

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

Z23-111

November 16, 2023

Item No. 1D

Recommendation Summary	
Commission District	8
Applicant	LAA Investments, Inc
Summary of Requests	The applicant seeks approval of a district boundary change from AU, Agricultural District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant also seeks approval to permit a proposed lots with less lot areas and frontages than required by code.
Location	13100 SW 192 Street, Miami-Dade County, Florida
Property Size	2.50 acres
Existing Zoning	AU, Agricultural District, Residential 5 acres gross
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Estate Density Residential (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, District Boundary Change, Section, Section 33.11(A)(4)(b), Non-use Variance From Other Than Airport regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, and approval with conditions of request #2.

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 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. This item was deferred from the October 19, 2023 meeting of the BCC in order for the applicant to be present.

The public hearing for this item has not been held.

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from AU, Agricultural District to EU-M, Single-Family Modified Estate District.

- NON-USE VARIANCE to permit parcels of land with lot frontages varying between 104.26' and 104.28' (120' required) and lot areas varying between 13,953 sq. ft. and 14,179 sq. ft. (15,000 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "LAA INVESTMENTS", as prepared by Consulting Engineers. Planners. Surveyors dated stamped received 04/17/2023 consisting of two (2) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to rezone the 2.50-acre subject property from AU (minimum 5-acre lots), Agricultural District, to EU-M (minimum 15,000 square foot lots). The applicant proposes to subdivide the subject parcel into six (6)-parcels in order to develop six single-family homes. Additionally, the applicant also requests an ancillary non-use variance to permit each lot with less lot area and frontage than required by code.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
North	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	EU-M; Single-family residences	Estate Density Residential (1 to 2.5 dua)
East	EU-M; Single-family residences	Estate Density Residential (1 to 2.5 dua)
West	EU-M; Single-family residences	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The 2.50-acre subject property is located at 13100 SW 192 Street. The surrounding area is characterized by existing single-family residences on properties that are zoned EU-M.

SUMMARY OF IMPACT:

The approval of this application will allow the applicant to rezone the subject property 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) state in their memorandum that the application meets the traffic concurrency criteria, and will generate approximately 6 PM peak hour vehicle trip.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and designated as **Estate Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum*

of 1.0 to a maximum of 2.5 units per gross acre. This allows the applicant to develop the 2.5-gross acre subject site with a total of 6 residential units as the maximum density allowed under the CDMP Estate Density Residential threshold on the LUP map. The applicant seeks a district boundary change from AU to EU-M. Staff also notes that under the EU-M regulations the minimum lot area is 15,000 square feet and 125' of lot frontage, the maximum number of units that can feasibly be developed of the 2.50-acre parcel is 6 residential units, which is similar to the maximum density allowed under the aforementioned CDMP threshold. As such, staff opines the rezoning approval of the subject property to EU-M would be **consistent** with the Estate Density Residential designation on the CDMP LUP map.

The CDMP Land Use Element, **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property is designated as Estate Density on the CDMP LUP map, which abuts other existing property that is zoned EU and developed with a single-family residence. Staff opines that the proposed EU-M zoning, which permits residential development within the density threshold allowed under the Estate Density designation on the LUP map, keeps with the recent residential zoning trend of development that exists within the surrounding neighborhood. As such, staff opines that approval of the rezoning of the subject property to EU-M would be compatible with the surrounding area and **consistent** with the density threshold of the **Estate Density Residential** designation of the parcel on the CDMP Land Use Plan map and Land Use Element interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

The applicant is seeking approval of a request for a district boundary change from AU, Agricultural District to EU-M, Single-Family Modified Estate District on the subject parcel (request #1). When the request to rezone the 2.50-net acre parcel to EU-M zoning district is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of this request would be **compatible** with the surrounding area. 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 for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, the request to rezone the subject site would be **consistent** the CDMP designation, and **compatible** with the developmental trend in the surrounding area. Staff notes that the subject property is located at 13100 SW 192 ST in an area with existing EU-M zoned properties. Staff notes that the county's Geographic Information System shows the subject property as the only parcel currently zoned AU and also shares all of their borders with existing EU-M zoned properties. In staff's opinion, approval of the subject property to the EU-M zoning district would be in character with the existing EU-M zoning. Staff notes that although no site plans were submitted with this application the applicant has provided a copy of the proposed subdivision of the parcel into 6 residential properties. Staff notes the proposed residential development on the property would have to comply with all other EU-M zoning district requirements which are not part of this application. This would require the proposed development to be compatible with the neighboring residential residences in the area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and

Economic Resources (RER), in their memorandum dated May 2, 2023 state that they have no objections to the application subject to the conditions set forth in their memorandum, also the application will generate approximately 6 PM peak hour vehicle trip based on the proposed use of the property. As such, staff opines that approval of the application will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained within their memoranda. Additionally, staff notes that the memorandum from the Division of Environmental Resources Management (DERM) of RER indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the application will have a negative impact on fire rescue services in the area. Furthermore, the memoranda submitted by the Department of Water and Sewer indicate no objection to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the application of EU-M zoning would be consistent with the character of the surrounding area, would be compatible with same and consistent with the Estate Density Residential designation of the parcel on the CDMPLand Use Plan map. **As such, staff recommends approval of request #1 of this application under Section 33-311, District Boundary Change.**

The applicant also seeks to permit the proposed parcels of land with lot frontages varying between 104.26' and 104.28' (120' required) and lot areas varying between 13,953 sq. ft. and 14,179 sq. ft. (15,000 sq. ft. required). When this request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be compatible with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staffs research found similar residential zoned EU-M zoned lots in the area with less lot area and frontage than required as being requested by the applicant. Staff research have found that lots abutting the subject parcel to the south were subdivided in similar manner of the lots that are being proposed. For example, the property located at 13000 SW 193 St, was approved pursuant to Resolution #CZAB14-29-01 to permit lot sized between 12,500 and 15,000 square feet through the use of severable use rights. Staff opines that the approval of the request would not create any new visual impact on the surrounding area, would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations as it affects the stability and appearance of the community and that approval of the request would be compatible with the surrounding land uses and would not be detrimental to the surrounding area. As such, staff opines that approval of the aforementioned request 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: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval of request #1, and approval with conditions of request #2.

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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "LAA INVESTMENTS", as prepared by Consulting Engineers. Planners. Surveyors dated stamped received 10/10/2023 consisting of two (2) 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 complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated May 2, 2023.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the of Environmental Resources Management Division of the Department of Regulatory and Economic Resources as indicated in the memorandum dated May 15,2023.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department as indicated in the memorandum dated May 5, 2023.

ES:JB:JR:MM



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

ZONING RECOMMENDATION ADDENDUM

LAA Investments, Inc
PH: Z23-111

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES,

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>
*Subject to conditions in their memorandum.	

POLICIES AND INTERPRETATIVE TEXT

Estate Density Residential (Pg. I-29)	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i>
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ZONING RECOMMENDATION ADDENDUM

LAA Investments, Inc
PH: Z23-111

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	<p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><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></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

LAA INVESTMENTS, INC/LAZARO,
ACOSTA

13100 SW 192 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000111

DATE

HEARING NUMBER

FOLIO: 30-6902-001-0531

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 25, 2023

NEIGHBORHOOD REGULATIONS:

There are no open cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

LAA INVESTMENTS, INC/LAZARO, ACOSTA

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

Memorandum



Date: May 15, 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 *Lisa Spadafina*

Subject: Z2023000111-1st Review
LAA Investments, Inc.
SW 131st Avenue and SW 193rd Street
DBC from AU to EU-M to develop 6 residential parcels
(AU) (2.5 Acres)
02-56-39

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. DERM does not object to this application provided that all the conditions contained herein are complied with.

Potable Water Service and Wastewater Disposal

This request for a district boundary change from AU to EU-M to develop 6 residential parcels does not include a site plan or proposed development information. Pursuant to the Code, based on the development allowed under the requested district boundary change, the proposed residential development is within feasible distance to connect to public water and public sanitary sewer. 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.

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.

Please be advised that public water and public 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.

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 which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Stormwater Management

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

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

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

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

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. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from AU to EU-M, could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the properties, which are yet to be submitted--would comply with specimen tree standards. DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.

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

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 5, 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) 

Subject: Zoning Application Comments - LAA INVESTMENTS
Application No. Z2023000111 - (Pre-App. No. Z22P-371)

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: LAA INVESTMENTS

Location: The proposed project is located on approximately 2.50 acres at 13100 SW 192nd Street, with Folio No. 30-6902-001-0531, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from AU (Agricultural District) to EU-M (Single-Family Estate Modified District) in order to subdivide the property into six (6) lots, as per Tentative Plat submitted. The subdivision will allow the construction of six (6) Single-Family Residences (SFR). In addition, the applicant is requesting a Non-Use Variance to permit the proposed lot sizes and lot frontages. As per applicant Ms. Jennifer Acosta's email dated 04/25/2023, each proposed SFR will have a square footage between 3,001 sq. ft. and 5,000 sq. ft. and the existing structure is going to be demolished. A site plan was not submitted with this application.

The estimated total water demand for the proposed project will be 1,860 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 12-inch water main (E1973-1) along SW 192nd Street abutting the northern boundary of the property to where the developer may connect to provide water service to lots 4, 5, and 6.

In addition, there is an existing 8-inch water main (E11722-4) along SW 193rd Street abutting the southern boundary of the property to where the developer may connect to provide water service to lots 1, 2, and 3.

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 the applicant requests connection to the water infrastructure.*

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

For more information on the 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, consistent with Policies WS-5E and WS-5F of the CDMP.

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 8-inch gravity sewer system along SW 192nd Street partially abutting the northern boundary of the property, however, since this property is connecting to the WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD's Rules & Regulations, Section 3.02(6) and 3.04(2)(d). Therefore, the developer may connect to the existing 8-inch gravity sewer (ES8113-13; MH-11 per As-built; MH-23 per Atlas) on SW 192nd Street west of the northeastern corner of the property and extend the same 8-inch gravity sewer easterly at full depth to the northeastern corner of the property, in order to provide sewer service to lots 4, 5, and 6.

In addition, there is an existing 8-inch gravity sewer system (ES8112-4) along SW 193rd Street partially abutting the southern boundary of the property, to where the developer may connect to provide sewer service to lots 1, 2, and 3. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

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 lots 4, 5, and 6 will be transmitted to Pump Station (P.S.) No. 1124. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 0.81 hrs. to 0.84 hrs. Said pump station is in OK Moratorium Code status.

The sewage flow from the proposed lots 1, 2, and 3 will be transmitted to Pump Station (P.S.) No. 1118 and P.S. No. 522. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 1118

Existing NAPOT: 3.65 hrs.

Proposed Development: 930 gpd

Proposed Projected NAPOT: 3.69 hrs.

P.S. No. 522

Existing NAPOT: 5.13 hrs.

Proposed Development: 930 gpd

Proposed Projected NAPOT: 5.13 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

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

Should you have any questions, please 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 Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@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: Z2023000111
Name: LAA Investments, Inc.
Location: Northeast Corner of SW 131 Avenue and SW 193 Street
Section 02 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** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **6 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips exceeds the acceptable level of service on one of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9788	SW 127 Avenue S/O SW 184 Street	C	C
F1116	SW 200 Street W/O SW 127 Avenue	F	F

Traffic Concurrency approval for the Initial Development Order of this application is pursuant to Section 33G-5(6)(a), Code of Miami-Dade County (Code). A widening project has been added to the 2045 Long Range Transportation Plan (LRPT) for the failing roadway. This allows the applicant to be approved for Initial Development Order. Please be advised, this application must comply with Section 33G-5(6), of the Code in order to receive Intermediate Development Order (Tentative Plat) and/or Final Development Order (Final Plat or Permits) approval. **Applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency.**

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: Z2023000111

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change and for non-use variance uploaded to “EnerGov” on 4/17/2023. Any future site plans will need separate approval.

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.



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:	<u>PH3023042100226</u>	Local Government (LG):	<u>Miami-Dade</u>
Date Application Received:	<u>4/21/2023 10:15:27 AM</u>	LG Application Number:	<u>Z2023000111</u>
Type of Application:	<u>Public Hearing</u>	Sub Type:	<u>Zoning</u>
Applicant's Name:	<u>LAA Investments, Inc.</u>		
Address/Location:	<u>13100 SW 192 ST</u>		
Master Folio Number:	<u>3069020010531</u>		
Additional Folio Number(s):			

PROPOSED # OF UNITS **6**

SINGLE-FAMILY DETACHED UNITS: **6**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS

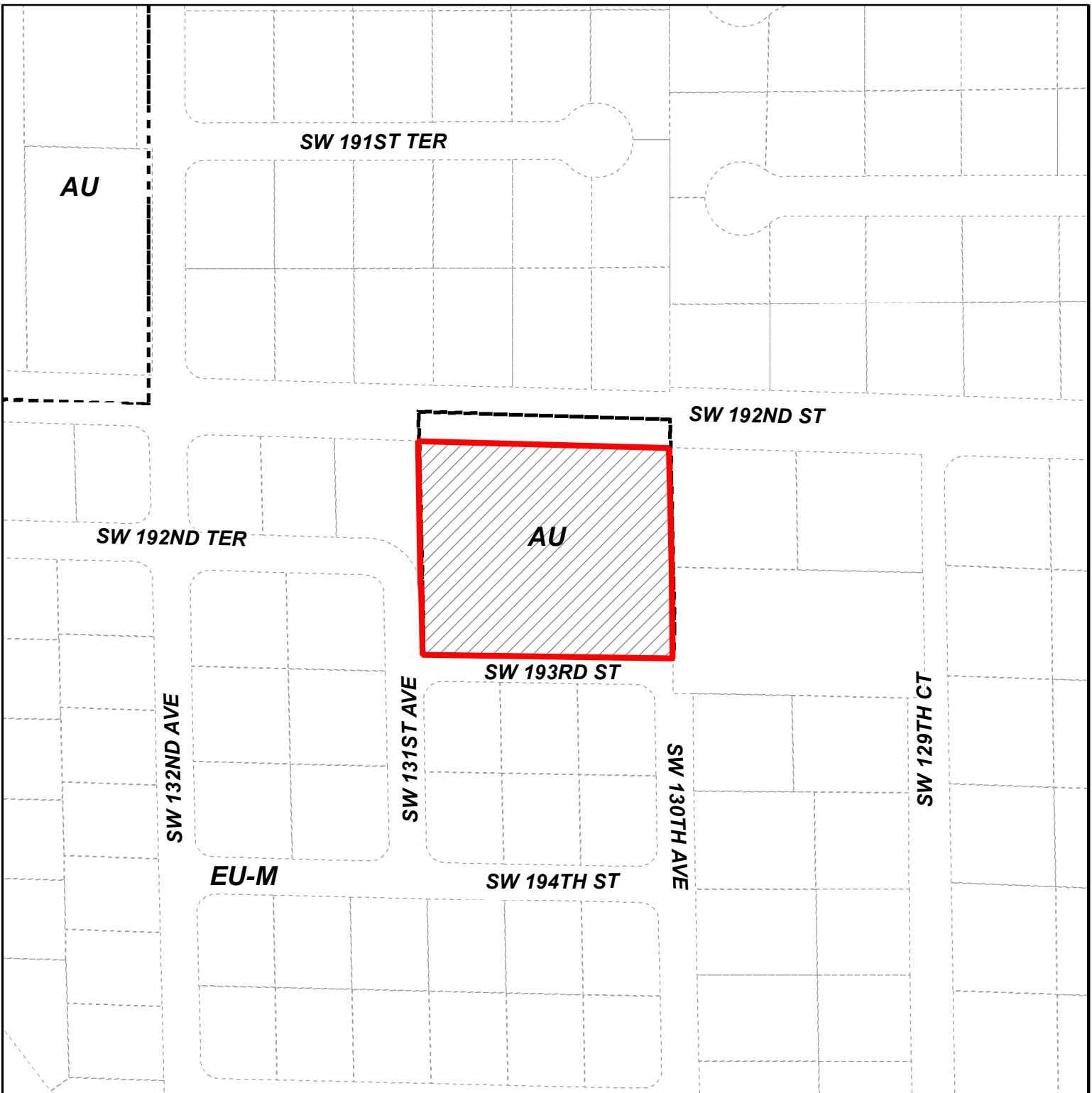
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
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ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).

MCPS has **NOT** conducted a preliminary public school concurrency review of this application.

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000111



Section: 02 Township: 56 Range: 39
 Applicant: LAA INVESTMENTS INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

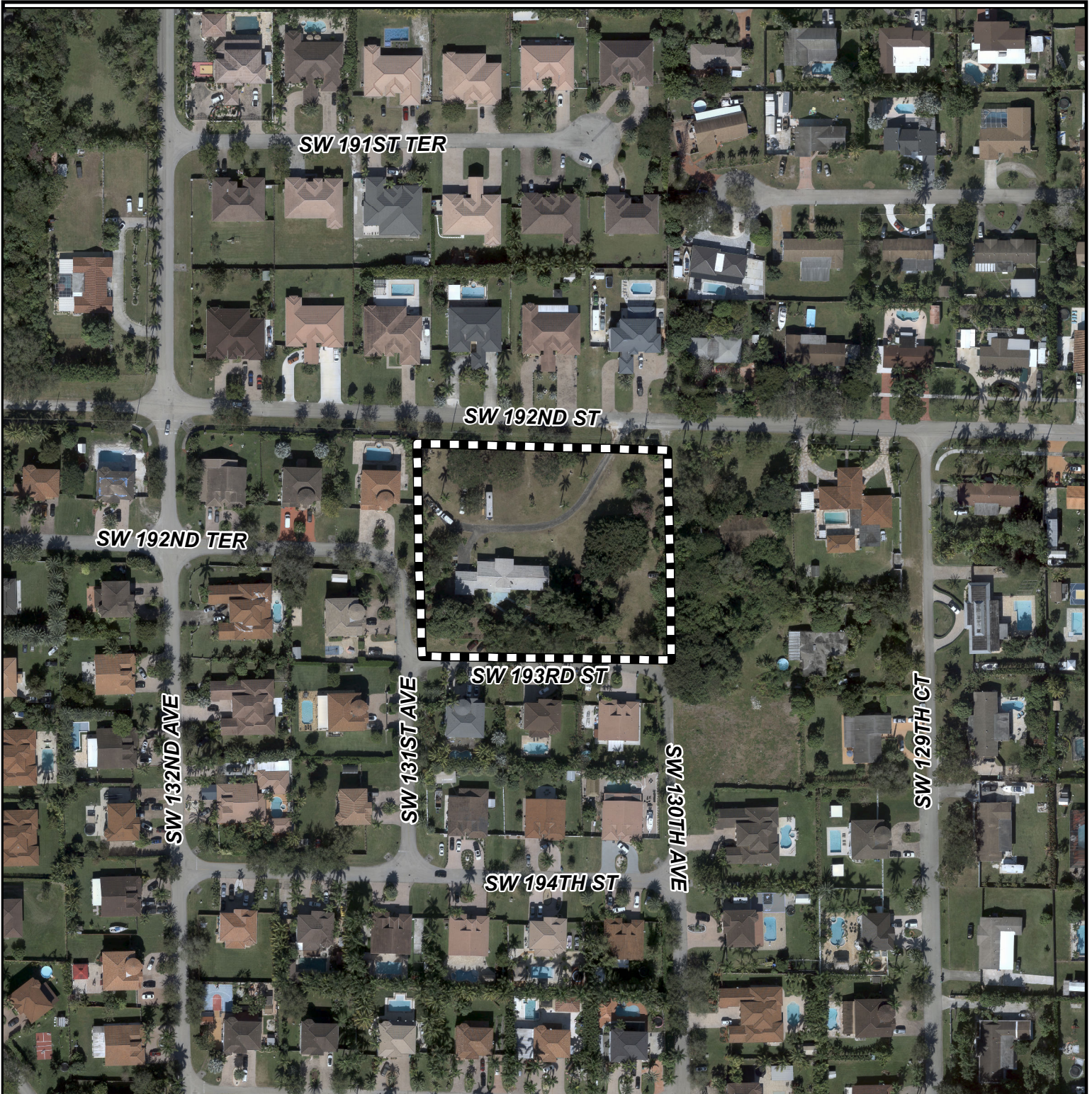
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, April 21, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000111

Legend
 Subject Property

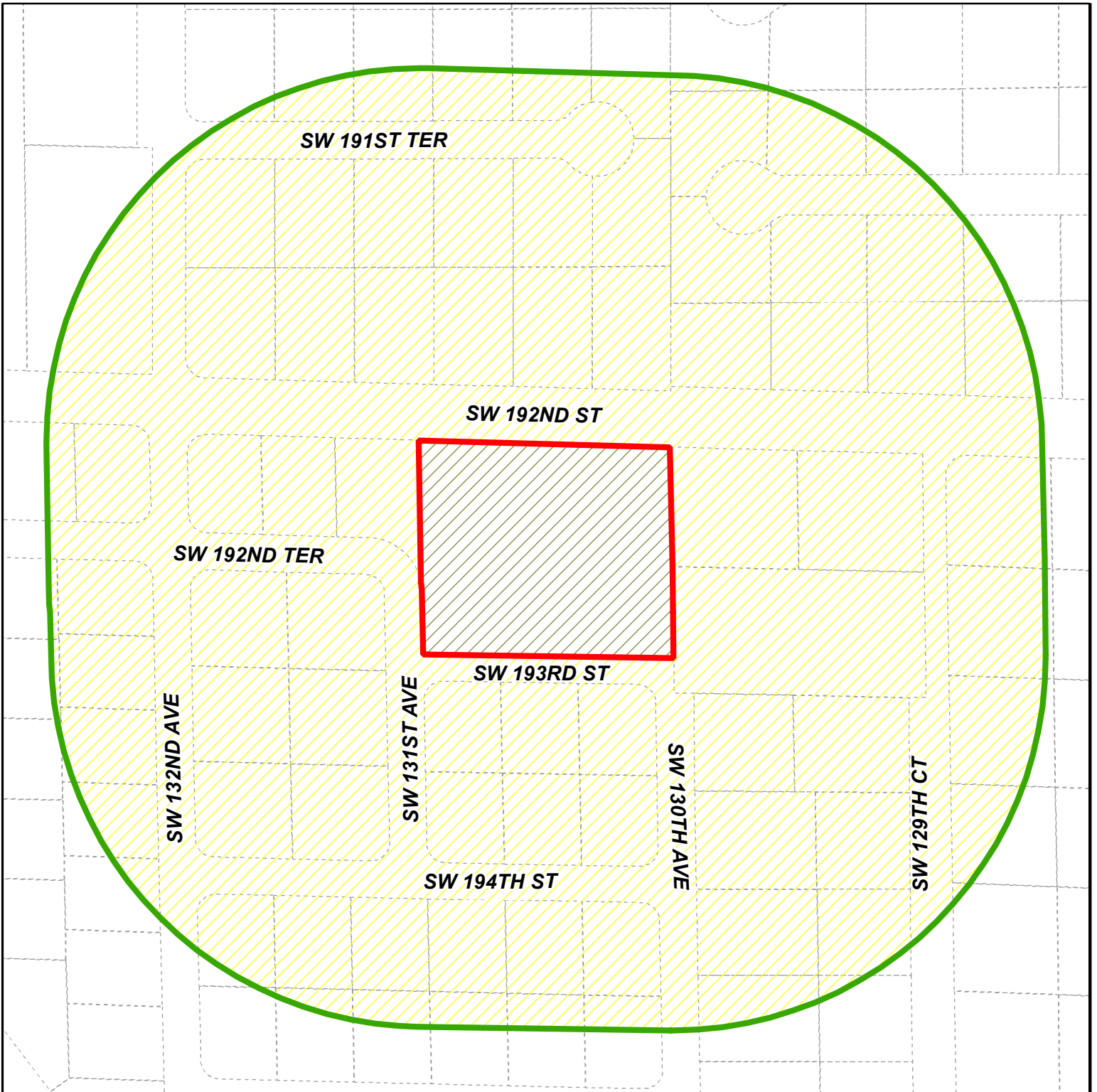


Section: 02 Township: 56 Range: 39
Applicant: LAA INVESTMENTS INC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, April 21, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 02 Township: 56 Range: 39
 Applicant: LAA INVESTMENTS INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000111
 RADIUS: 500

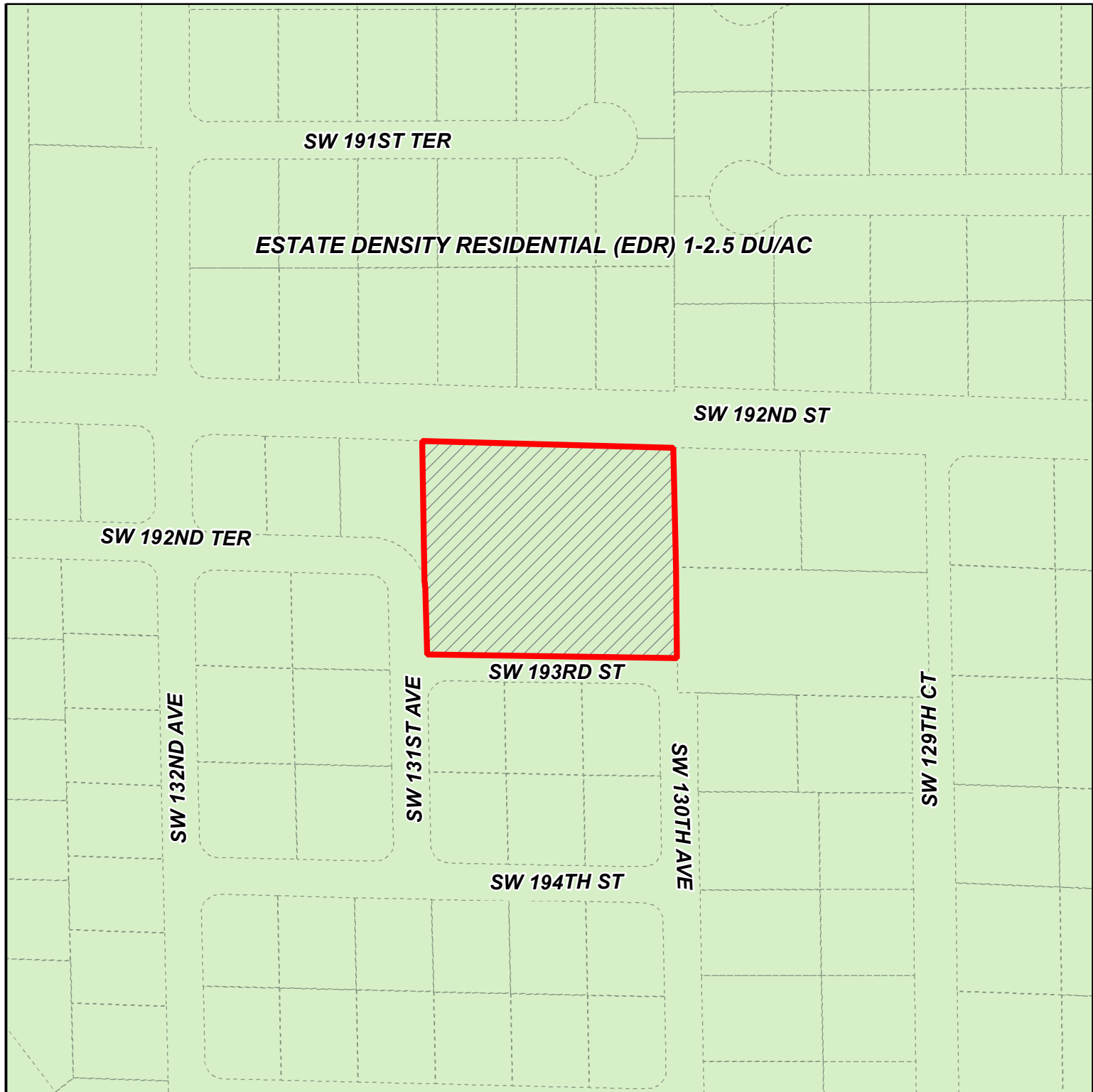
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, April 21, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000111



Legend

 Subject Property Case

Section: 02 Township: 56 Range: 39
 Applicant: LAA INVESTMENTS INC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, April 21, 2023

REVISION	DATE	BY

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: LAA Investments, Inc.

NAME AND ADDRESS	PERCENTAGE OF STOCK
Jennifer Acosta, 11400 W. Flagler Street, Unit # 119, Miami, FL 33174	50%
Lazaro Acosta, 11400 W. Flagler Street, Unit # 119, Miami, FL 33174	50%

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
Lazaro Antonio Acosta Revocable Trust	100%
Jennifer Martinez-Acosta	100%

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: Z23-111
DATE: APR 17 2023

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.

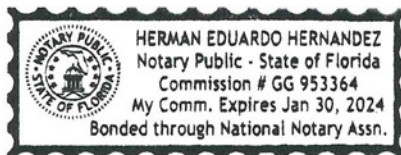
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

 _____ Jennifer Acosta
 Signature Print Name

Sworn to and subscribed to before me on the 13th day of April, 2023

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

Notary:  _____



[Stamp/Seal]

Commission expires: Jan. 30th 2024

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z23-111
DATE: APR 17 2023
BY: ISA

LAA Investments, Inc.
13100 SW 192 St, Miami FL 33177
Folio #: 30-6902-001-0531

Map:

