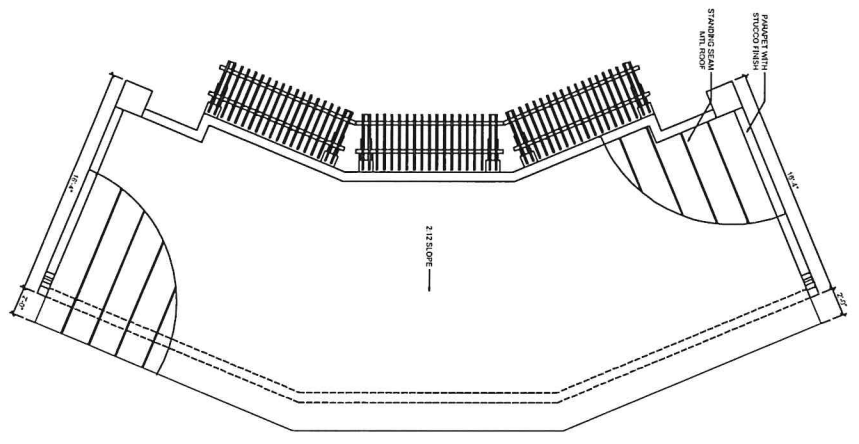
Legend

 Subject Property Case

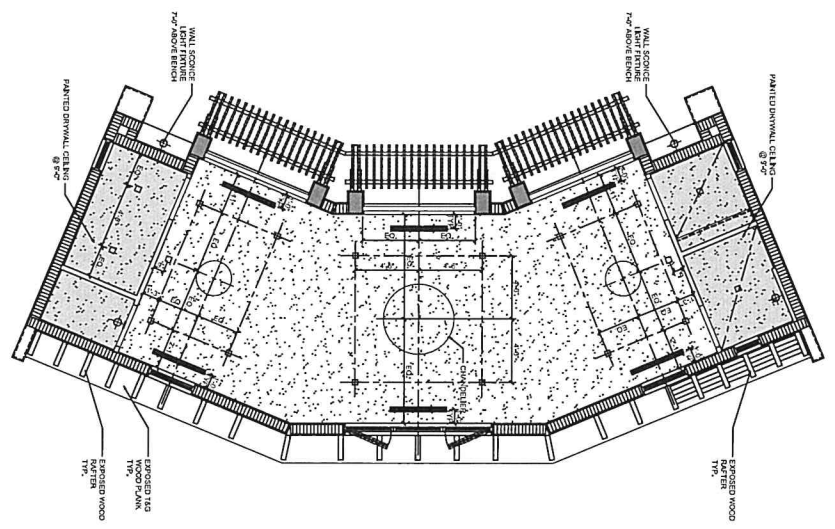


SKETCH CREATED ON: Monday, April 17, 2023

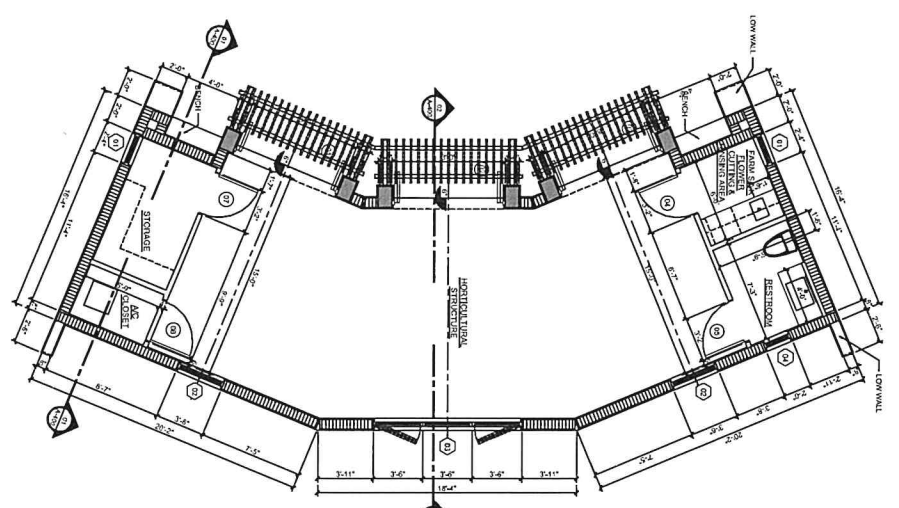
REVISION	DATE	BY



ROOF PLAN



REFLECTED CEILING PLAN



FLOOR PLAN



ALEX GARDEN PLANS
 SCALE: 1/4" = 1'-0"

Sheet 2 of 2
 7419 S.W. 44th St.
 Miami, FL 33149
 USA

2023.05.22
 2023.05.22

JOSEPH M. TON
 1519 S.W. 27th Street
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 Fax: 305.442.2000

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DATE: 05/21/23
 DRAWN BY: JMT
 CHECKED BY: JMT
 PROJECT: ALEX GARDEN
 SHEET: A-200

A-200

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-108
DATE APR 7 2023
BY: ISA

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 similar entities, further disclosure shall be made to identify natural persons having 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 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)

Sworn to and subscribed before me this 23rd day of MARCH, 2023. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



PABLO ARTEAGA
Commission # GG 951847
Expires May 26, 2024
Bonded Thru Budget Notary Services

My commission expires 5/26/24

*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: Z23-108
DATE: APR 7 2023
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Exhibit A

The South 334.89 feet, of the West 1/2, of the Northwest 1/4, of the Southeast 1/4 ,
of Section 9, Township 56 South, Range 39 East, less the West 35 feet, the East 25
feet and the South 25 feet, lying and being in Miami-Dade County, Florida.