

# KITS

9-21-2011 Version # 1



**COMMUNITY ZONING APPEALS BOARD 5  
LAWTON CHILES MIDDLE SCHOOL  
8190 NW 197 Street, Miami  
Thursday, October 27, 2011 at 7:00 p.m.**

**CURRENT**

- |    |             |                                     |              |          |   |
|----|-------------|-------------------------------------|--------------|----------|---|
| 1. | 11-10-CZ5-1 | <u>FDG FLAGLER STATION III, LLC</u> | <u>10-74</u> | 31-52-40 | N |
| 2. | 11-10-CZ5-2 | <u>NOE &amp; FABIOLA SALDANA</u>    | <u>11-19</u> | 01-52-40 | N |



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, OCTOBER 27, 2011

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

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**1. FDG FLAGLER STATION III, LLC (11-10-CZ5-1/10-074)**

**31-52-40  
Area 5/District 12**

OPD and IU-3 to IU-3

LOCATION: The Northwest corner of N.W. 112 Avenue and N.W. 106 Street,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.11 Acres

Development Impact Committee  
Recommendation:

Approval, subject to the acceptance of the  
proffered covenant.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**2. NOE & FABIOLA SALDANA (11-10-CZ5-2/11-019)**

**01-52-40  
Area 5/District 01**

(1) Applicants are requesting to permit a covered terrace addition to a single family setback 10.2' (25' required) from the rear (east) property line and spaced 2.6' (10' required) from an existing shed.

(2) Applicants are requesting to permit the single family residence setback 24.2' (25' required) from the rear (east) property line.

(3) Applicants are requesting to permit a lot coverage of 40.88% (35% maximum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Public Hearing for Gazebo (New Proposed Wood Open Terrace)," dated stamped received 5/17/11 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 19741 NW 57 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 100'

Department of Permitting, Environment and  
Regulatory Affairs  
Recommendation:

Approval with conditions of request #3 and  
denial without prejudice of requests #1 and  
#2.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Permitting, Environment and Regulatory Affairs (PERA) within 14 days after the PERA has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The PERA's posting will be made on a bulletin board located in the office of the PERA.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**1. FDG FLAGLER STATION III, LLC**  
**(Applicant)**

**11-10-CZ5-1 (10-074)**  
**Area 5/District 12**  
**Hearing Date: 10/27/11**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease  the property predicated on the approval of the zoning request? Yes  No

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1973	Maule Industries, Inc.	- Zone change from GU to IU-3.	BCC	Approved.
1973	Maule Industries, Inc.	- Zone change from GU to IU-3.	ZAB	Recommended for Approval.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# Memorandum



**Date:** October 27, 2011

**To:** The Community Zoning Appeals Board - 5

**From:** Developmental Impact Committee  
Executive Council

**Subject:** Developmental Impact Committee Recommendation

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**APPLICANT:** FDG Flagler Station III, LLC (Z10-074)

**SUMMARY OF REQUEST:**

The applicant seeks to change the zoning on the property from OPD, Office Park District, and IU-3, Unlimited Industrial Manufacturing District, to IU-1, Light Industrial Manufacturing District.

**LOCATION:** Located at the northwest corner of NW 112 Avenue and NW 106 Street, Miami-Dade County, Florida.

**COMMENTS:**

This application went before the Developmental Impact Committee due to the size of the property. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on July 27, 2011 and the attached Department memoranda were reviewed and considered by said Committee.

**DIC RECOMMENDATION:**

**Approval, subject to the acceptance of the proffered covenant** as set forth in the Department of Planning and Zoning's recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z10-74  
FDG FLAGLER STATION III, LLC

Respectfully Submitted,

DIC Executive Council  
July 27, 2011

Giovannie Ulloa, Fire Chief  
Miami-Dade Fire Rescue Department



AYE

Irma San Roman, Interim Director  
Metropolitan Planning Organization Secretariat

Absent

Grisel M. Rodriguez, Assistant Director for Zoning  
Department of Planning and Zoning



AYE

Esther Calas, P.E., Director  
Public Works Department

Absent

Jose Gonzalez, P.E., Assistant Director  
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director  
Miami-Dade Water and Sewer Department



AYE

**DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE DEVELOPMENTAL IMPACT COMMITTEE**

**APPLICANT:** FDG Flagler Station III, LLC

**PH:** Z10-74

**SECTION:** 31-52-40

**DIC DATE:** July 27, 2011

**COMMISSION DISTRICT:** 12

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**A. INTRODUCTION**

o **SUMMARY OF REQUEST:**

To change the zoning on the subject property from OPD, Office Park District, and IU-3, Unlimited Industrial Manufacturing District, to IU-1, Light Industrial Manufacturing District.

o **REQUEST:**

OPD and IU-3 to IU-1

o **LOCATION:**

The northwest corner of NW 112 Avenue and NW 106 Street, Miami-Dade County, Florida.

o **SIZE:** 73.11 Acres

**B. ZONING HEARINGS HISTORY:**

In 1973, the subject site was included in an application that encompassed a larger parcel of land which was granted a zone change from GU, Interim District, to IU-3, Unlimited Industrial Manufacturing District, pursuant to Resolution No. Z-129-73. In 1989 the subject site was granted a zone change from IU-3 to OPD, Office Park District, pursuant to Resolution No. Z-24-89 by the Board of County Commissioners in order to create a protection zone for the then newly formed Northwest Wellfield Protection Area.

**C. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

OPD and IU-3; Vacant

Restricted Industrial and Office & Industrial and Office

**Surrounding Properties:**

**NORTH:** OPD and IU-3; Cement manufacturing plant

Restricted Industrial and Office & Industrial and Office

**SOUTH:** IU-C and BU-1A; Office building; hotel; vacant lots and retail

Restricted Industrial and Office & Industrial and Office

<b>EAST:</b> OPD and IU-3; Cement manufacturing plant	Restricted Industrial and Office & Industrial and Office
<b>WEST:</b> GU; SR-821 Florida Turnpike Homestead Extension	Transportation

**D. NEIGHBORHOOD SERVICE PROVIDER:**

DERM	<b>No objection*</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDT	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>No comment</b>
Solid Waste	<b>No objection</b>
WASD	<b>No objection*</b>
Aviation	<b>No objection</b>

\*Subject to the conditions indicated in their memoranda.

**E. PLANNING AND ZONING ANALYSIS:**

The 73.11-acre subject property is located immediately to the east of the Florida Turnpike which is the line of demarcation for the Urban Development Boundary (UDB). The area where the subject property lies is predominantly characterized by industrial uses such as mineral processing plants, cement manufacturing plants and warehouses. The applicant seeks to change the zoning on the subject property from OPD, Office Park District, and IU-3, Unlimited Industrial Manufacturing District, to IU-1, Light Industrial Manufacturing District. No plans have been submitted in conjunction with this application.

The approval of this application will allow the applicant to utilize the subject property for light industrial uses in accordance with the IU-1 zoning classification. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates 64.12-acres of this site for **Restricted Industrial and Office** and the remaining 8.99-acres for **Industrial and Office** uses. The IU-1 zoning district allows uses such as auto paint and body shops, automobile repair garages, lumberyards, restaurants, wholesale salesrooms and manufacturing operations. Existing uses already occurring in the area include a cement manufacturing plant, office building, hotel, and retail. Therefore, the applicant's request to rezone the property to IU-1 is **consistent** with the goals and objectives of the CDMP and **compatible** with the development trend toward industrial uses in the area.

Staff opines that the rezoning of the subject site to IU-1 will not have an unfavorable impact on the environment based upon the favorable recommendation issued by the Department of Environmental Resources Management (DERM) pursuant to their memorandum pertaining to this application. The development of the subject property will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. Additionally, the rezoning does not unduly burden or affect public transportation facilities and at the time of development will require traffic study as indicated in the Public Works Department's memorandum. Staff

notes that the EQCB approved with specific conditions several variances of Chapter 24 of the Miami-Dade County Code, pursuant to Board Order #11-03. Additionally, the applicant has submitted a Declaration of Restrictions indicating that at the time of application for and prior to the issuance of each building permit, the Owner shall submit a site plan for review of each building subject to the permit application (the "Plan") in accordance with the requirements of section 33-261.1, Miami-Dade County Code. Staff opines that approval of this application with the aforementioned proffered covenant would not have an unfavorable impact on the environment, and would not unduly burden water, sewer, solid waste disposal, or other necessary public facilities.

As such, staff opines that the approval of IU-1 zoning would be in keeping with the character of the surrounding industrial uses in the area, and therefore, would be **compatible** with same and **consistent** with the Restricted Industrial and Office and Industrial and Office land use designations of the CDMP. As such, staff recommends approval of the district boundary change from OPD and IU-3 to IU-1, **subject to the acceptance of the proffered covenant.**

**F. RECOMMENDATION:**

Approval, subject to the acceptance of the proffered covenant.

**G. CONDITION: None.**

**DATE TYPED:** 06/27/11  
**DATE FINALIZED:** 07/27/11  
MCL:GR:NN:CH:JV

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning

*ML*  
*NEW*

# ZONING RECOMMENDATION ADDENDUM

FDG Flagler Station III, LLC  
10-074

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

<b>Restricted Industrial and Office</b>	<p><i>Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.</i></p>
<b>Industrial and Office</b>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
<b>Urban Development Boundary</b>	<p><i>The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.</i></p>
<b>Uses and Zoning Not Specifically Depicted</b>	<p><i>Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new</i></p>

# ZONING RECOMMENDATION ADDENDUM

FDG Flagler Station III, LLC  
10-074

	<i>commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.</i>
<b>Future Waterwells and Cones of Influence</b>	<i>The public water supply wellfields in Miami-Dade County that are expected to be operational in the year 2015 and their respective protection area boundaries are shown on Figure 10. The protection area boundaries identified herein will be periodically reviewed and revised, when appropriate, to maintain consistency with wellfield protection area boundaries established pursuant to Chapter 24 of the Miami-Dade County Code. Also included on this figure are the general locations of two future wellfield study areas. One future wellfield study area is located in south Miami-Dade County and the other is in northwest Miami-Dade. Miami-Dade County shall continue to maintain and enforce its wellfield protection regulations, which restrict the use, handling, storage, transport or disposal of hazardous materials; excavations; and non-residential uses served by septic tanks.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311 (F) Community Zoning Appeals Board – Authority and duties</b>	<ol style="list-style-type: none"> <li>(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></li> <li>(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></li> <li>(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></li> <li>(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></li> <li>(5) <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></li> </ol>
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# Memorandum



**Date:** January 27, 2011

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

**Subject:** DIC#Z2010000074-1<sup>st</sup> Revision  
FDG Flagler Station III, Inc.  
Northwest Corner of N.W. 112 Avenue and N.W. 106 Street  
District Boundary Change from OPD & IU-3 to IU-1  
(OPD) (73.11 Acres)  
31-52-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

#### Wellfield Protection

The subject property is located within the Northwest Wellfield protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance requires stringent wellfield protection measures that restrict development within the wellfield protection area. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Miami-Dade County Code (the Code).

Section 24-43(10) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any land use within the Northwest Wellfield protection area without obtaining the prior written approval of the Director of DERM or his designee. The same Code Section further requires that the Director shall issue his written approval only if, among other requirements, the requested land use is not one or more of the following Miami-Dade County zoning classifications: BU-3, IU-1, IU-2, IU-3 or IU-C, and is a land use contained in Table E-1 therein.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the EQCB. Based upon the evidence and available information the Board approved the applicant's petition under Board Order 11-03 with specific conditions. Therefore, DERM may approve this application and may be scheduled for public hearing.

### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements. All sewer lines shall comply with the exfiltration standards, as applied within wellfield protection areas.

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

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

### Stormwater Management

The subject property is located within Basin B. As required by the Code, a portion of the site must be dedicated for stormwater management area.

The property is also located at the East Turnpike Wetland Basin, therefore a Surface Water Management Individual Permit from the South Florida Water Management District shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or Public Works approval of paving and drainage plans.

In the submitted survey, label the Canal Right-of-Way and Canal Maintenance Easement information of all canals adjacent to the subject property.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 100-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures. Site grading and development shall comply with the requirements of Section 11C of the Code.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

### Wetlands

The subject property is located within the East Turnpike Basin, and is a jurisdictional wetland as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will be required before any work can be done in wetlands on the subject property.

This Program has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources.

DERM Wetlands Resources Section (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject property contains tree resources and contains jurisdictional wetlands. Wetland Resources will be regulated through a Class IV Wetland Permit. Any non wetland tree resources on the site will require a Miami-Dade County Tree Removal Permit prior to removal or relocation.

#### Enforcement History

DERM has found no open or closed enforcement records for the subject property.

#### Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

cc: Nick Nitti, DIC Coordinator

# Memorandum



**Date:** July 13, 2011

**To:** Marc C. LaFerrier  
Director  
Planning & Zoning Department

**From:** Esther L. Calas, P.E.  
Director  
Public Works Department

**Subject:** DIC10-074  
Name: FDG – Flagler Station  
Location: NW corner of NW 112 Avenue & NW 106 Street  
Sec. 31 Twp. 52 Rge. 40

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The Public Works Department (PWD) has no objections to the rezoning of the property, at the above mentioned location, from Office Park District (OPD) to Light Industrial (IU1).

There are no roadways surrounding the property, nor was there specific Developer Information provided at this time.

A Traffic Study will be required at time of Platting.

Subsequently, the PWD Traffic Section will require additional information as the site is developed.

cc: Jorge Vital, Planning and Zoning Department  
Joan Shen, P.E., PhD, Assistant Chief, Traffic Engineering Division, PWD  
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWD  
Armando E. Hernandez, Special Administrator, Traffic Concurrency Coordinator, PWD

# Memorandum



**Date:** July 22, 2010

**To:** Marc C. LaFerrier, Director  
Department of Planning & Zoning

**From:** José A. Ramos, R.A., Chief, Aviation Planning Division  
Aviation Department

**Subject:** DIC Application #10-074  
FDG Flagler Station III, LLC  
DN-10-07-400

A handwritten signature in black ink, appearing to read "J. Ramos", written over the "From:" field of the memorandum.

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As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #10-074, FDG Flagler Station III, LLC. The applicant is requesting a district boundary change from OPD and IU-3 to IU-1. The subject property contains 73.11 acres and is located at NW 112 Avenue and NW 106 Street in Miami-Dade County, Florida.

Based on the available information, MDAD determined that the proposed district boundary change is compatible with operations from Opa-locka Executive Airport.

Should you have any questions, please feel free to contact me at 305-876-8080.

C: S. Harman  
Jorge Vital, DIC Coordinator, Department of Planning & Zoning

DATE: 11-JUN-10

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FDG FLAGLER STATION III, LLC

THE NORTHWEST CORNER OF  
N.W. 112 AVENUE AND  
N.W. 106 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2010000074

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HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: (1) CASE OPENED AND CLOSED FOR SIGN OF PRIVATE  
PROPERTY IN 2009.BNC: NO CASES

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

# ZONING INSPECTION REPORT

**Inspector:** RODRIGUEZ, FRANK

**Inspection Date**

**Evaluator:** CARL HARRISON

09/21/11

**Process #:** Z2010000074  
**Applicant's Name** FDG FLAGLER STATION III, LLC

**Locations:** THE NORTHWEST CORNER OF N.W. 112 AVENUE AND N.W.106.STREET, MIAMI-DADE COUNTY, FLORIDA.

**Size:** 73.11 ACRES

**Folio #:** 3020310010050

**Request:**

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM OFFICE PARK DISTRICT & UNLIMITED INDUSTRIAL MANUFACTURING DISTRICT TO LIGHT INDUSTRIAL MANUFACTURING DISTRICT.

**EXISTING ZONING**

**Subject Property** IU-3, OPD,

**EXISTING USE**

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

None observed

**USE(S) OF PROPERTY:**

Vacant land

**FENCES/WALLS:**

None observed

**LANDSCAPING:**

Property is populated by dense shrubs and trees.

**BUFFERING:**

Large landscaped berm along NW 106 St.

**VIOLATIONS OBSERVED:**

None observed

**OTHER:**

N/A

**Process #** Z2010000074  
**Applicant's Name** FDG FLAGLER STATION III, LLC

# ZONING INSPECTION REPORT

## SURROUNDING PROPERTY

### NORTH:

IU-3 zoned district - concrete batching facility

### SOUTH:

IU-C zoned district - office buildings

### EAST:

IU-3 zoned district - concrete batching facility

### WEST:

GU zoned district - canal & Florida Turnpike

## SURROUNDING AREA

Subject property is surrounded by concrete batching facility and office building sites and Florida Turnpike.

## NEIGHBORHOOD CHARACTERISTICS:

The characteristic of the neighborhood is the large scale use of land from large office building sites and concrete mixing and batching sites.

## COMMENTS:

None

# Memorandum



**Date:** August 2, 2010

**To:** Marc C. LaFerrier, Director  
Department of Planning & Zoning

**From:** Herminio Lorenzo, Director  
Miami-Dade Fire Rescue Department

**Subject:** DIC# 2010000074 – FDG Piegler Station III, LLC.

The applicant is seeking a district boundary change from OPD (Office Park Development) and IU-3 (Unlimited Industrial) to IU-1 (Light Industrial) on a parcel of land located on the northwest corner of NW 112<sup>th</sup> Avenue and NW 106<sup>th</sup> Street in unincorporated Miami-Dade County (the "Property").

In 1989, the Board of County Commissioners passed and adopted a resolution approved a district boundary change from IU-3 to OPD. The purpose of the request was to restrict the uses to those associated with rock mining operations in order to create a protection zone for the newly formed Northwest Well field Protection Area. As a result of actions taken by the South Florida Water Management District to reduce the County's Consumptive Use Permit for the Northwest Well field, it has reduced the size of the Well field. Furthermore, current data has revealed that the Well field Protection Area does not encroach onto the subject property.

The proposed IU-1 zoning classification, which will allow the construction of light industrial developments, would be entirely consistent with the Property's land use designation. According to the applicant, the proposed industrial uses will be restricted to those uses allowed under Table E-1 of Chapter 24 of the Miami-Dade County Code. As such, continuing to protect the well field along with the Snapper Creek Canal modifications conducted by the County in 1989.

The Property is currently served by Miami-Dade Fire Rescue Station No. 46, Medley, located at 10200 NW 116<sup>th</sup> Way. The station is equipped with a Technical Rescue and an 60' Aerial; totaling six (6) firefighter/paramedics, 24 hours a day, 7 days a week. In calendar year 2009, the average travel time to incidents in the vicinity of the Property was 6:22 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

Although the applicant is not proffering a site plan in connection with this application, MDR has **no objection** to the rezoning of the Property.

Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

HL:ch

**RECEIVED**

**MIAMI-DADE COUNTY  
PROCESS #: Z10-074  
DATE: OCT 12 2010  
BY: CARTAYN**



**Date:** 8/31/2010

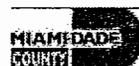
**To:** Jorge Vidal, DIC Coordinator

**From:** Susan Schreiber, Transportation Analyst

**Subject:** 10-074 FDG Glagler Station III, Inc  
District Boundary Change from OPD and IU-3 to IU-1

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The MPO has no comments at this time, concerning the request for a district boundary change to Light Industrial District. Thank you for the opportunity to comment.



# Memorandum



**Date:** September 2, 2010

**To:** Jorge Vital  
DIC Coordinator  
Department of Planning and Zoning

**From:** John Garcia  
Principal Planner *J. Garcia*  
Miami-Dade Transit - Transit Planning Section

**Subject:** Review of DIC Project No. 10-074 (FDG Flagler Station III, LLC)

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The applicant is requesting a district boundary change from Office Park District and Unlimited Industrial District to Light Industrial District. The subject property for this application is approximately 73.11 acres and is located at the northwest corner of NW 112<sup>th</sup> Avenue and NW 106<sup>th</sup> Street in Miami-Dade County, Florida.

## **Current Transit Service**

There is no direct transit service within the immediate vicinity of the proposed site. The closest transit service is provided by Metrobus Route 33 in excess of 3 miles away.

## **Future Transportation/Transit Improvements**

Currently, the 2011 Transportation Improvement Program (TIP) shows under the Primary State Highways and Intermodal section a resurfacing project and a PD&E/EMO Study along Okeechobee Road in addition to Intersection Improvements on Okeechobee Road at NW 118<sup>th</sup> Avenue. Within the FDOT Turnpike District section, a HEFT Auxiliary Lanes project from NW 74<sup>th</sup> to NW 106<sup>th</sup> Street is also identified. In the Road Impact Fee section, a new flyover ramp is identified at NW 107<sup>th</sup> Avenue at NW 122<sup>nd</sup> Street. The 2035 Long Range Transportation Plan (LRTP) also identifies the proposed new flyover ramp at NW 107<sup>th</sup> Avenue and NW 122<sup>nd</sup> Street as a Priority I project.

The draft 2010 ten-year Transit Development Plan (TDP) identifies in its 2020 Recommended Service Plan the following improvement/adjustment on the existing route within proximity of the project:

Route 33: Improve peak headway from 30 to 20 minutes

No new bus service is proposed in the immediate vicinity of this project within the 2020 Recommended Service Plan.

## **MDT Comments/Recommendations**

Miami-Dade Transit (MDT) currently does not provide local bus service in close proximity to the application site. Based on the information presented, MDT has no objections to this project.

### **Concurrency**

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

# Memorandum



Date: July 26, 2010

To: Jorge Vital, DIC Coordinator  
Department of Planning and Zoning

Thru: Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division

From: *J.B.* John M. Bowers, AICP/RLA  
Landscape Architect 2  
Planning and Research Division

Subject: Z10-074 Flagler Station

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**Application Name:** FDG Flagler Station III, LLC

**Project Location:** The site is located at NW 112<sup>th</sup> Avenue and NW 106<sup>th</sup> Street, Miami-Dade County.

**Proposed Development:** The applicant is requesting a re-zoning of a portion of the site from Office Park District (OPD) and Unlimited Industrial (U3) to Light Industrial (LU1).

**Impact and demand:** Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

Therefore, we have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

# Memorandum



**Date:** July 28, 2010

**To:** Jorge Vital, Acting DIC Coordinator  
Department of Planning and Zoning

**From:** James K. Loftus, Director   
Miami-Dade Police Department

**Subject:**  DIC Zoning Application Case: No. Z2010000074 – FDG Flagler Station III, LLC

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## APPLICATION

Department of Planning and Zoning is requesting a zoning classification change from OPD/IU3 to OPD/IU1 for approximately 73.11 acres vacant land. This property lies generally between NW 106 St to NW 114 St from NW 117 Ave to NW 112 Ave., Miami-Dade County, Florida.

## CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Northwest District, located at 5975 Miami Lakes Drive East, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less. As the demand for police service increases, additional sworn personnel may be required to maintain current levels of service.

## REVIEW

A review of the attached application was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning change. The MDPD does not object to the proposed zoning change, but encourages developers to work with police during any future design and construction changes to determine the best possible solutions or security options.

Should you have any questions or require additional information, please have your staff contact Lieutenant Suzanne Lauton of the Strategic Planning and Policing Bureau at (305) 471-1775.

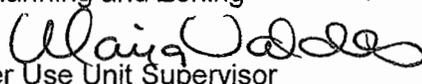
JKL/sl  
Attachment

# Memorandum



**Date:** August 31, 2010

**To:** Jorge Vital, DIC Coordinator  
Department of Planning and Zoning

**From:** Maria A. Valdes   
Planning & Water Use Unit Supervisor

**Subject:** Flager Station / Section 31, DIC Application # - Z2010000074

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Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

**Application Name:** Flager Station / Section 31

**Proposed Development:** The applicant is requesting a district boundary change from Office Park District (OPD) and Unlimited Industrial (IU3) to Light Industrial (IU1). The proposed development folio number is 30-2031-001-0050. The proposed development will consist of a 120,910 sq. ft. of office space, 1,088,190 sq.ft. of warehouse space and 21,204 sq.ft. of shopping center space as stipulated in MDWASD Agreement No. 20715 offered to the applicant on July 19, 2010. The project total water demand is 34,915 gpd.

**Project Location:** The subject property is located at the Northwest corner of the intersection of Northwest 112<sup>th</sup> Avenue and Northwest 106<sup>th</sup> Street and consists of 73.11 acres.

**Water:** The subject project is located within MDWASD's service area. The applicant is to connect to a sixteen (16) inch water main stub-out located at N.W. 112<sup>th</sup> Avenue and N.W. 106<sup>th</sup> Street, from which point, the developer shall connect and install a new sixteen (16) inch water main heading northerly along the eastern property line as required to provide service to the property. The source of water for this project is the Hialeah Preston Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

**Sewer:** The subject project is located within MDWASD's service area. The County owns and operates a twelve (12) inch sewer force main located at N.W. 112<sup>th</sup> Avenue and N.W. 106 street, from which the developer shall connect and install an eight (8) inch sewer force main to the developer's property. A private sewage pumping station will be required to connect to the existing infrastructure.

The Central District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

**Water Conservation:** All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

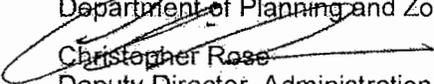
Should you have any questions, please call me at (786) 552-8198.

# Memorandum



**Date:** July 28, 2010

**To:** Jorge Vital  
DIC Coordinator  
Department of Planning and Zoning

**From:**   
Christopher Rose  
Deputy Director, Administration  
Department of Solid Waste Management

**Subject:** DIC # Z10-074  
Director of the Department of Planning and Zoning  
Flagler Station III, L.L.C.

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Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental Affairs at 305-514-6661.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW # Z10-030

*Director of the Department of Planning and Zoning*

**Application:** FDG Flagler Station III, LLC is requesting approval for a rezoning of a portion of the subject property from Office Park District (OPD) and Unlimited Industrial (IU3) to Light Industrial (IU1)

**Size:** The subject property is 73.11 acres.

**Location:** The subject property is located at the Northwest corner of 112<sup>th</sup> Avenue and N.W. 106<sup>th</sup> Street, Miami-Dade County, Florida.

**Analysis:**

1. Solid Waste Disposal

The County's Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 22, 2009, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services (Commercial Development)

The project proposes the development office/business/warehouse distribution centers, compatible to those in the adjacent Master Planned Business Park with the same owner and developer. The aforementioned property holds nonresidential use, and therefore falls under the same classification as commercial use. Chapter 15 of the Miami-Dade Code entitled Solid Waste Management requires the following of commercial development located in unincorporated Miami-Dade County:

"every commercial and multifamily establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

The project falls within the DSWM waste collection service area. Presently the DSWM does not actively pursue commercial accounts. According to **Section 15-2** of the Code, "every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental

agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- |                                  |  |
|----------------------------------|--|
| 1) High grade office paper       | 6) Steel (cans, scrap)                         |
| 2) Mixed paper                   | 7) other metals/scrap production materials     |
| 3) Corrugated cardboard          | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles                                    |
| 5) Aluminum (cans, scrap)        | 10) Wood                                       |

**Section 15-2.3 states** the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

#### 4. Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code".

#### 5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally there should be no "dead-end" alleyways developed. Also, a sufficient waste setout zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. **The DSWM has no objections to the proposed application.**



entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_

**RECEIVED**  
210-074  
JUN 08 2010

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: JEA

\_\_\_\_\_

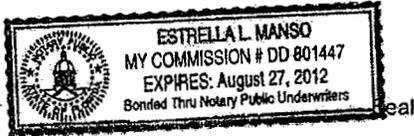
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \_\_\_\_\_  
By: FDG Flagler Station III LLC  
(Applicant)

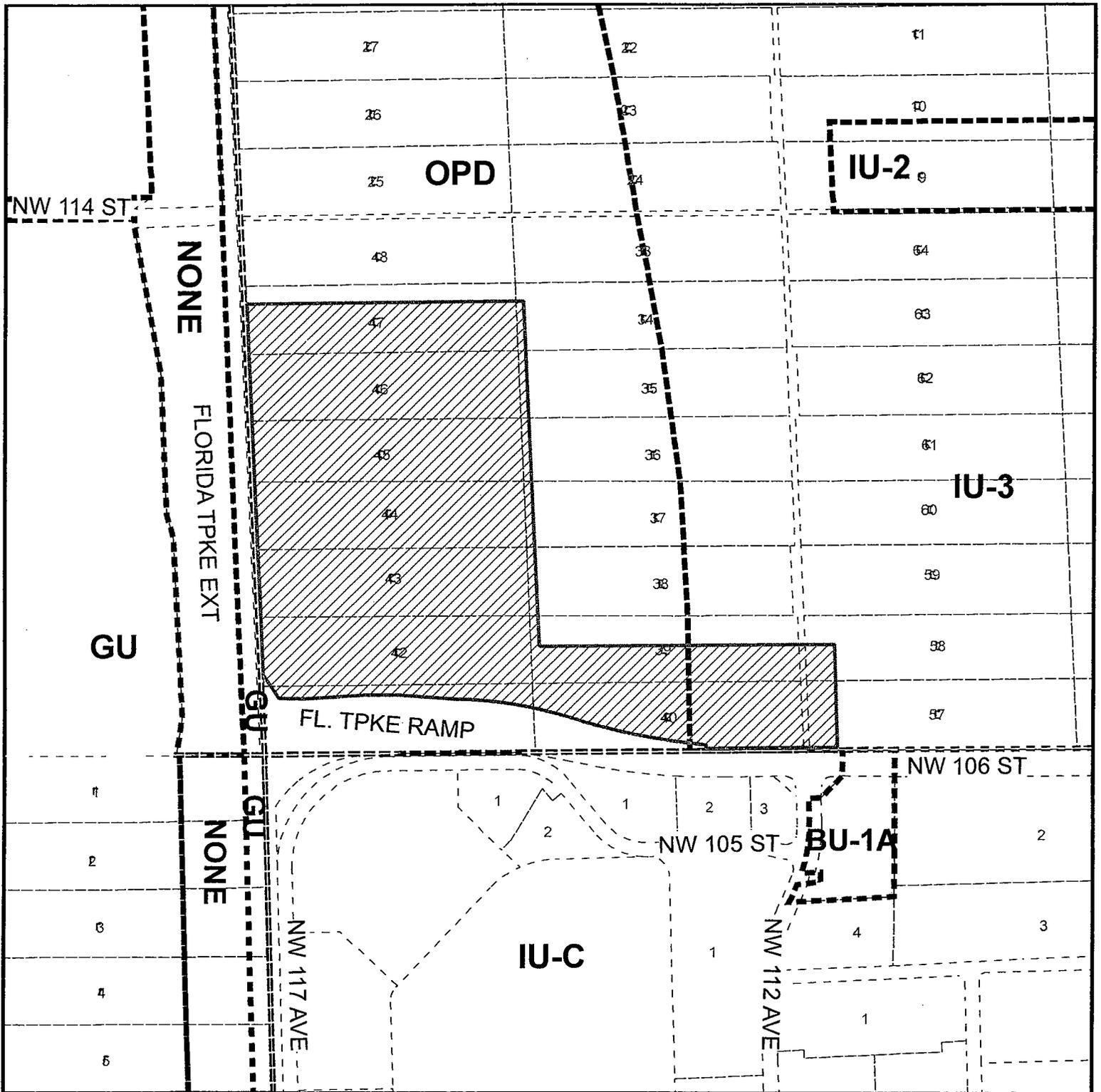
Sworn to and subscribed before me this 19 day of May, 2010. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)



My commission expires: August 27, 2012

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



**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**Z2010000074**

**Legend**

-  Subject Property Case
-  Zoning

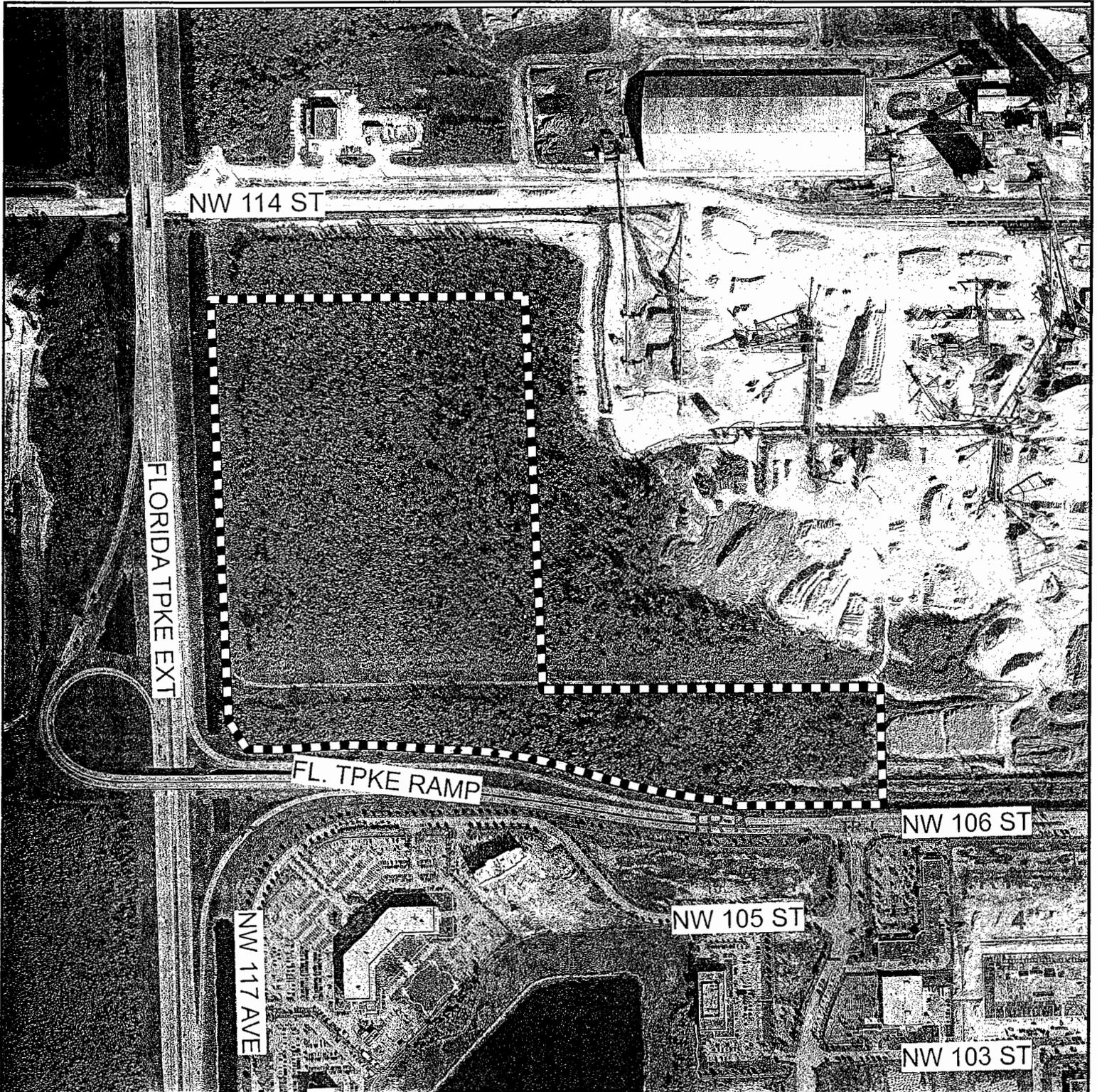


Section: 31 Township: 52 Range: 40  
 Applicant: FDG FLAGLER STATION III, LLC  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Wednesday, July 7, 2010

REVISION	DATE	BY
		30



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2010000074**

Legend  
 Subject Property



Section: 31 Township: 52 Range: 40  
 Applicant: FDG FLAGLER STATION III, LLC  
 Zoning Board: C5  
 Commission District: 12  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Monday, June 14, 2010

REVISION	DATE	BY

**2. NOE & FABIOLA SALDANA**  
**(Applicant)**

**11-10-CZ5-2 (11-019)**  
**Area 5/District 01**  
**Hearing Date: 10/27/11**

Property Owner (if different from applicant) **Noe Saldana & Fabiola.**

Is there an option to purchase /lease  the property predicated on the approval of the zoning request? Yes  No

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1975	United Resources, Inc. & G.B.B. Investments, Inc.	<ul style="list-style-type: none"><li>- Zone change from GU to Multiple Zone change.</li><li>- Unusual Use to permit a golf course.</li><li>- Special Exception to permit a night club.</li><li>- Non-Use Variance of Height.</li></ul>	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 5**

**APPLICANTS:** Noe and Fabiola Saldana

**PH:** Z11-019 (11-10-CZ5-2)

**SECTION:** 01-52-40

**DATE:** October 27, 2011

**COMMISSION DISTRICT:** 1

**ITEM NO.:** 2

**A. INTRODUCTION:**

o **SUMMARY OF REQUESTS:**

The approval of this application will allow the applicant to:

- Permit the existing single family residence and the proposed open terrace addition to setback less than required from rear property line.
- Permit lot coverage greater than allowed.

o **REQUESTS:**

- (1) Applicants are requesting to permit an open terrace addition to a single family residence setback 10.2' (25' required) from the rear (east) property line and spaced 2.6' (10' required) from an existing shed.
- (2) Applicants are requesting to permit the single family residence setback 24.2' (25' required) from the rear (east) property line.
- (3) Applicants are requesting to permit lot coverage of 40.88% (35% maximum permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Public Hearing for Gazebo (New Proposed Wood Open Terrace)," dated stamped received 5/17/11 and consisting of 3 sheets. Plans may be modified at public hearing.

o **LOCATION:**

19741 NW 57 Place, Miami-Dade County, Florida.

o **SIZE:** 75' X 100'

**B. ZONING HEARINGS HISTORY:** None

**C. NEIGHBORHOOD CHARACTERISTICS:**

ZONING      LAND USE PLAN DESIGNATION

**Subject Property:**

RU-1; single-family residence

Low Density Residential (2.5 to 6 dua)

**Surrounding Properties:**

<b><u>NORTH:</u></b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b><u>SOUTH:</u></b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b><u>EAST:</u></b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b><u>WEST:</u></b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

**D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No comment</b>
MDT	<b>No comment</b>
Fire Rescue	<b>No objection</b>
Police	<b>No comment</b>
Schools	<b>No comment</b>

**E. PLANNING AND ZONING ANALYSIS:**

The subject property is an interior lot with an existing single family residence, located at 19741 NW 57 Place. Single-family residences characterize the surrounding area. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low Density Residential** (see attached *Zoning Recommendation Addendum*). This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The approval of this application will permit a proposed open terrace addition to an existing single-family residence to be setback closer to the rear (east) property line, spaced closer to an existing shed and permit a greater lot coverage than that permitted by the Zoning Code. Therefore, the existing single-family residence will remain **consistent** with the density threshold of the LUP map of the CDMP.

When requests #1 and #2, are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b) (see attached *Zoning Recommendation Addendum*), staff is of the opinion that the proposed open terrace addition to an existing single-family residence will result in a lot coverage of 40.88% (35% permitted) which is excessive. Staff notes, that the proposed open terrace in conjunction with the existing single-family residence would exceed the permitted lot coverage by 5.88%. It should be noted that no similar approvals for variances of lot coverage have been granted in the immediate vicinity of the subject property; therefore, the approval of request #2 would be out of character with the neighborhood. Staff is of the opinion that request #2 is germane to request #1 and therefore, approval of the requests would negatively affect the stability and appearance of the community, would be detrimental to the neighborhood and would be **incompatible** with the surrounding area. In staff's opinion, the site plan could be revised to meet the lot coverage requirements of the RU-1 Single Family Residential District. **As such, staff recommends denial without prejudice of requests #1 and #2, under Section 33-311(A)(4)(b) (NUV).**

When request #3 is analyzed under the Non-Use Variance Standard, Section 33-311(A)(4)(b), staff opines that the approval would be **compatible** with the surrounding area. Staff is of the opinion that the existing .8' encroachment of the single family house into the rear (east)

setback area is most likely the result of construction error. **As such, staff recommends approval of request #3 with conditions under Section 33-311(A)(4)(b) (NUV).**

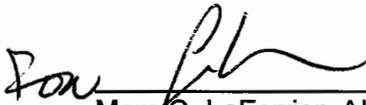
**F. RECOMMENDATION:**

**Approval with conditions of request #3 and denial without prejudice of requests #1 and #2.**

**G. CONDITIONS:** (for request #3 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning 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 "Public Hearing for Gazebo (New Proposed Wood Open Terrace)," dated stamped received 5/17/11 and consisting of 3 sheets, except as herein amended to show the removal of the proposed terrace addition.
3. That the use be established and maintained in accordance with the approved plan.

**DATE TYPED:** 08/26/11  
**DATE REVISED:** 09/19/11  
**DATE FINALIZED:** 09/19/11  
MCL:GR:NN:CH:AN

  
\_\_\_\_\_  
Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning *NDN*

# ZONING RECOMMENDATION ADDENDUM

Noe and Fabiola Saldana  
11-019

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

<b>Low Density Residential (Pg. I-31)</b>	<p><i>The Adopted 2015 and 2025 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></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>
--	--

Memorandum 

**Date:** February 23, 2011  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management



**Subject:** C-05 #Z2011000019  
Noe Saldana  
19741 N.W. 57<sup>th</sup> Place  
To Permit a Greater Lot Coverage than Permitted and to Permit an Open  
Terrace Addition to a Single-Family Residence Setback Less than  
Required from Property Lines and Spaced Less than Required from  
Other Structures  
(RU-1) (0.17 Acres)  
01-52-40

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The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

### Tree Preservation

According to the site plan submitted with this zoning application, the open terrace addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

### Enforcement History

DERM has found no open or closed enforcement records for the subject property.

### Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

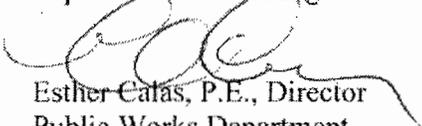
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**Date:** November 26, 2008

**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:**   
Esther Calas, P.E., Director  
Public Works Department

**Subject:** Zoning Hearing Improvements

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In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

**cc:** Antonio Cotarelo, P.E., Assistant Director  
Public Works Department

Raul Pino, P.L.S., Chief  
Land Development Division

Leandro Rodriguez

# Memorandum



**Date:** June 15, 2011  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** *MN* Maria I. Nardi, Chief  
Planning and Research Division  
**Subject:** Z2011000019: Saldana Residence

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**Application Name:** Saldana Residence

**Project Location:** The site is located at 19741 NW 57<sup>th</sup> Place, Miami-Dade County.

**Proposed Development:** The applicant is requesting non-use variances to permit 1) a reduction to the required rear yard setback; 2) a reduction in the required distance between structures; and an increase in lot coverage to accommodate the construction of an open terrace for an existing residence.

**Impact and demand:** Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

# Memorandum



**Date:** 23-FEB-11  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2011000019

**Fire Prevention Unit:**

Not applicable to MDRF site requirements.

**Service Impact/Demand:**

Development for the above Z2011000019  
located at 19741 NW 57 PL, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0032 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 6:59 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:

Station 51 - Honey Hill - 4775 NW 199 Street  
Rescue

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:

None.

**Fire Planning Additional Comments**

Not applicable to service impact analysis.

DATE:

REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

NOE & FABIOLA SALDANA

19741 NW 57 PL, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2011000019

---

**HEARING NUMBER**

**HISTORY:**

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

# ZONING INSPECTION REPORT

**Inspector:** RODRIGUEZ, FRANK

**Inspection Date**

**Evaluator:** AMINA NEWSOME

10/07/11

**Process #:** Z2011000019  
**Applicant's Name** NOE & FABIOLA SALDANA

**Locations:** 19741 NW 57 PL, MIAMI-DADE COUNTY, FLORIDA.

**Size:** 75' x 100'

**Folio #:** 3020010071260

**Request:**

- 1 Applicants are requesting to permit an open terrace addition to a single family setback 10'2' (25' required) from the rear (east) property line and spaced 2'6" (10' required) from the shed.
- 2 Applicants are requesting to permit a lot coverage of 40.88% (35% maximum permitted).

**EXISTING ZONING**

**Subject Property** RU-1,

**EXISTING USE** RESIDENTIAL

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

One story single family residence and shed.

**USE(S) OF PROPERTY:**

Residential

**FENCES/WALLS:**

Iron picket fence & gate at front building lines. Wood fence encloses rear and side yards.

**LANDSCAPING:**

Two palms in sodded street swale. Shrubs, sod and palm tree used in front tree landscaping. Small tree at rear yard.

**BUFFERING:**

Wood fence at rear and side property lines.

**VIOLATIONS OBSERVED:**

None

**OTHER:**

None

**Process #** Z2011000019  
**Applicant's Name** NOE & FABIOLA SALDANA

**SURROUNDING PROPERTY**

# ZONING INSPECTION REPORT

**NORTH:**

One story single family residence.

**SOUTH:**

One story single family residence.

**EAST:**

One story single family residence.

**WEST:**

One story single family residence.

**SURROUNDING AREA**

The subject property is surrounded by single family residences.

**NEIGHBORHOOD CHARACTERISTICS:**

The characteristic of the neighborhood is single family residential.

**COMMENTS:**

None

N02°40'05"W 75.00'(P)(M)

F.I.P.1/2"

F.I.P.1/2"

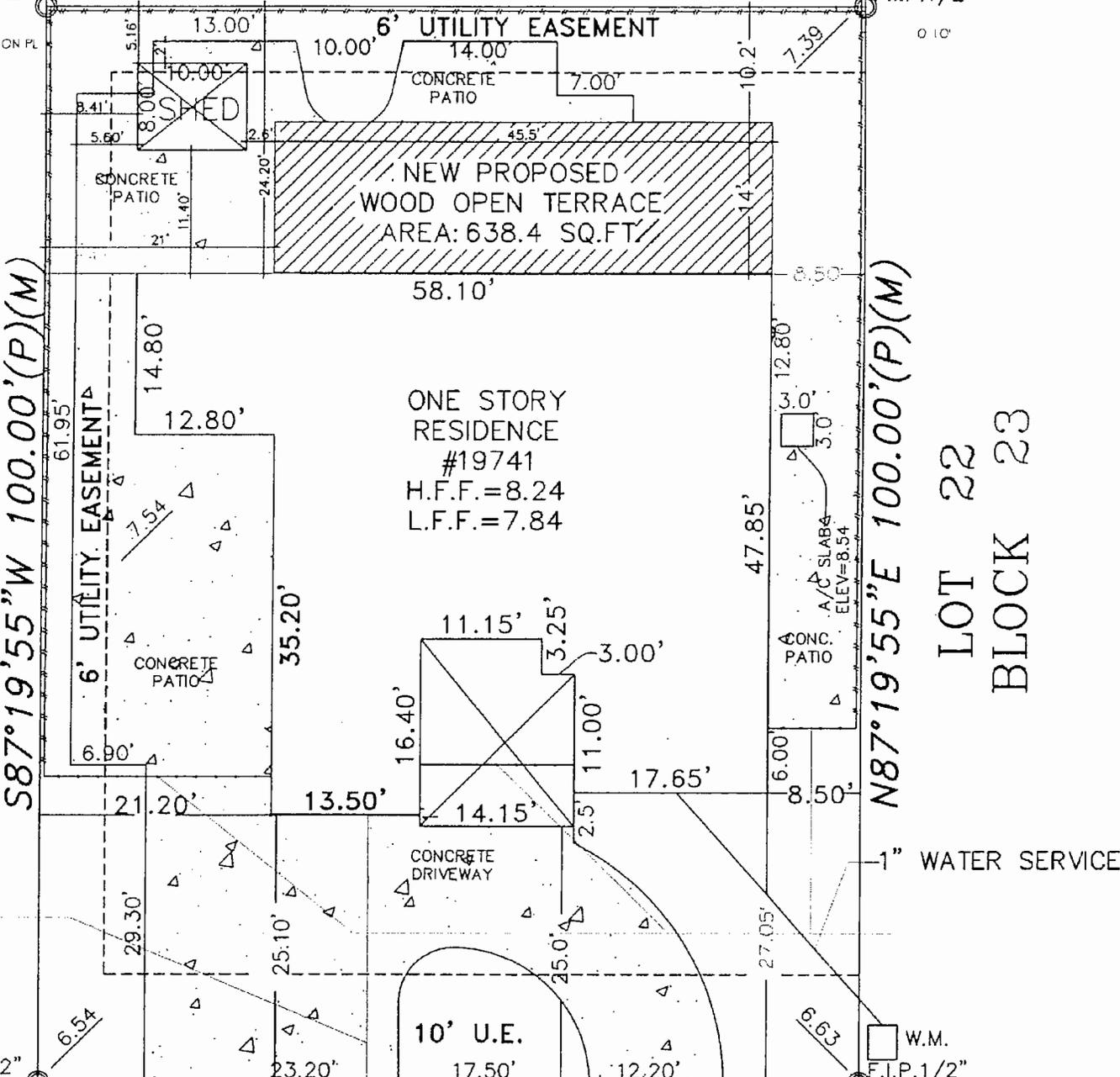
ORY  
NCE  
41  
8.24  
7.84

BLOCK 23

S87°19'55"W 100.00'(P)(M)

N87°19'55"E 100.00'(P)(M)

LOT 22  
BLOCK 23



S02°40'05"E 75.00'(P)(M)

5' CONC. WALK

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

**RECEIVED**  
MAY 17 2011

20' ASPHALT PAVEMENT

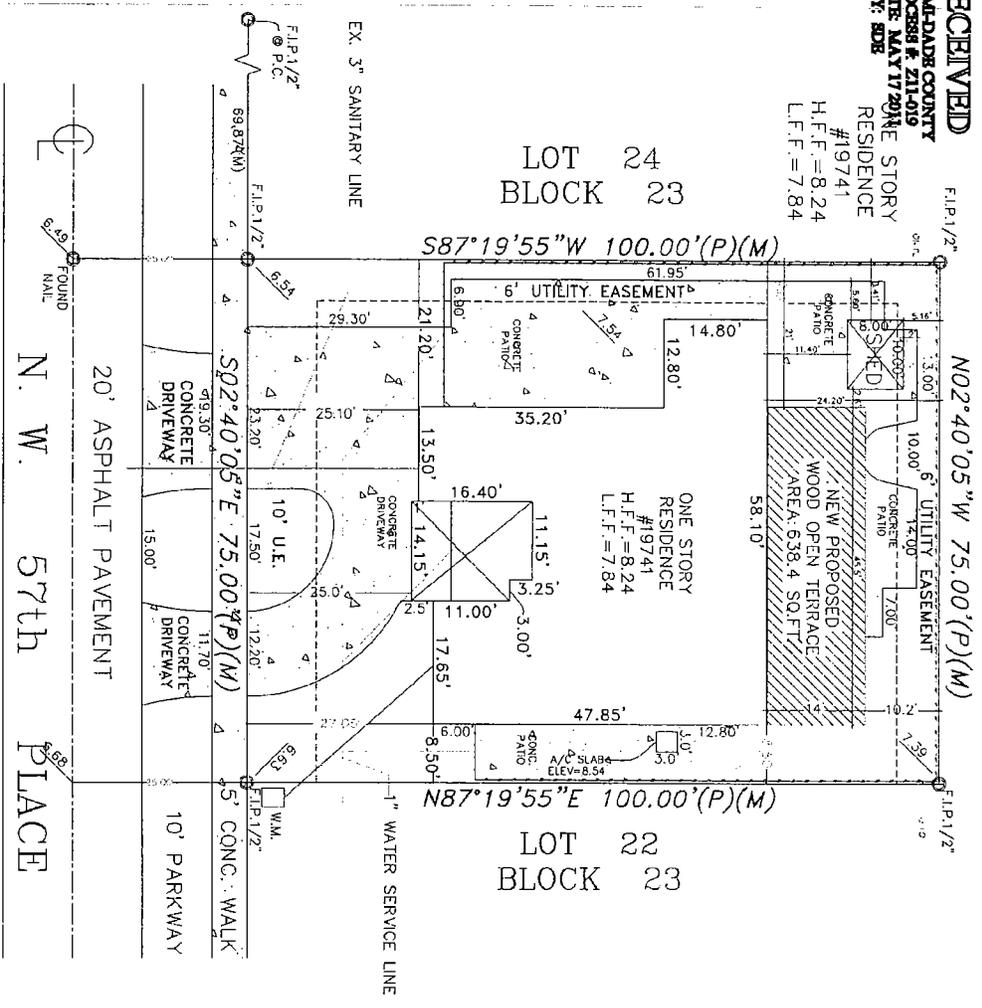
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY

N. W. 57th

ENLARGED SITE PLAN  
PLACE

**RECEIVED**  
 MIAMI-DADE COUNTY  
 PROCESS # Z11-019  
 DATE: MAY 17 2011  
 BY: SDB

STORY RESIDENCE #19741  
 H.F.F.=8.24  
 L.F.F.=7.84



SITE PLAN  
 SCALE: N.T.S.



**ZONING LEGEND**

ZONING DISTRICT	PERMITTED USES
RS-1 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-2 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-3 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-4 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-5 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-6 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-7 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-8 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-9 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-10 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-11 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-12 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-13 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-14 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-15 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-16 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-17 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-18 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-19 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-20 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-21 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-22 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-23 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-24 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-25 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-26 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-27 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-28 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-29 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-30 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-31 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-32 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-33 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-34 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-35 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-36 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-37 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-38 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-39 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-40 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-41 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-42 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-43 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-44 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-45 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-46 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-47 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-48 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-49 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES
RS-50 (RESIDENTIAL SINGLE-FAMILY)	ONE- AND TWO-FAMILY RESIDENCES

NOTICE: IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE, THE BOARD OF ZONING ADJUSTMENTS HAS GRANTED A VARIANCE TO THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PROPOSED WOOD OPEN TERRACE ON LOT 24, BLOCK 23, MIAMI-DADE COUNTY, FLORIDA. THE BOARD OF ZONING ADJUSTMENTS HAS DETERMINED THAT THE PROPOSED WOOD OPEN TERRACE IS A NECESSARY AND REASONABLE ACCOMMODATION OF THE PROPERTY AND THAT THE PROPOSED WOOD OPEN TERRACE IS NOT IN SUBSTANTIAL VIOLATION OF THE ZONING ORDINANCE. THE BOARD OF ZONING ADJUSTMENTS HAS GRANTED THE VARIANCE TO THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PROPOSED WOOD OPEN TERRACE ON LOT 24, BLOCK 23, MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK	NEW PROPOSED WOOD OPEN TERRACE
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**RECEIVED**  
 ZONING HEARING SECTION  
 MAY 17 2011

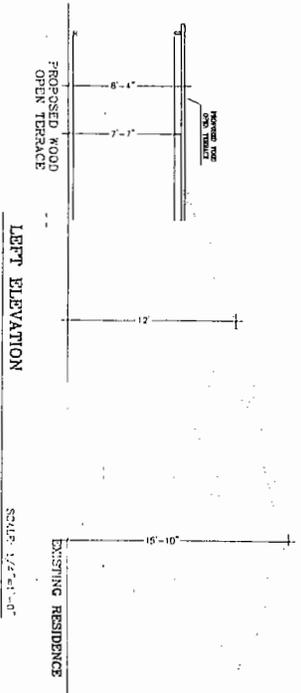
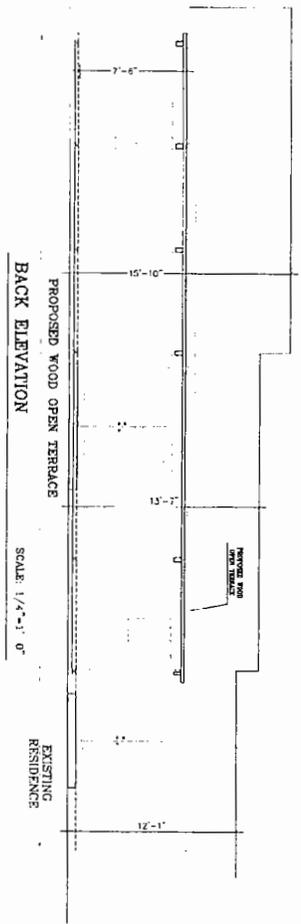
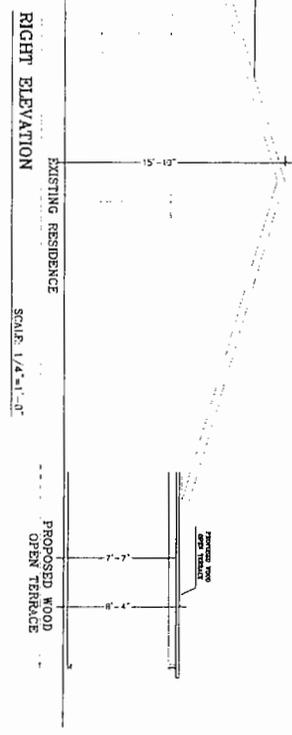
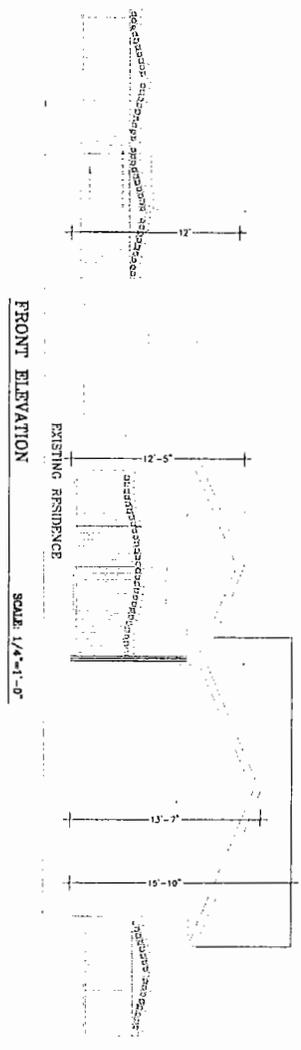
LEGAL DESCRIPTION  
 LOTS 23 AND 24, QUINCY LANE TRACT, SEB. 2  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, AT PAGE 20, OF THE  
 PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DESCRIPTION	PUBLIC HEARING FOR GAZEBO (NEW PROPOSED WOOD OPEN TERRACE)
APPLICANT	NOE SALDANA
ADDRESS	19741 N.W. 57 PLACE, MIAMI, FLORIDA, 33015
SECTION	
DATE	11-27-10

SHEET NO.	SP-1
OF	3



**RECEIVED**  
 MIAMI-DADE COUNTY  
 PROCESS # 211-019  
 DATE: MAY 17 2011  
 BY: SDR

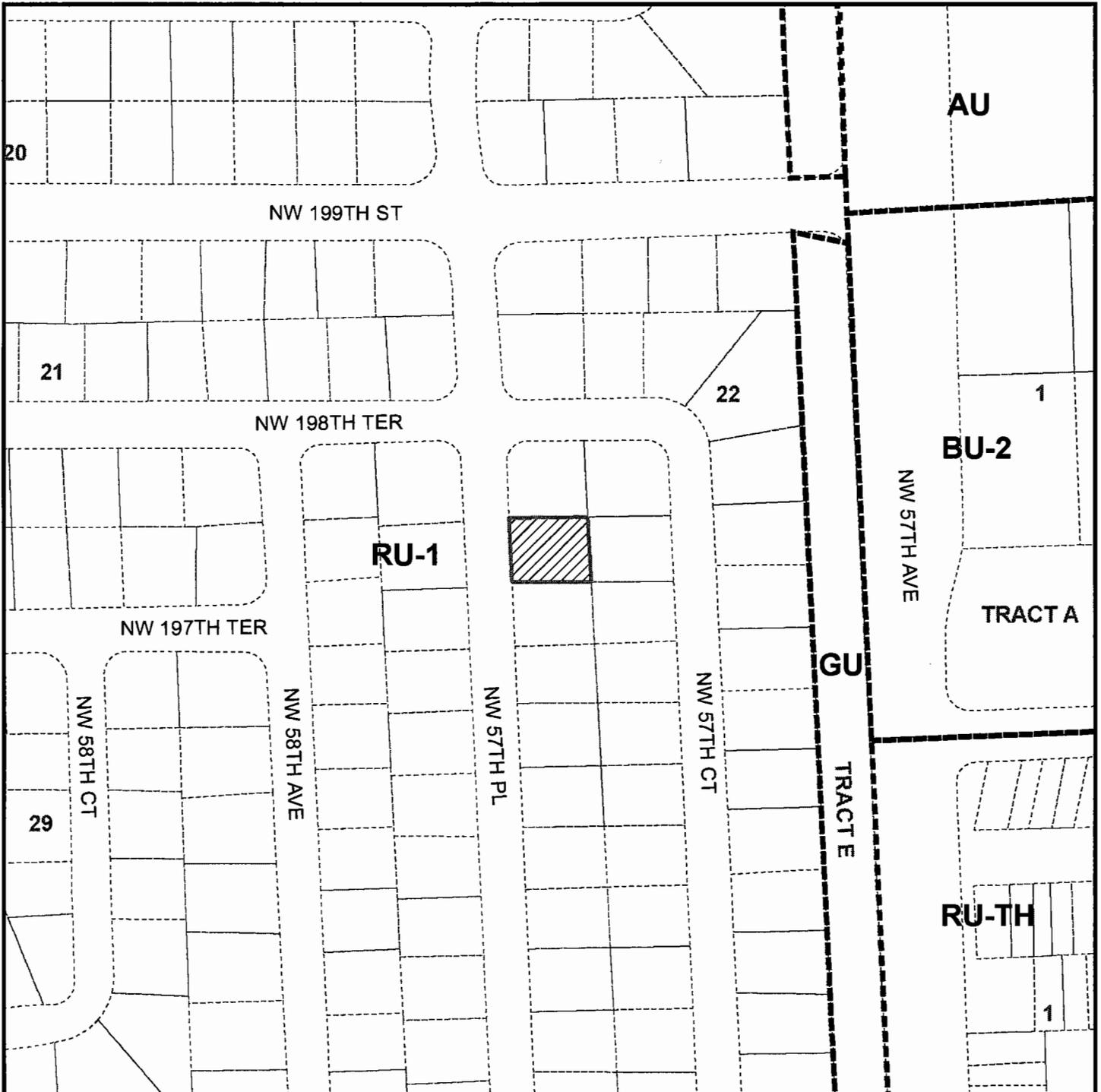


**RECEIVED**  
 ZONING DEPARTMENT  
 MAY 17 2011  
 301  
 111

SHEET NO.	A-2
3 OF 3	

PUBLIC HEARING FOR GAZEBO (NEW PROPOSED WOOD OPEN TERRACE)	
NOE SALDANA	
19741 N.W. 57 PLACE, MIAMI, FLORIDA, 33015	
Project Title NOE SALDANA	Project File 19741 NW 57 PL 12-27-10
DESCRIPTION 12-27-10	11845 SW 16 Street Building 1, Suite 12 Miami, Florida 33175 P.O. Box 220400 12, 216 SW 40th Miami, Florida 33135

17



**MIAMI-DADE COUNTY  
HEARING MAP**

**Process Number  
Z2011000019**

**Legend**

-  Zoning
-  Subject Property Case



Section: 01 Township: 52 Range: 40  
 Applicant: NOE SALDANA & FABIOLA  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 15, 2011

REVISION	DATE	BY
		18



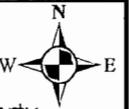
**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2011000019**

Legend



Subject Property s



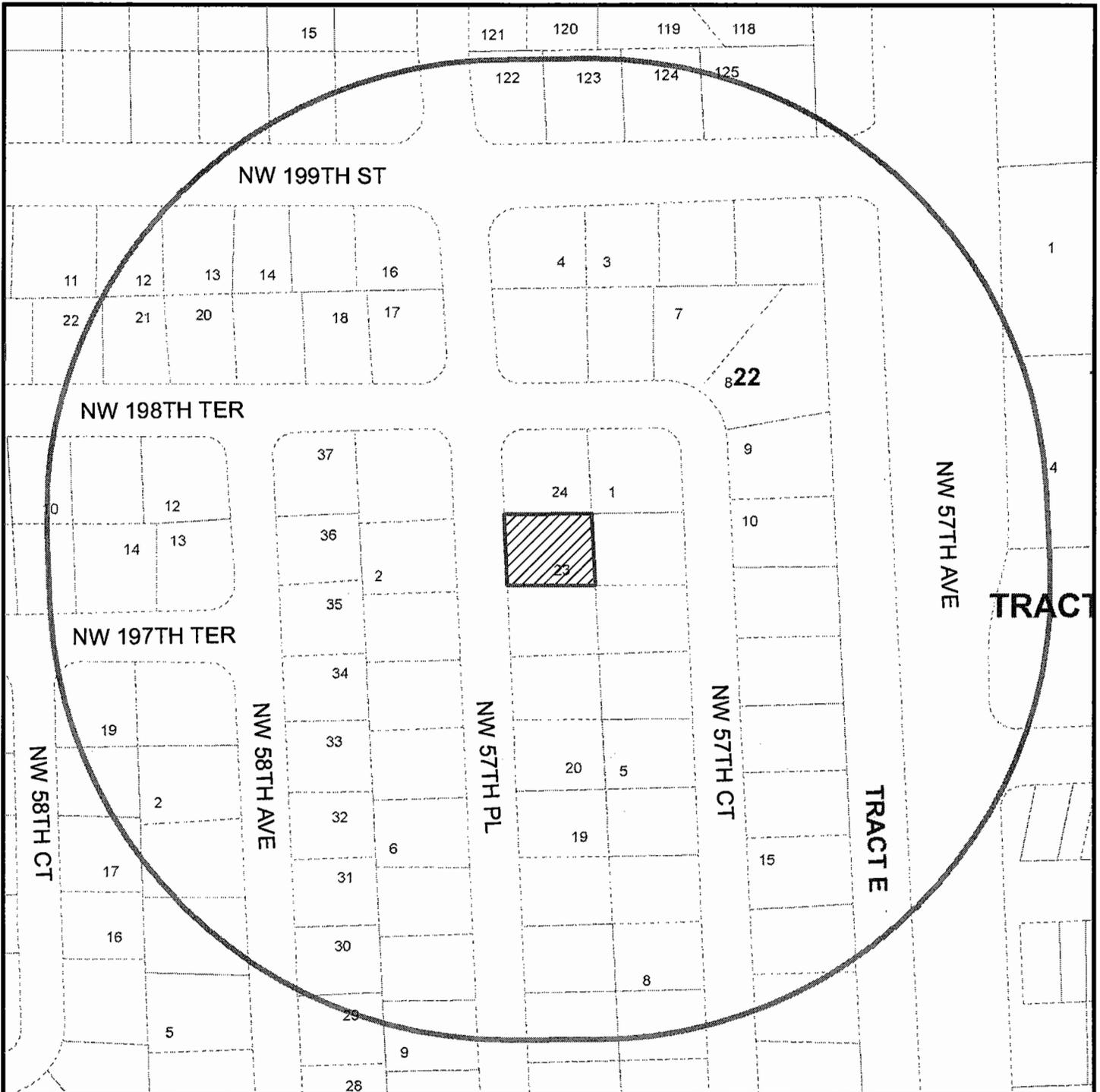
Section: 01 Township: 52 Range: 40  
 Applicant: NOE SALDANA & FABIOLA  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 15, 2011

REVISION	DATE	BY
		19





**MIAMI-DADE COUNTY  
RADIUS MAP**

**Process Number  
Z2011000019  
RADIUS: 500**

**Legend**

-  Buffer
-  Subject Property
-  Property Boundaries



**Section: 01 Township: 52 Range: 40  
Applicant: NOE SALDANA & FABIOLA  
Zoning Board: C5  
Commission District: 1  
Drafter ID: ALFREDO FERNANDEZ-CUETO  
Scale: NTS**



SKETCH CREATED ON: Tuesday, February 15, 2011

REVISION	DATE	BY