



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, MAY 24, 2012

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

A. RAFAEL CORONEL (12-4-CZ5-1/11-087)

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

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 18.67' (25' required) from the rear (north) property line.
- (2) NON-USE VARIANCE to permit an existing single family residence setback a minimum of 3.98' (7.5' required) from the interior side (west) property line.
- (3) NON-USE VARIANCE to permit an existing roofed outdoor kitchen and bathroom setback 3.67' (5' required) from the rear (north) property line, setback a minimum of 3.5' (7.5' required) from the interior side (west) property line and spaced 4.67' (10' required) from the residence.
- (4) NON-USE VARIANCE to permit an existing swimming pool & Jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line.
- (5) NON-USE VARIANCE to permit an existing trellis setback 2' (5' required) from the rear (north) property line and setback 2' (7.5' required) from the interior (east) property line.
- (6) NON-USE VARIANCE to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and setback 0' (7.5' required) from the interior (east & west) property lines.

Plans are on file and may be examined in the Sustainability, Planning and Economic Enhancement or its successors department entitled "Mr. & Mrs. Rafael A. Coronel" as prepared by DDSM Consulting LLC., dated stamped received 7/20/11 with sheet A1, last handwritten revision dated 1/24/12 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 5911 NW 199 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,205 sq. ft.

Department of Permitting, Environment
and Regulatory Affairs

Recommendation:

Approval with conditions of requests #1 and #2, modified approval of #4, and denial without prejudice of requests #3, #5, and #6.

Protests: 0

Waivers: 13

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from 4-26-12

DEFERRED: _____

1. JOSE ELIO RAMON (12-5-CZ5-1/07-161)

**10-52-39
Area 5/District 12**

- (1) SPECIAL EXEPTION to permit a Riding Academy.
- (2) UNUSUAL USE to permit a trailer as a watchman's quarters.
- (3) NON-USE VARIANCE to permit a parcel of land with a lot area of 3.20 acres gross (5 acres gross required).
- (4) NON-USE-VARIANCE to permit the existing office building setback varying from 25'-3" to 25'-5" (50' required) from the front (west) property line.
- (5) NON-USE-VARIANCE to permit the proposed horse stables to setback 7' (7'-6" required) from the rear (east) property lines.
- (6) NON-USE VARIANCE to permit the proposed stables to be spaced varying from 10' to 12' between each other and to be spaced 17' (20' required) from the existing open barn structure.
- (7) NON-USE VARIANCE to permit a horse riding ring setback varying from 8'-0" to 11'-6" (20' required) from the interior side (north) property line.
- (8) NON-USE-VARIANCE to permit parking spaces to be on natural terrain (hard surface required).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successors department entitled "Existing Office Building," as prepared by Jorge Alba, dated stamped received 1/10/12, consisting of 5 sheets and "Landscape Plan" s prepared by PM2, dated stamped received 7/22/09, consisting of 1 sheet, for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: 18200 West Okeechobee Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.20 Gross Acres

Department of Permitting, Environment and
Regulatory Affairs
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 1

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

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), or its successor Department within 14 days after 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. (PERA's posting will be made on a bulletin board located in the office of 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). 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.

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z11-087 (12-04-CZ5-1)

**May 24, 2012
Item No. A**

Recommendation Summary	
Commission District	1
Applicant	Rafael Coronel
Summary of Requests	The applicant is seeking to allow an existing single-family residence with less setback than required by the Zoning Code and to allow additions to the property with setbacks also less than required by the Zoning Code.
Location	5911 N.W. 199 th Street, Miami-Dade County, Florida.
Property Size	9,205 sq. ft.
Existing Zoning	RU-1
Existing Land Use	Single-Family Residence
2015-2025 CDMP Land Use Designation	Low 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(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 and #2, modified approval of #4, and denial without prejudice of requests #3, #5, and #6.

This item was deferred from the April 26, 2012 meeting of the Community Zoning Appeals Board (CZAB) 10 for additional information from staff.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 18.67' (25' required) from the rear (north) property line.
- (2) NON-USE VARIANCE to permit an existing single family residence setback 3.98' (7.5' required) from the interior side (west) property line.
- (3) NON-USE VARIANCE to permit an existing roofed outdoor kitchen and bathroom setback 3.67' (5' required) from the rear (north) property line, setback a minimum of 3.5' (7.5' required) from the interior side (west) property line and spaced 4.67' (10' required) from the residence.
- (4) NON-USE VARIANCE to permit an existing pool and Jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line.
- (5) NON-USE VARIANCE to permit and existing trellis setback 2' (5' required) from the rear (north) property line and setback 2' (7.5' required) from the interior (east) property line.
- (6) NON-USE VARIANCE to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and setback 0' (7.5' required) from the interior (east & west) property lines.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Mr. & Mrs. Rafael A. Coronel" as prepared by DDSM Consulting, dated stamped received 7/20/11 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing single-family residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 5911 N.W. 199th Street. Single-family residences characterize the surrounding area where the subject property lies.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Low Density Residential** on the Adopted 2015-2025 LUP map. *This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that 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.* The approval with conditions of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP, and will not change the single-family detached use. Therefore, staff opines that approval of the application with conditions is **consistent** with the density threshold of the LUP map of the CDMP.

ZONING ANALYSIS:

When requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the existing covered terrace provides an outdoor entertainment area for the applicant. Staff opines that the approval of request #1, to permit the existing covered terrace with an encroachment of 6.33' into the rear (north) setback area, and request #2, to permit the existing single-family residence with a minimum setback of 3.98' from the interior side (west) setback areas, are mitigated by the existing 6' high CBS wall along the rear

(north) and interior side (west) property lines and therefore would not have a negative visual impact on the surrounding area. Furthermore, staff notes that similar approvals for variances of rear setback requirements have been granted in the area. Pursuant to Zoning Resolution # CZAB51198 and administrative variances V2004000012 and V1998000215, the properties located at 5861 N.W. 199th Street, 19752 N.W. 60th Court and 5881 N.W. 199th Street were granted approvals for setbacks of 17', 18.75', and 13 (25' required) from the rear property line. Resolution #CZAB51198 also granted an approval for a setback of 6' (7.5' required) for the existing residence from the interior side property line. As such, staff opines that the requested encroachments in requests #1 and #2 will not affect the stability and appearance of the community and therefore, would be **compatible** with same. Therefore, staff recommends that as a condition for approval of these requests, that the applicant maintains the visual buffer along the rear (north) and interior side (west) property lines to mitigate any negative visual impact from the aforementioned encroachments on the abutting properties.

Furthermore, based on the configuration of the site plan, which shows that the entire rear yard area is paved, staff recommends as a condition for approval of requests #1 and #2, that all stormwater be retained on-site without causing any runoff into the abutting properties. An additional condition for the approval of the same includes that the property owner obtains a building permit for all applicable non-permitted structures on the property from the Permitting, Environment and Regulatory Affairs Department or its successor department within 90 days after the appeal period deadline date. **Staff therefore, recommends approval with conditions of requests #1 and #2 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

However, when requests #3, #5, and #6 are similarly analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of these requests will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. In fact, staff's research of other properties in the surrounding area did not indicate any similar approvals of rear and interior side setback encroachments as intensive as what is being requested herein. As such, staff opines that the approval of request #3, to permit the existing roofed outdoor kitchen and bathroom setback 3.67' (5' required) from the rear (north) property line, setback 3.5' (7.5' required) from the interior side (west) property line and spaced 4.67' (10' required) from the residence; request #5, to permit an existing trellis setback 2' (6' required) from the rear (north) property line and setback 2' (7.5' required) from the interior side (east) property line; and request #6, to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and 0' (7.5' required) from the interior side sides (east & west) property lines, would be overly intensive would create negative visual and noise impacts on the adjacent properties and would therefore be out of character and **incompatible** with the surrounding residential neighborhood. Staff notes that these uses are noise generating uses and are too intense to be located this close to the adjacent neighboring properties and too intensive to be adequately buffered. **Staff therefore, recommends denial without prejudice of requests #3, #5, and #6 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

Staff notes that the applicant obtained a building permit for the existing swimming pool in 1995, pursuant to Permit. No.1995011424; the approved permit plans indicated a rear setback of 7.5' (7.5' required) from the rear (north) setback area, in compliance with zoning regulations. However, the plans submitted with this zoning application show a rear setback of 7.0' (7.5' required) from the rear (north) setback area. Therefore, the purpose of the swimming pool variance part of request #4 is to bring the existing pool into compliance. When request #4, to permit an existing pool and Jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that the

pool encroachment of 0.5' into the rear setback area is minimal; however, the Jacuzzi setback 5' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line is excessive for the subject property. In staff's opinion, said encroachment for the Jacuzzi does not provide an adequate separation from the adjacent residential properties to the north and east. Staff opines that said encroachment is intrusive and could create noise and visual impacts for the adjacent neighbors and is too intensive to be adequately buffered. Staff further opines that the Jacuzzi encroachments are out of character and **incompatible** with the surrounding residential neighborhood. Staff notes that this use is a noise generating use and is too intense to be located this close to the adjacent neighboring properties. **Consequently, staff recommends a modified approval of request #4, approval of the swimming pool setback variance and denial of the Jacuzzi setbacks, under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions of requests #1 and #2, modified approval of #4 and denial without prejudice of requests #3, #5 and #6.

CONDITIONS FOR APPROVAL: (For Requests #1 and #2 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor department 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 " Mr. & Mrs. Rafael A. Coronel" as prepared by DDSM Consulting, dated stamped received 7/20/11 and consisting of 3 sheets except as herein amended to show the removal of the screened enclosure, trellis, Jacuzzi, outdoor kitchen and bathroom. 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 all stormwater be retained on-site, without causing any runoff into the abutting properties.
5. That the applicant maintain the visual buffer along the rear (north) and interior side (west) property lines either in the form of the existing 6' high CBS wall or wood fence.
6. That the applicant obtain a building permit for all non-permitted structures on the property when applicable from the Permitting, Environment and Regulatory Affairs Department or its successor department within 90 days after the appeal period deadline date.
7. That the screened enclosure, trellis, Jacuzzi, outdoor kitchen and bathroom be demolished prior to final permit approval.

ES:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability, Planning
and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

*Now
EMR*

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *Rafael Coronel*
PH: Z11-087

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include 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

<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>
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1. RAFAEL CORONEL
(Applicant)

12-4-CZ5-1 (11-087)
Area 5/District 01
Hearing Date: 04/26/12

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1975	United Resources, Inc. & G.B.B. Investments, Inc.	- Zone change from GU & AU to GU, RU-1, RU-3M, RU-4, RUTH, RU4L and BU-1A. - Special Exception for night lighting. - Non-Use Variances. - Unusual Use for a Golf Course.	BCC	Approved with Condition(s)

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: August 15, 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 #Z2011000087
Rafael Coronel
5911 N.W. 199th Street
To Permit an Existing Covered Terrace Addition to a Single-Family
Residence Setback Less than Required from Property Lines and to
Permit a Detached Gazebo Setback Less than Required from Property
Line
(RU-1) (0.21 Acres)
01-52-40

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.

Potable Water Service and Wastewater Disposal

The subject property is currently connected to public water and public sanitary sewers. The proposed request, to permit the existing covered terrace and detached gazebo within the less than required setbacks, will not result in an increase in potable water and wastewater disposal. Any development that includes potable water and sanitary wastewater disposal shall be required to connect to the public water supply system and public sanitary sewer system in accordance with Code requirements.

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 storm water runoff from the existing gazebo and patio must be retained on-site, without causing any runoff into the abutting properties. The applicant may be required at the time of construction permit

application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the gazebo, without causing any runoff into the adjacent properties.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a 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 proposal to permit an existing covered terrace and detached gazebo 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.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RAFAEL CORONEL

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

01-FEB-12

Memorandum



Date: 03-AUG-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000087

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000087
located at 5911 NW 199 ST, 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: 7:03 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.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

Memorandum



Date: August 16, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
Thru *M.V.* Maria I. Nardi, Chief
Planning and Research Division
From: John M. Bowers, AICP/RLA
Landscape Architect 2
Planning and Research Division
Subject: Z2011000087: RAFAEL CORONEL

Application Name: RAFAEL CORONEL

Project Location: The site is located at 5911 NW 199 ST., Miami-Dade County.

Proposed Development: The applicant is requesting non-use variance to setbacks 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

DATE: 06-MAR-12

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

RAFAEL CORONEL

5911 NW 199 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000087

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: A case was opened September 1, 2010 for setback violation and a warning was issued. Extension was granted October 5, 2010 until November 1, 2010, another extension was granted til December 1, 2010. A 3rd extension was granted December 2, 2010. Pending zoning hearing. BNC; No open/closed cases.

Rafael Coronel

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK

Inspection Date

Evaluator: JACQUELINE CARRANZA

03/08/12

Process #: Z2011000087
Applicant's Name: RAFAEL CORONEL

Locations: 5911 NW 199 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 9,205 SQ. FT.

Folio #: 3020010036420

Request:

- 1 Non-use variance to permit an existing single family residence setback a minimum of 3.98' (7.5' required) from the interior side (west) property line.
- 2 Non-use variance to permit an existing covered terrace addition to a single family residence setback 18' 8" (25' required) from the rear (north) property line.
- 3 Non-use variance to permit an existing roofed outdoor kitchen and bathroom setback 3'-8" (5' required) from the rear (north) property line, setback a minimum of 3'-6" (7.5' required) from the interior side (west) property line and spaced 4'-8" (10' required) from the residence.
- 4 Non-use variance to permit an existing jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line.
- 5 Non-use variance to permit an existing trellis setback 2' (6' required) from the rear (north) property line and setback 2' (7.5' required) from the interior (east) property line.
- 6 Non-use variance to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and setback 0' (7.5' required) from the interior (east & west) property lines.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENCE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

One story single family residence.

USE(S) OF PROPERTY:

Residential

FENCES/WALLS:

C.B.S. wall encloses rear and side yards.

LANDSCAPING:

Nicely maintained landscape in front yard with a variety of ground cover plants, shrub, palms and trees.

BUFFERING:

C.B.S. wall.

VIOLATIONS OBSERVED:

Small moveable sheds maintained in front setback and spaced less than the required ten feet from house. Existing violations have been requested to be legalized on this application.

OTHER:

ZONING INSPECTION REPORT

Screen enclosure covers whole rear yard.

Process # Applicant's Name

Z2011000087 RAFAEL CORONEL

SURROUNDING PROPERTY

NORTH:

One story single family residence

SOUTH:

One story single family residences

EAST:

One story single family residence

WEST:

One story single family residence

SURROUNDING AREA

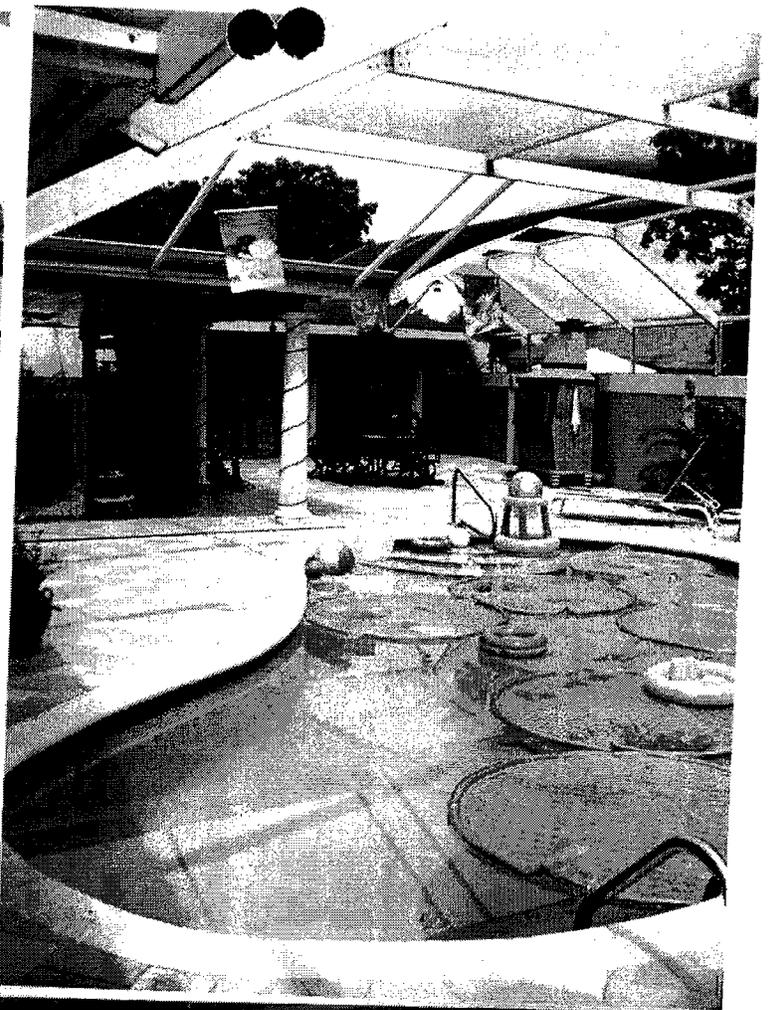
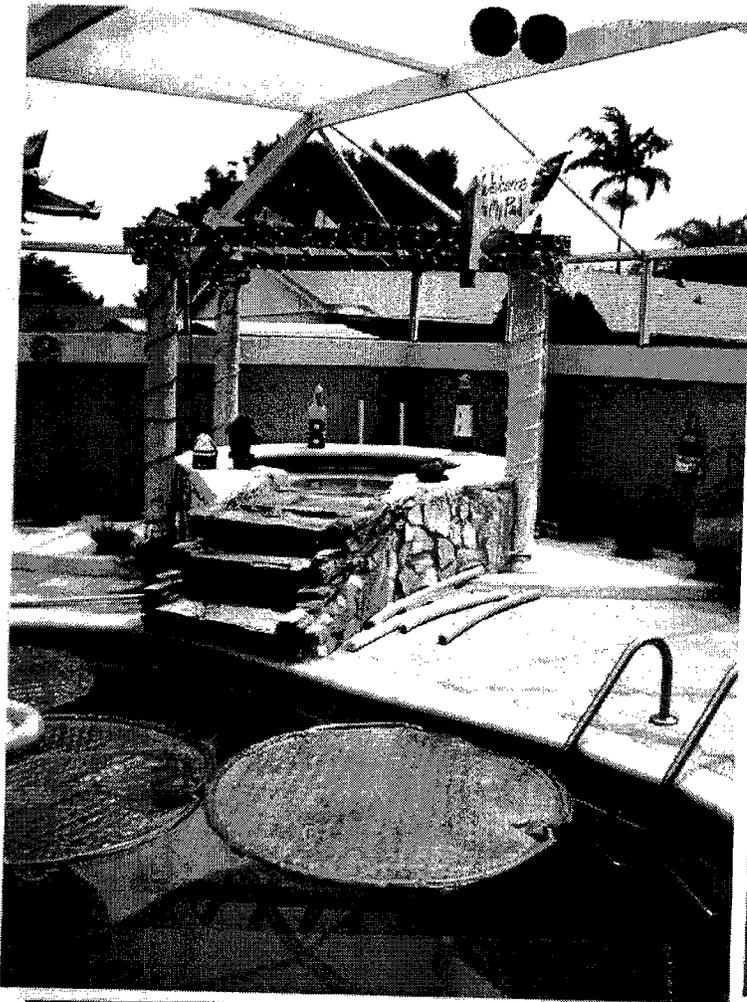
Subject property is surrounded by single family residences.

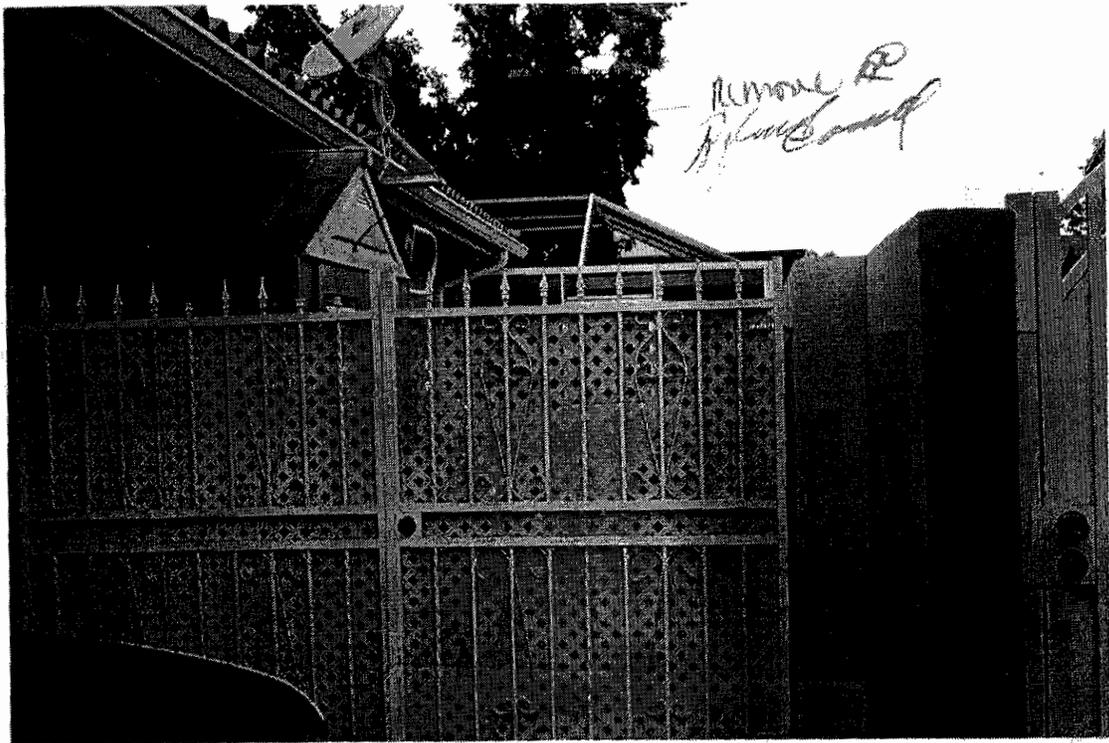
NEIGHBORHOOD CHARACTERISTICS:

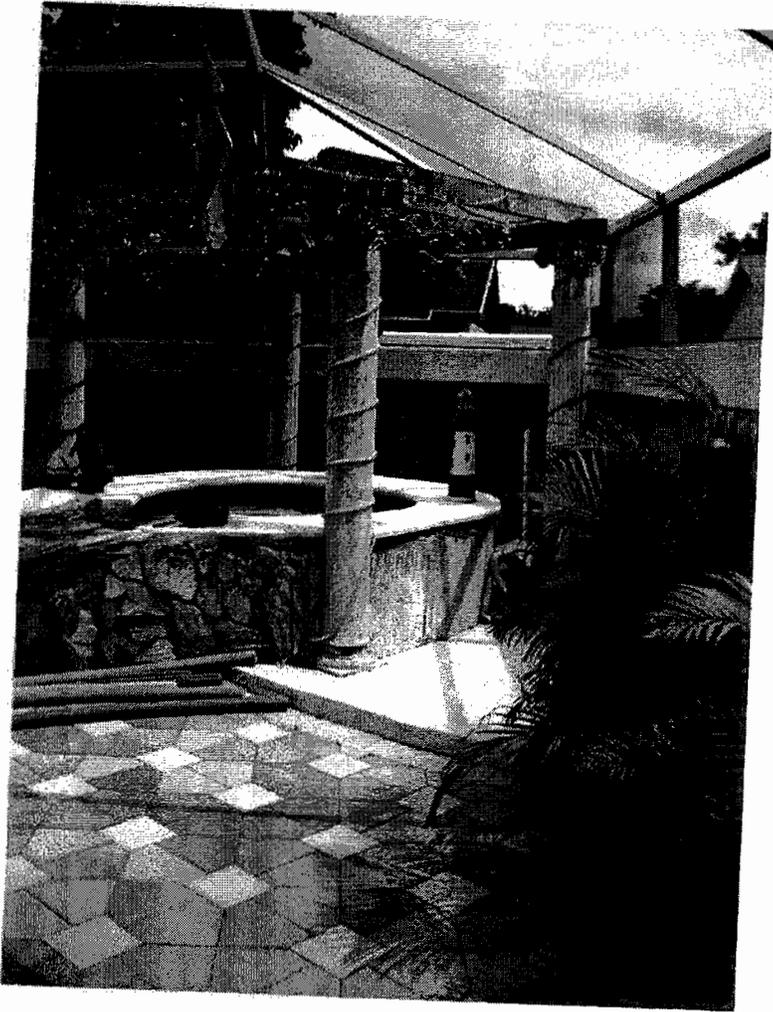
Single family residential.

COMMENTS:

None









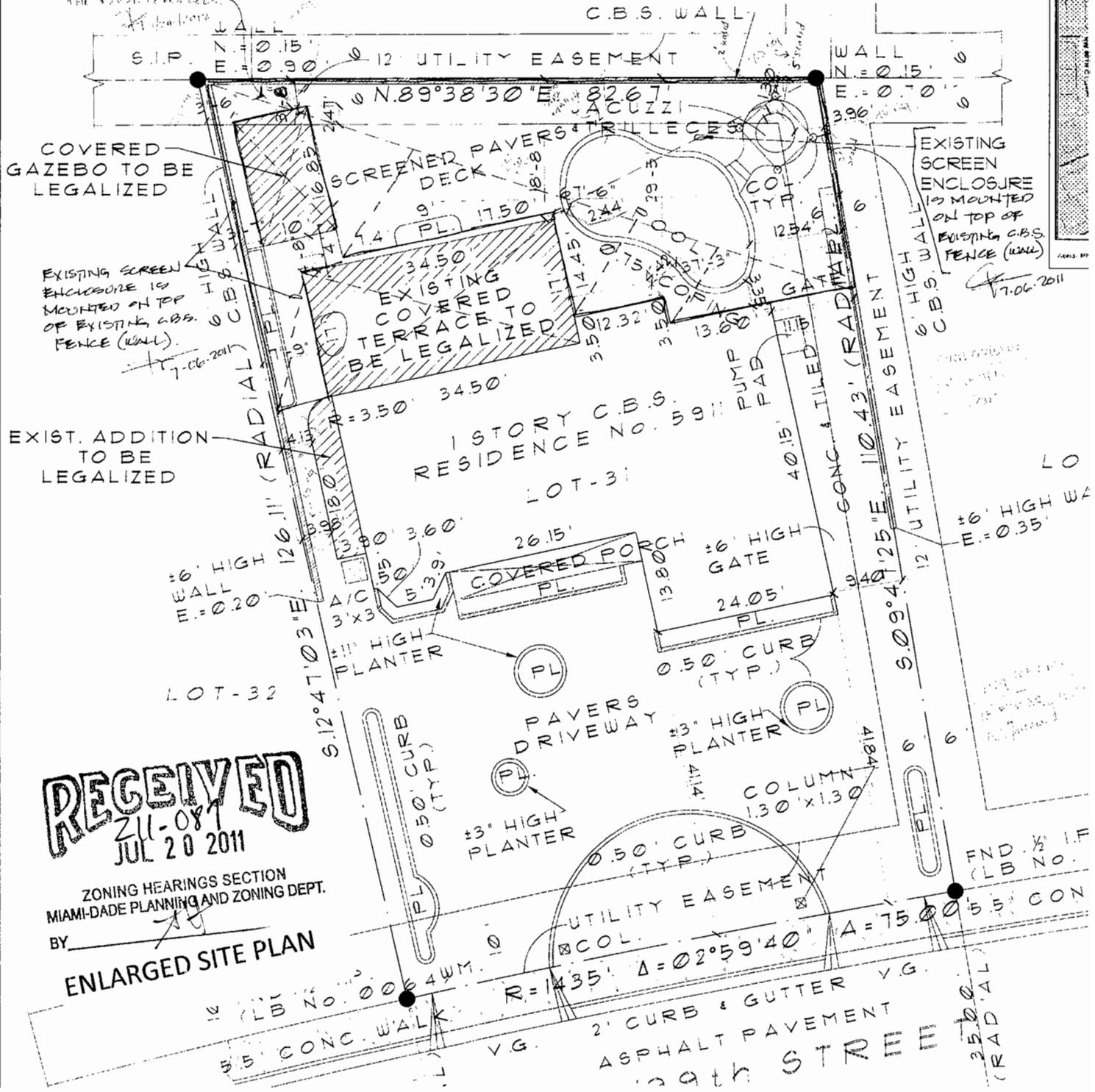
RECEIVED

MIAMI-DADE COUNTY
PROCESS # 211-087
DATE JUL 20 2011
BY: NEE

LEGAL DESCRIPTION:

Lot 31, block 20, COUNTRY LAKE MANORS SEC 2, according to the plat thereof as recorded in plat book "7" at page 74 of the Public Records of Miami-Dade County, Florida.

*This Amendment is necessary to correct the property line to the front corner.

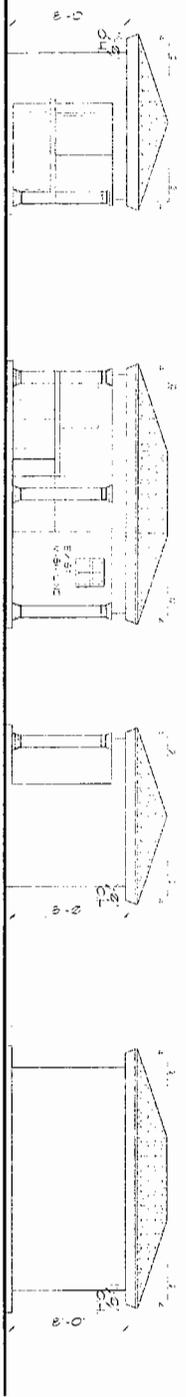


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211-087
JUL 20 2011

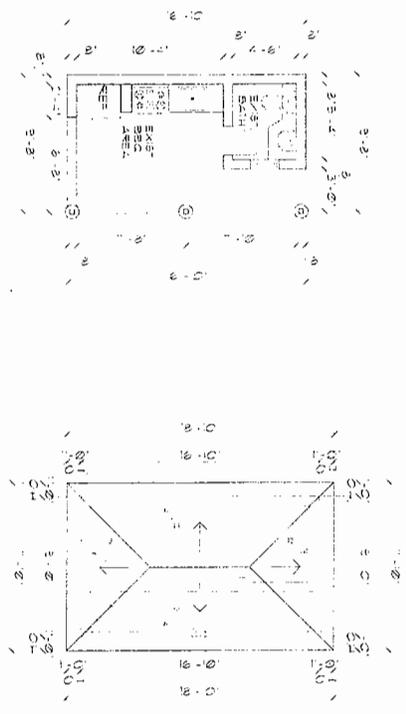
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]

ENLARGED SITE PLAN

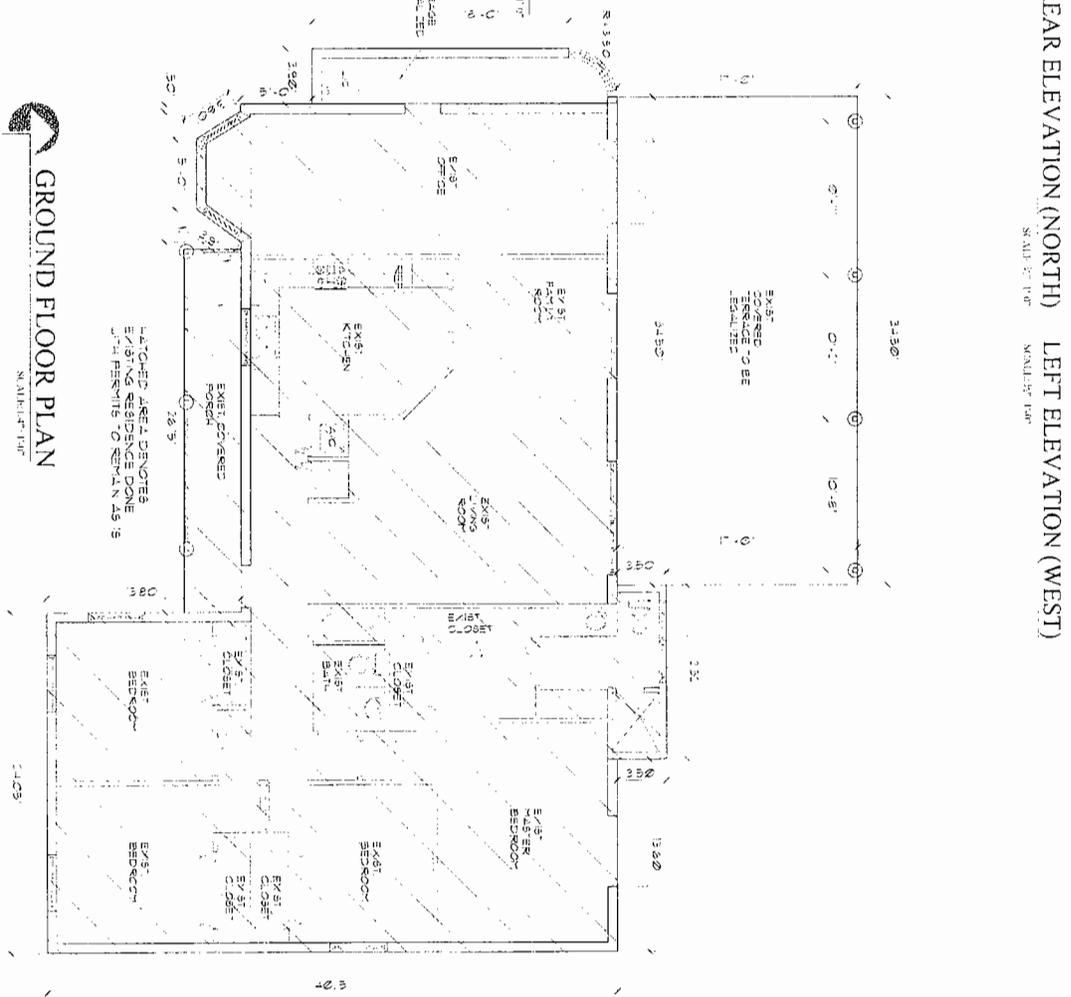
RECEIVED
 MIAMI-DADE COUNTY
 PLANNING AND ZONING DEPT.
 JUL 20 2011



FRONT ELEVATION (SOUTH) SCALE: 1/8" = 1'-0"
 RIGHT ELEVATION (EAST) SCALE: 1/8" = 1'-0"
 REAR ELEVATION (NORTH) SCALE: 1/8" = 1'-0"
 LEFT ELEVATION (WEST) SCALE: 1/8" = 1'-0"



GAZEBO FLOOR PLAN (TO BE LEGALIZED) SCALE: 1/8" = 1'-0"
 GAZEBO ROOF PLAN (TO BE LEGALIZED) SCALE: 1/8" = 1'-0"

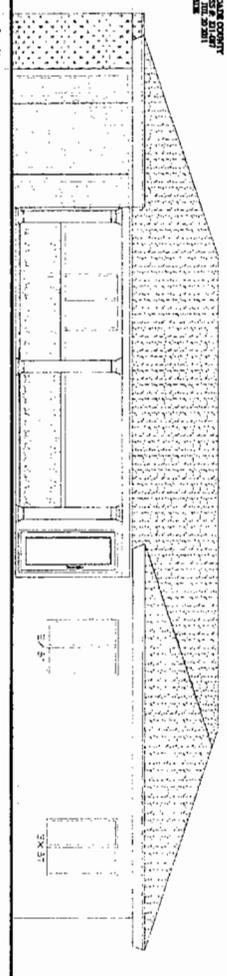


GROUND FLOOR PLAN SCALE: 1/8" = 1'-0"

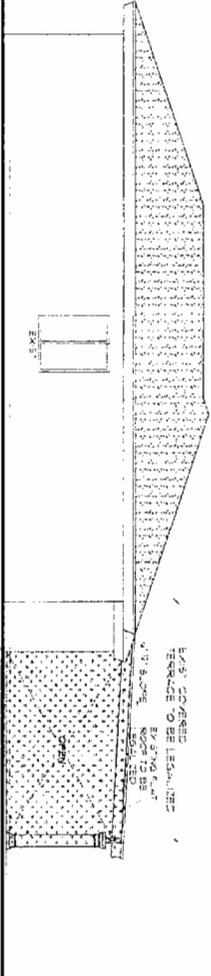
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 JUL 20 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AS

<p>A-2</p>	<p>PROPOSED NEW LEGALIZATION FOR: MR. & MRS. RAFAEL A CORONEL 5911 NW 199 ST MIAMI, FL 33015</p>		<p>DDSM CONSULTING LLC CA# 28875, PE 67796 Dario A. Herrero, PE, M. ASCE 14359 Miramar Pkwy #327 Miramar, FL 33027</p>	<p>22</p>
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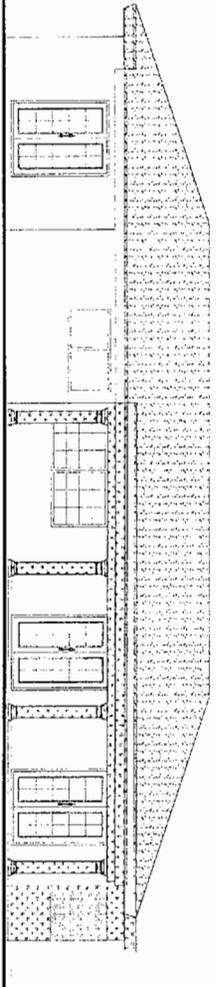
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PLANNING DEPT.
JUL 20 2011



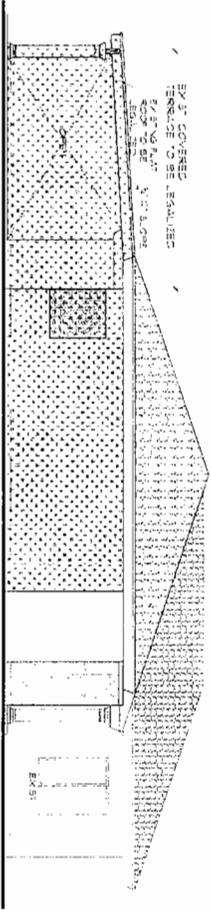
FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

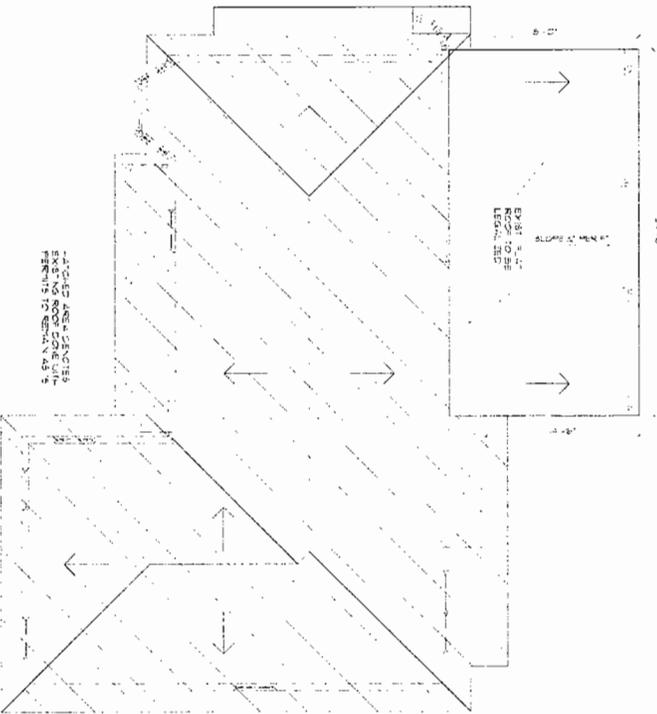


REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

EXIST. COVERED TERRACE TO BE LEGALIZED
EXIST. COVERED TERRACE TO BE LEGALIZED
EXIST. COVERED TERRACE TO BE LEGALIZED
EXIST. COVERED TERRACE TO BE LEGALIZED

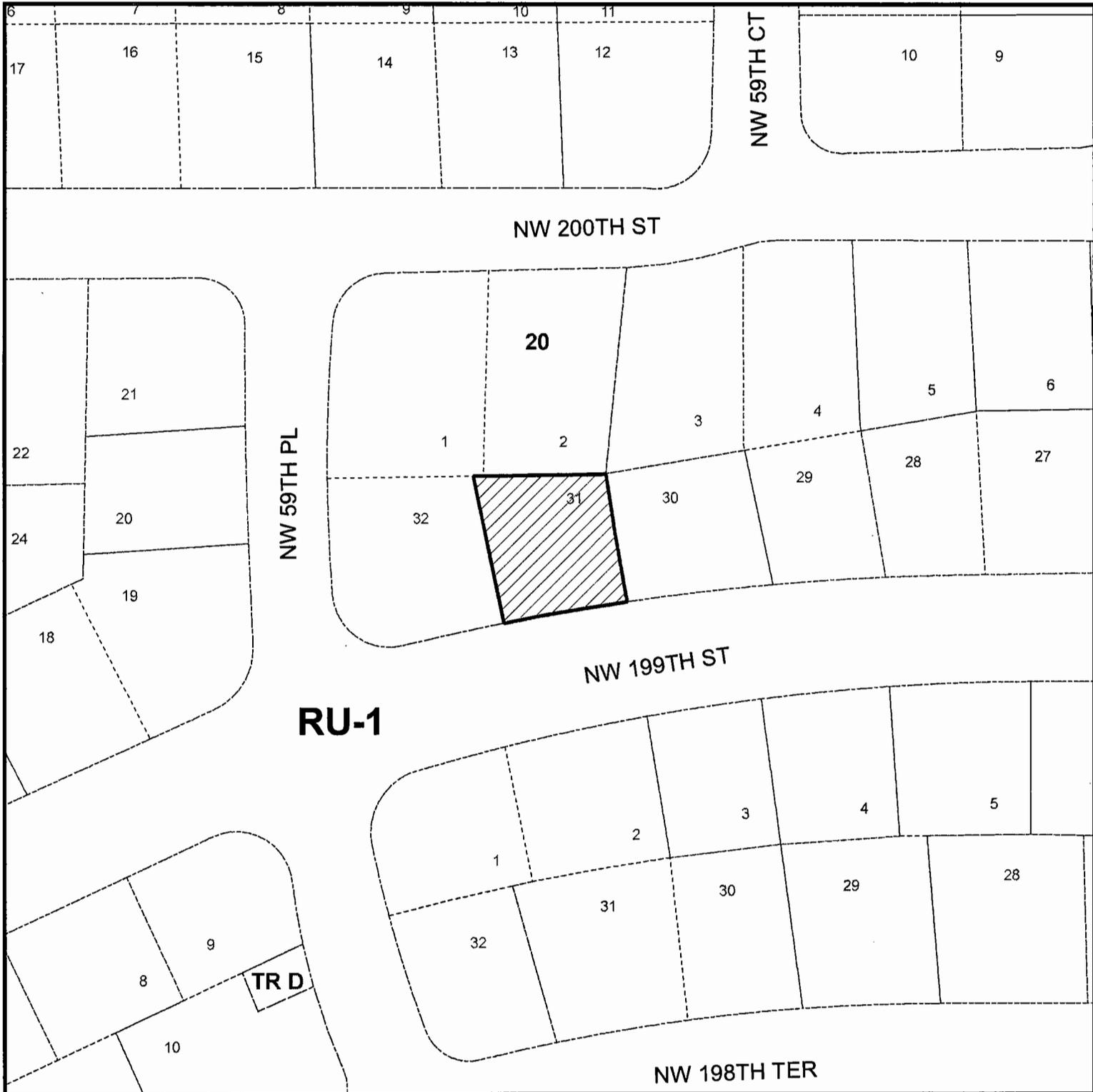


PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
JUL 20 2011

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

A-3	PROPOSED NEW LEGALIZATION FOR MR. & MRS. RAFAEL A CORONEL 5911 NW 199 ST MIAMI, FL 33015	DDSM CONSULTING LLC CA# 28875, PE 67796 Dario A. Herrero, PE, M. ASCE 14359 Miramar Pkwy #327 Miramar, FL 33027	23
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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000087



Section: 01 Township: 52 Range: 40
Applicant: RAFAEL CORONEL
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000087



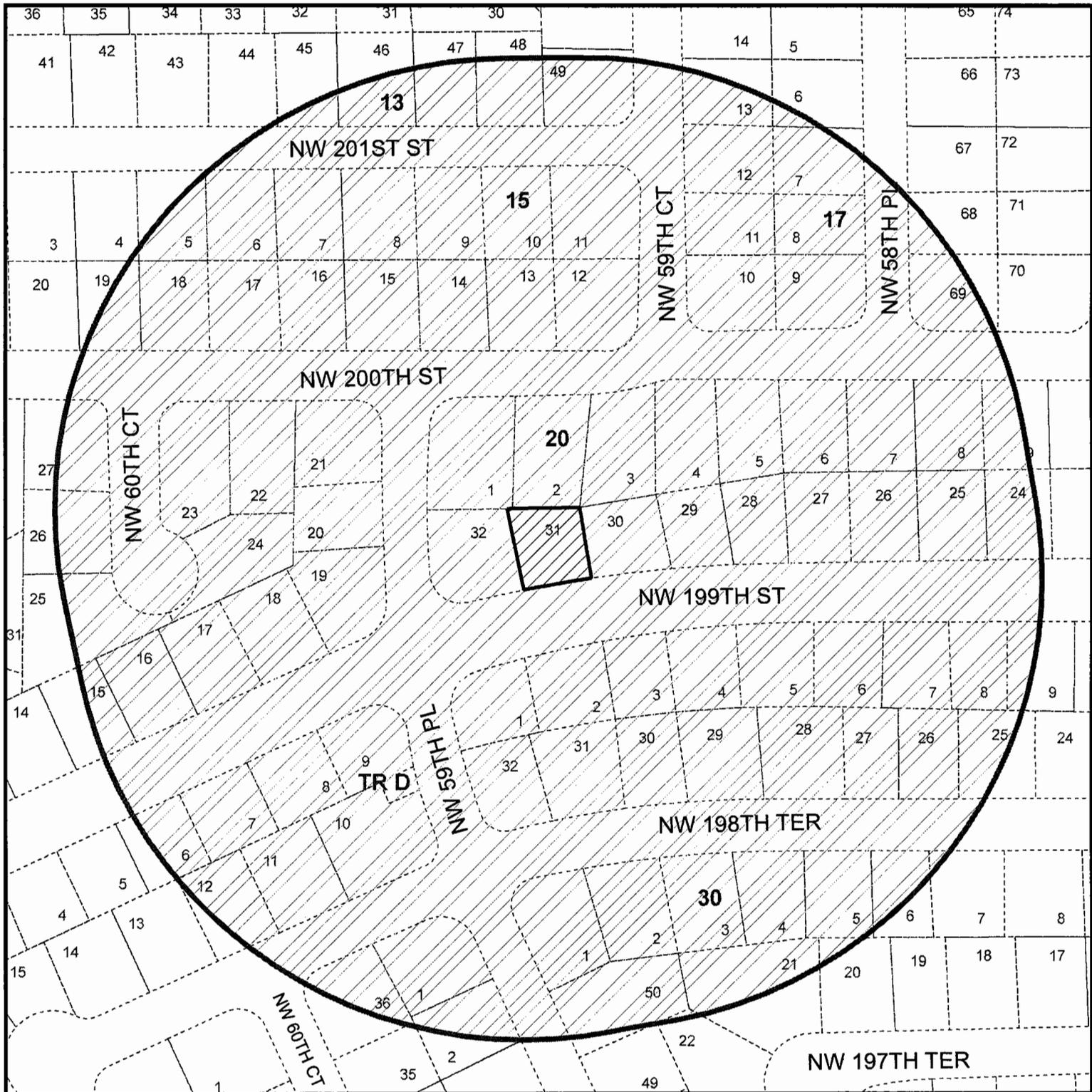
Section: 01 Township: 52 Range: 40
Applicant: RAFAEL CORONEL
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

Legend
 **Subject Property**



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY
		25



**MIAMI-DADE COUNTY
RADIUS MAP**

**Section: 01 Township: 52 Range: 40
Applicant: RAFAEL CORONEL
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS**

**Process Number
Z2011000087
RADIUS: 500**

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z07-161 (12-05-CZ5-1)

May 24, 2012

Item No. 1

Recommendation Summary	
Commission District	12
Applicant	Jose Elio Roman
Summary of Requests	The applicant is seeking a special exception to allow a riding academy, an unusual use to permit a trailer as a watchman's quarters, and ancillary non-use variances of setback, spacing and parking space requirements.
Location	18200 West Okeechobee Road, Miami-Dade County, Florida.
Property Size	3.20 acres
Existing Zoning	AU
Existing Land Use	Office building and commercial vehicle storage.
2015-2025 CDMP Land Use Designation	Open Land Subarea 1 (see attached Zoning Recommendation Addendum) Outside the Urban Development Boundary (UDB)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses; Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) SPECIAL EXEPTION to permit a Riding Academy.
- (2) UNUSUAL USE to permit a trailer as a watchman's quarters.
- (3) NON-USE VARIANCE to permit a parcel of land with a lot area of 3.20 acres gross (5 acres gross required).
- (4) NON-USE-VARIANCE to permit the added existing office building setback varying from 25'-3" to 25'-5" (50' required) from the front (west) property line.
- (5) NON-USE-VARIANCE to permit the proposed horse stables to setback 7' (7.5' required) from the rear (east) property lines.
- (6) NON-USE VARIANCE to permit the proposed stables to be spaced varying from 10' to 12' between each other and to be spaced 17' (20' required) from the existing open barn structure.
- (7) NON-USE VARIANCE to permit a horse riding ring setback varying from 8'-0" to 11'-6" (20' required) from the interior side (north) property line.
- (8) NON-USE-VARIANCE to permit parking on natural terrain (hard surface required).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Mr. Jose Elio Roman & W Aida," as prepared by PM2 Drafting Services, consisting of two (2) sheets and "Existing Office Building," as prepared by Jorge Alba, all sheets dated stamped received 01/10/12 for a total of five (5) pages. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Proposed riding academy with a horse riding ring and stables.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; office building and commercial vehicle storage	Open Land
North	AU; vacant	Open Land
South	AU; cemetery	Open Land
East	AU; cemetery	Open Land
West	AU; vacant	Open Land

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 18200 West Okeechobee Road. Vacant land and a cemetery surround the subject site. The subject property is located west of and outside of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide recreational activities to residents in this area of the County. However, approval of the riding academy could have negative visual and noise impacts on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Open Land** on the Adopted 2015-2025 Land Use Plan (LUP) map. The subject parcel is located within **Open Land Subarea 1** as designated on the LUP map of the Comprehensive Development Master Plan (CDMP). Additionally, said property is west of and outside the Urban Development Boundary (UDB). *This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, **recreational uses**, nurseries and tree farms, agriculture production¹ and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from DERM and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, including truck washing, shall be prohibited; and (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.*

Staff is of the opinion that the proposed riding academy is in keeping with the rural character of the community and can be directly supportive of the farm residences in the area by promoting Equestrian riding activities in this equine-friendly area of the County. Furthermore, staff opines that the proposed riding academy is a **recreational use** and that approval with conditions prohibiting commercial uses not allowed in the AU district or Open Land Subarea 1 or not associated with the riding academy would be **consistent** with the CDMP LUP map **Open Land** designation for the subject property.

ZONING ANALYSIS:

The subject property is located approximately 4 miles west of and outside the UDB. The applicant is proposing to establish a riding academy, horse riding ring and horse stables for the boarding and rental of horses or in the alternative "equine animals".

When request #1, to permit a riding academy, and request #2, to permit a watchman's quarters, are analyzed under Section 33-311(A)(3), Standards For **Special Exceptions, Unusual Uses** and New Uses, staff is of the opinion that approval of the requests would not generate or result in excessive noise or traffic, or cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities. When considering the necessity for and reasonableness of such applied for exception in relation to the present and future development of the area concerned and the compatibility of the applied for exception with such area and its development, staff is of the opinion that approval with conditions of these requests will be compatible with the other agricultural uses in the area.

This area of Miami-Dade County has been under scrutiny by county and state agencies for uses taking place that are not allowed and conflict with the intent of the AU (Agricultural) zoning district and uses of the area. Consequently, staff recommends as conditions for the approval of this application that only riding lessons and ancillary activities associated with a riding academy be permitted; that no live or amplified music be permitted on the premises; that no outdoor music be allowed on the premises; that no parties or other commercial activities be permitted on the premises at any time; that no parking be permitted offsite; that no alcohol be sold, served or consumed on the premises and that the operating hours for the facility be from 9:00 AM to 11:00 PM Friday through Sunday and an hour after sundown Monday through Thursday. These conditions prohibit commercial uses that are either not allowed in the AU district or associated with a riding academy and would not be allowed uses under the Open Land Subarea 1 land use designation. The approval of this application, with the aforementioned conditions is **consistent** with the CDMP and **compatible** with the agricultural zoning district and surrounding area.

In addition, staff notes that several approvals of watchman's quarters have been granted within the area. Specifically, staff notes that the property to the west of the subject site was granted approval of a request to permit a trailer as a watchman's quarters, pursuant to Resolution No. 5-ZAB-493-94.

Staff opines that requests #3 through #8, to permit less lot area; office building, horse riding ring and stables with less setback; less spacing from stable to barn; and parking on natural terrain are germane to request #1. When said requests are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval with conditions of these requests *maintain the basic intent and purpose of the zoning, subdivision and other land use regulations*, and would be **compatible** with the surrounding area. Staff notes that the subject property is surrounded by an existing cemetery and vacant land. Therefore, staff opines that approval of the requested variances would not affect the stability and appearance of the community nor be detrimental to the surrounding area. In staff's opinion, the 3.20 gross acre

site is not out of character with the area. Staff opines that the encroachments of setback and spacing requirements and parking on natural terrain are interior to the site and would not cause any negative visual or aural impacts to the surrounding area.

Accordingly, staff recommends approval with conditions of requests #1 and #2, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses and of requests #3 through #8 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: Not applicable.

OTHER: Not applicable.

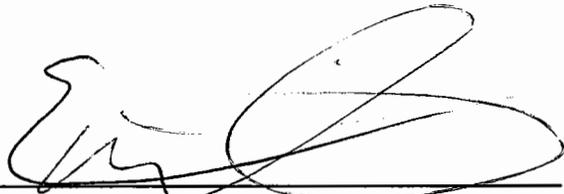
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department upon the submittal of an application for a building permit; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Mr. Jose Elio Roman & W Aida," as prepared by PM2 Drafting Services, consisting of two (2) sheets and "Existing Office Building," as prepared by Jorge Alba, all sheets dated stamped received 01/10/12 for a total of five (5) pages.
3. That the use be established and maintained in accordance with the approved plan.
4. That only riding lessons and ancillary activities associated with a riding academy be permitted.
5. That the garden supply store be only an ancillary use to the existing on-site nursery.
6. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.
7. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That no live or amplified music be permitted on the premises.
9. That no outdoor music shall be allowed on the premises.
10. That the operating hours for the facility shall be from sunrise to sunset.
11. That no alcohol shall be sold, served or consumed on the premises.

12. That no parties, commercialized rodeo events or other commercial activities be permitted on the premises at any time.
13. That no parking shall be permitted offsite.
14. That the applicant comply with all applicable requirements, recommendations, requests and other provisions of the Fire Rescue Department as well as the other Departments as contained in the departmental memoranda.

ES:MW:GR:NN:JV:JC



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability, Planning
and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

NDN

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *Jose Elio Roman*
PH: Z07-161

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection*
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No comment
Miami-Dade Transit	No comment
Fire Rescue	Objects
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Open Land (Page I-61)</p>	<p><i>The land designated as "Open land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit for five acres; recreation; commercial vehicle storage as indicated for the specific Open Land Subarea; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or features. Because of the water supply-related or other environmental functions of those areas, they may also be considered for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions, and for location of project features such as reservoirs, stormwater treatment areas, canals, and flow-ways constructed pursuant to the Comprehensive Everglades Restoration Plan.</i></p> <p><i>Also included in some Open Land areas are some existing year-round agricultural activities and some enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in Open Land Subareas 1, 2, 3 and 5, except that residential lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or inconsistent with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the expansion of any use inconsistent with the specific provisions for the applicable Open Land subarea. To the contrary, it is the intent of this plan to contain and prevent the expansion of such inconsistent development in Open Land areas.</i></p> <p><i>Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. No particular use, other than rural residential use at specified densities is definitively allowed. Following is an indication of the uses and residential densities that are likely to be permitted in each of five Open Land Subareas, subject to conformity with the pertinent goals, objectives, and policies of this Plan. The Land Use Plan map depicts the precise boundary of the entire Open Land area.</i></p>
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ZONING RECOMMENDATION ADDENDUM

Applicant: Jose Elio Roman

PH: Z07-161

<p>Open Land Subarea 1 (Page I-63)</p>	<p><i>Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, nurseries and tree farms, agriculture production¹ and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from DERM and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, including truck washing, shall be prohibited; and (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.</i></p>
<p>Other Land Uses Not Addressed (Page I-73)</p>	<p><i>Other Land Uses Not Addressed. Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.</i></p>
<p>Uses and Zoning Not Specifically Depicted on the LUP map (Page I-73)</p>	<p><i>Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida.</i></p>

ZONING RECOMMENDATION ADDENDUM

Applicant: Jose Elio Roman

PH: Z07-161

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Special Exceptions, Unusual Uses and New Uses. Section 33-311(A)(3)</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)</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>

1. JOSE ELIO ROMAN
(Applicant)

12-5-CZ5-1 (07-161)
Area 5/District 12
Hearing Date: 05/24/12

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
NO HISTORY				

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: September 30, 2009

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". The signature is written in a cursive, flowing style.

Subject: C-05 #Z2007000161-2nd Revision
Jose Elio and Aida Roman
18200 W. Okeechobee Road
Use Variance for Rental of Horses and a Nursery
(AU) (3 Acres)
10-52-39

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 are not feasible in this area; additionally, the property is located outside the Urban Development Boundary (UDB) where, according to policy, services may not be extended. Therefore, the proposed land use would have to be served by an on-site drinking water supply well and a septic tank.

Section 24-43.1(4) 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 nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage or if the property is within feasible distance for connection to the public sanitary sewer system.

Section 24-43.1(6) 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 nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by septic tank and public water may only be approved, if among other requirements, the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1(4) of the Code. The same Code Section also provides that the Director of DERM must issue his written approval prior to any zoning action.

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 Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition, which

included a barn, riding lessons, horse breeding, horse boarding, plant nursery, garden supply store and a watchman's quarter. Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board

Stormwater Management

The subject property is located outside of the UDB where the primary canal system has been found to have insufficient storage capacity to provide flood protection for land use other than agriculture.

Cut and Fill shall be enforced to provide water management areas adequately designed to retain the rainfall generated by a 100-year/3-day storm event. Said water management areas shall be equivalent to 28.5 % of the total land for lake or 39% of the total land for dry retention area and shall be subject to review and approval by the Water Control Section.

A Surface Water Management Permit and a Class II Permit by this DERM shall be required for the construction of the drainage system associated with any proposed development at the subject site.

The project is located within the Western C-9 Basin where fill and drainage restrictions are enforced by the South Florida Water Management District. A Surface Water Management Individual Permit from the District shall be required for the construction and operation of the required surface water management system and any eventual earthwork activity. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event with a full on-site retention of the 25-year/3-days storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirement of Chapter 11C of the Code.

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 Level of Service (LOS) standards for flood protection set forth in the Comprehensive Development Master Plan (CDMP) subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property is located within the C-9 Wetlands Basin, and is a jurisdictional wetland as defined by Section 24-5 of the Code. On June 30, 1987, Class IV Wetland Permit FW 87-058 was issued to Julio Izquierdo for the filling of 2.7 acres of jurisdictional wetlands at this location for residential purposes. The permit expired on June 30, 1989.

Please be advised that Class IV Wetland Permit FW 87-058 does not permit more than 2.7 acres of fill on the property however based on an inspection performed by DERM staff on August 5, 2009, more fill exist on site. Therefore, site conditions are not in accordance with Class IV Wetland Permit FW87-058. Please contact the Wetland Resources Section of DERM 305-372-6585 for further information.

Tree Preservation

There are no tree resources issues on this property.

Enforcement History

DERM has found the following record for the subject property:

Jose Elio & Aida Roman IW5 015422; File # 20546

On December 3, 2004 a Uniform Civil Violation Notice (UCVN) was issued to the property owners, for violation Section 24-43.1(formerly Section 24-13) of the Code, due to operations at the subject site, which was not served by sanitary sewers. On February 15, 2005 a fifteen (15) day extension was granted to this facility in order to comply with the requirements of the UCVN that was issued. On March 15, 2005 an inspection was conducted by DERM, which revealed compliance with the requirements of the UCVN. The affidavit of compliance was filed and this case was subsequently closed.

On May 22, 2007, a UCVN was issued to Jose Elio and Aida Roman for non-compliance with provisions regulating waste water disposal and treatment methods. On November 8, 2007, an affidavit of compliance was issued and the case was subsequently closed due to compliance.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the existing zoning classification, operating permits from DERM may be required. The applicant is advised to contact DERM concerning operating permit requirements.

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 Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JOSE ELIO ROMAN

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

21-SEP-09

Memorandum



Date: 27-AUG-09
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2007000161

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated March 25, 2008.

OBJECTIONS:

- The following objections are for site plan date stamped July 22, 2009.
- Applicant must comply with previous MDFR comments memo requesting Knox pad lock or Knox key switch for Fire Department access.
- Indicate in the site plan that gravel road has the capability of supporting 32 tons and is suitable for all weather conditions.

Service Impact/Demand

Development for the above Z2007000161 located at 18200 WEST OKEECHOBEE ROAD, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 0159 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>1,428</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: 0.31 alarms-annually.
 The estimated average travel time is: 9:06 minutes

Existing services

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

Station 46 - Medley - 10200 NW 116 Way
 BLS 50, Sqr (TRT), Battalion

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on plan date stamped July 22, 2009. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

JOSE ELIO ROMAN

18200 WEST OKEECHOBEE ROAD,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000161

HEARING NUMBER

HISTORY:

NC: Case #201018000142, was opened on July 15, 2010 the Unauthorized Use of parking and storing commercial vehicles [Semi Trucks, Trailers, Containers, Mobile Homes, Boats, and Jet Ski's] without first obtaining a Public Hearing. Citation # T009426, was issued the same day. The case remains open in Lien Status for the non-compliance of the violation and non-payment of the citation.

BLDG: Building Support Case #20100138162-U (Unsafe Structure), was opened on July 15, 2010. A Notice of Violation was issued on July 26, 2010, for maintaining the structure in unsafe conditions. Permits are pending for Structures ABCDEFG. Permits must be obtained by September 4, 2010. Demolition scheduled for September 24, 2010, for;

Structure G-metal light pole installed without permits; not in compliance with the building code.
Structure F-electrical metal gate installed without permits; not in compliance with the building code.
Structure E-metal frame structure; gate built without a permit; not in compliance with the building code.
Structure D-1 sty wood frame accessory structure; stable built without a permit; not in compliance with building code.
Structure C-1 sty wood frame accessory structure; stable built without a permit; not in compliance with the building code.
Structure B-prefabricated metal trailer installed without permits.
Structure A-1 sty wood frame; dwelling built without permits; not in compliance with building codes.

Unsafe Structure Board hearing was held on 11/10/10. The results of the Board hearing states the property owner is approved for Structures A-G which should be demolished in 90 days or Structures A-G should be repaired in which permits should be obtained within 90 days from the date of the hearing and all work should be completed within 120 days after the issuance of the

permit. The ruling at the previous Board hearing dated April 27, 2011, was modified to allow for an extension of time until April 20, 2012. All items outlined in the ruling date 11/10/10 should be completed by this date. The case remains open in non-compliance status.

JOSE ELIO ROMAN

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

REPORTER NAME:

ZONING INSPECTION REPORT

inspector: RODRIGUEZ, FRANKIE

Inspection Dat

Evaluator: N/A

03/28/08

Process # **Applicant's Name**
Z2007000161 JOSE ELIO ROMAN

Locations: 18200 WEST OKEECHOBEE ROAD, MIAMI-DADE COUNTY, FLORIDA.

Size: 3 ACRES

Folio # 3029100010080

Request:

1 THE APPLICANT IS REQUESTING A USE VARIANCE TO PERMIT A CONTRACTOR STORAGE YARD IN AN AGRICULTURAL DISTRICT, AS WOULD BE PERMITTED IN THE INDUSTRIAL ZONE.

EXISTING ZONING

Subject Property AU,

EXISTING USE VACANT

SITE CHARACTERISTICS

STRUCTURES ON SITE:

At the southeast corner of the property is a one story wood frame structure with attached metal roof over open area. Several accessory structures exist along the rear of the property.

USE(S) OF PROPERTY:

Storage of boats, trailer and tractor.

FENCES/WALLS:

Chain link fence surrounds the property.

LANDSCAPING:

Sabal palms serve as street trees. Abundant amount of Queen palms and Ixora hedge along the northern portion of frontage. Several more Sabal palms in the middle of the property. Black Olive tree at southeast corner of the property along with a few Coconut palms.

BUFFERING:

None

VIOLATIONS OBSERVED:

None

OTHER:

None

Process # **Applicant's Name**
Z2007000161 JOSE ELIO ROMAN

SURROUNDING PROPERTY

NORTH:

Plant nursery.

SOUTH:

One story office building and mausoleum and cemetery.

EAST:

W. Okeechobee Rd and US-27.

WEST:

Agricultural land.

SURROUNDING AREA

Subject property is surrounded by agricultural zoned land with nurseries and cemetery.

NEIGHBORHOOD CHARACTERISTICS:

The characteristic of the neighborhood is mixed agricultural and industrial.

COMMENTS:

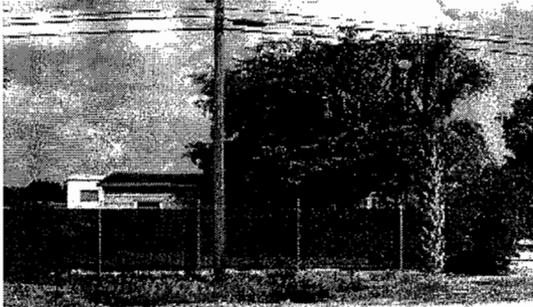
In this area there are several unusual uses that give the area an industrial characteristic. Some of these uses include asphalt and cement plants and lake excavations.

Applicant is requesting a riding academy on a lot that has less than five acres in a agricultural zoned district.

Inspector **RODRIGUEZ, FRANKIE**

Evaluator **N/A**

Process Number: **Z2007000161** Applicant Name **JOSE ELIO ROMAN**



Date: 28-MAR-08

Comments: WEST VIEW OF SOUTH SIDE OF SUBJECT PROPERTY.



Date: 28-MAR-08

Comments: NORTH VIEW OF FRONTAGE OF SUBJECT PROPERTY.



Date: 28-MAR-08

Comments: NORTHEAST VIEW OF OKEECHOBEE RD. AND US-27 EAST OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANKIE**

Evaluator **N/A**

Process Number: **Z2007000161** Applicant Name **JOSE ELIO ROMAN**



Date: 28-MAR-08

Comments: NORTHWEST VIEW OF SUBJECT PROPERTY.



Date: 28-MAR-08

Comments: NORTHWEST VIEW OF ENTRANCE TO PLANT NURSERY TO THE NORTH OF SUBJECT PROPERTY.



Date: 28-MAR-08

Comments: SOUTHERN VIEW OF CEMETARY AND THREE STORY MAUSOLEUM STRUCTURE TO THE SOUTH OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANKIE**

Evaluator **N/A**

Process Number: **Z2007000161** Applicant Name **JOSE ELIO ROMAN**



Date: 28-MAR-08

Comments: SOUTHWEST VIEW OF ENTRANCE TO CEMETARY TO THE SOUTH OF SUBJECT PROPERTY.



Date: 28-MAR-08

Comments: SOUTHWEST VIEW OF ONE STORY OFFICE BUILDING FOR CEMETARY TO THE SOUTH OF SUBJECT PROPERTY.



Date: 28-MAR-08

Comments: SOUTHWEST VIEW OF ONE STORY STRUCTURE AND TRAILER AT SOUTHEAST CORNER OF SUBJECT PROPERTY.

Inspector **RODRIGUEZ, FRANKIE**

Evaluator **N/A**

Process Number: **Z2007000161** Applicant Name **JOSE ELIO ROMAN**



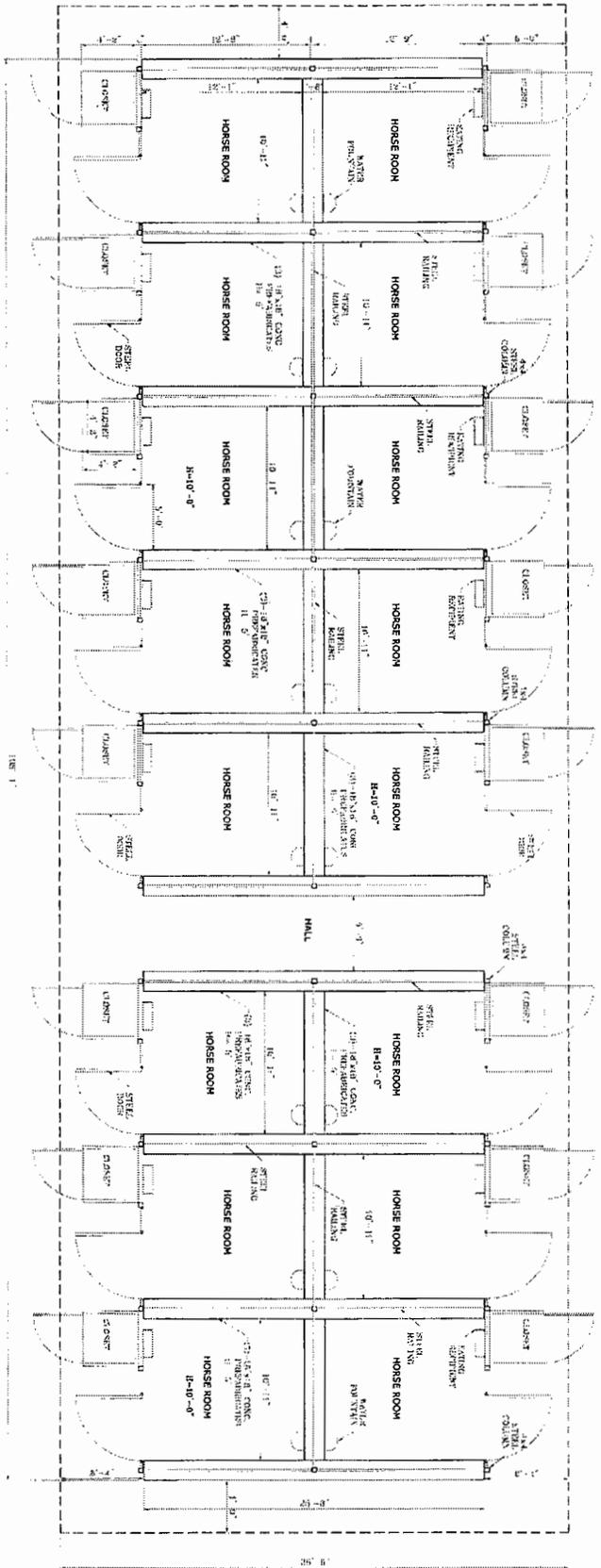
Date: 28-MAR-08

Comments: WEST VIEW OF SUBJECT PROPERTY.

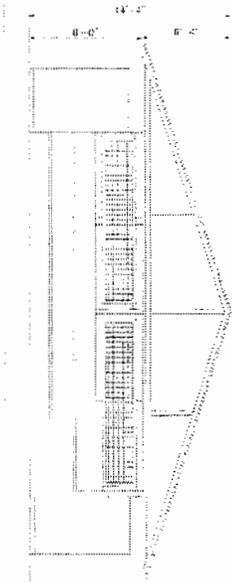


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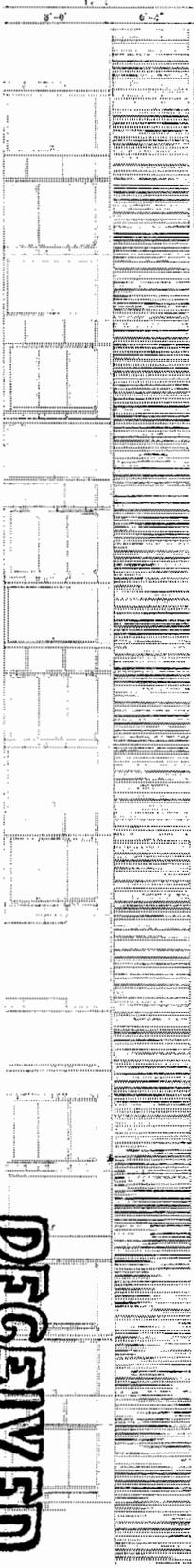
Comments: WESTERN VIEW OF SUBJECT PROPERTY.



SIDE ELEVATION
HORSE STABLES
 SCALE: 1/4" = 1'-0"



SIDE ELEVATION
HORSE STABLES
 SCALE: 1/4" = 1'-0"



RECEIVED
 JAN 10 2012

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

SHEET NUMBER: **A-4**

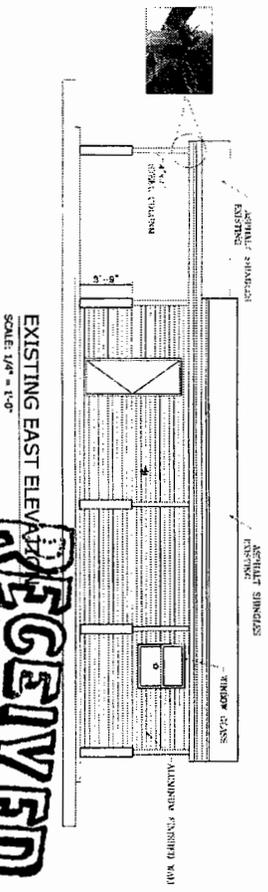
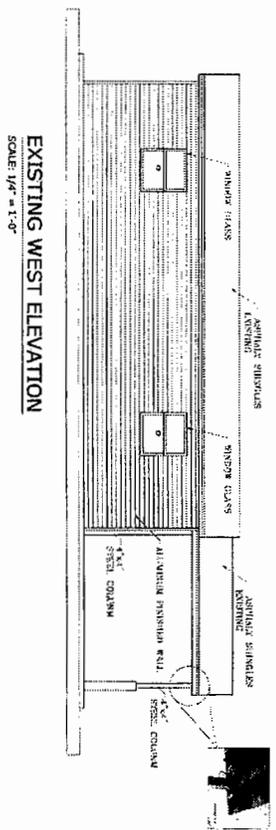
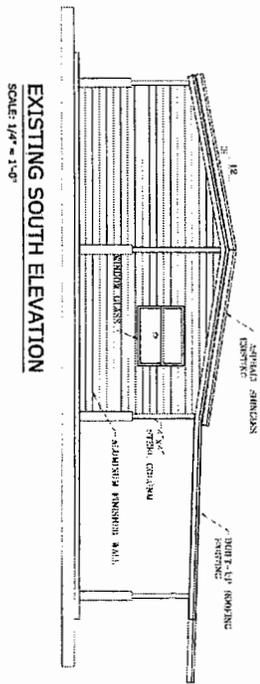
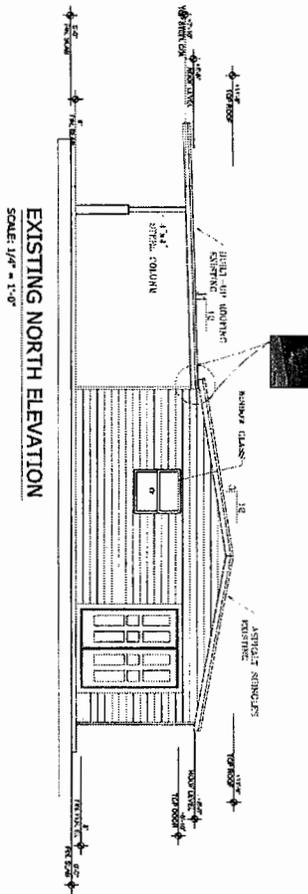
RECEIVED
 JOSE ELIO ROMAN & AIDA ROMAN
 ARCHITECTS
 18200 WEST OKEECHOBEE ROAD
 HALEAH, FLORIDA 33018
 PHONE: (407) 948-1111
 FAX: (407) 948-1112
 WWW: WWW.JERAR.COM

JOSE ELIO ROMAN & AIDA ROMAN
 PROFESSIONAL ENGINEER
 P.E. 0087

EXISTING HORSE STABLES
 ORDER INFORMATION: 18200 WEST OKEECHOBEE ROAD HALEAH, FLORIDA 33018
 JOSE ELIO ROMAN & AIDA ROMAN
 SHEET TITLE: **EXISTING FLOOR PLAN**

NOT TO SCALE & NOT TO BE USED FOR CONSTRUCTION. THIS DRAWING IS A REPRESENTATION OF THE EXISTING CONDITIONS AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE EXISTING CONDITIONS SHALL BE SHOWN ON A SEPARATE DRAWING.

NO.	REVISIONS



RECEIVED
 01-16
 JAN 10 2012

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

REVISIONS	
NO.	DESCRIPTION

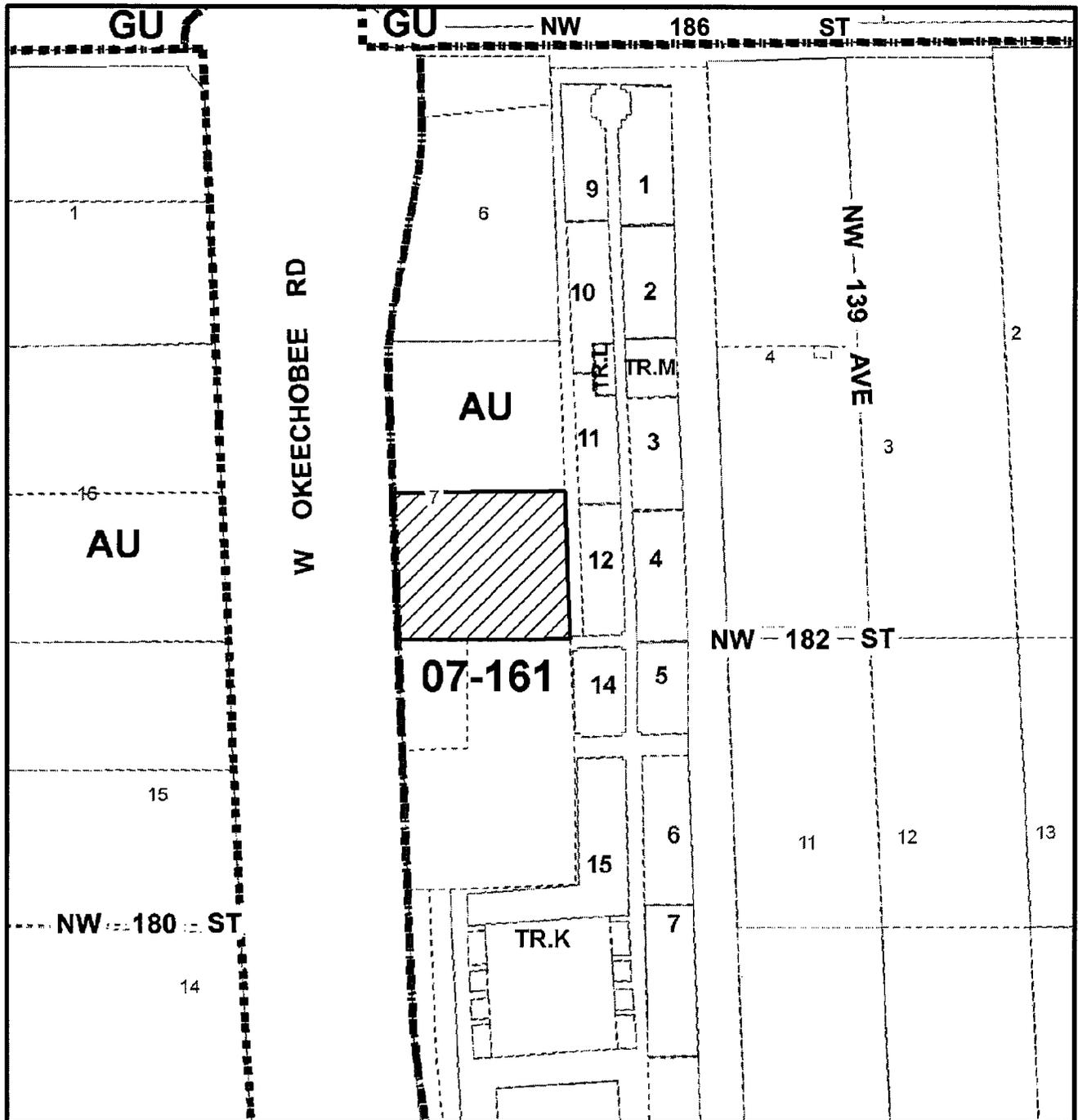
PROJECT: EXISTING OFFICE BUILDING
 OWNER INFORMATION: 18000 WEST ONEECH-BOBEC ROAD HIALEAH, FLORIDA 33018
 JOSE ELIO ROMAN & AIDA ROMAN
 SHEET TITLE: EXISTING ELEVATION

JORGE ALBA
 PROFESSIONAL ENGINEER
 P.E. 0001

HAILUO QIANQIAN
 HAILUO QIANQIAN ARCHITECT
 18000 WEST ONEECH-BOBEC ROAD
 HIALEAH, FLORIDA 33018
 TEL: 305-415-1111
 WWW.HQARCHITECT.COM

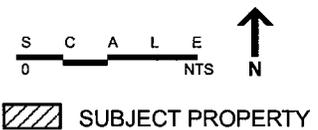
DATE: 03/3/09
 DRAWN BY: J. ALBA
 CHECKED BY: M. ALBA
 TITLE: ARCHITECT

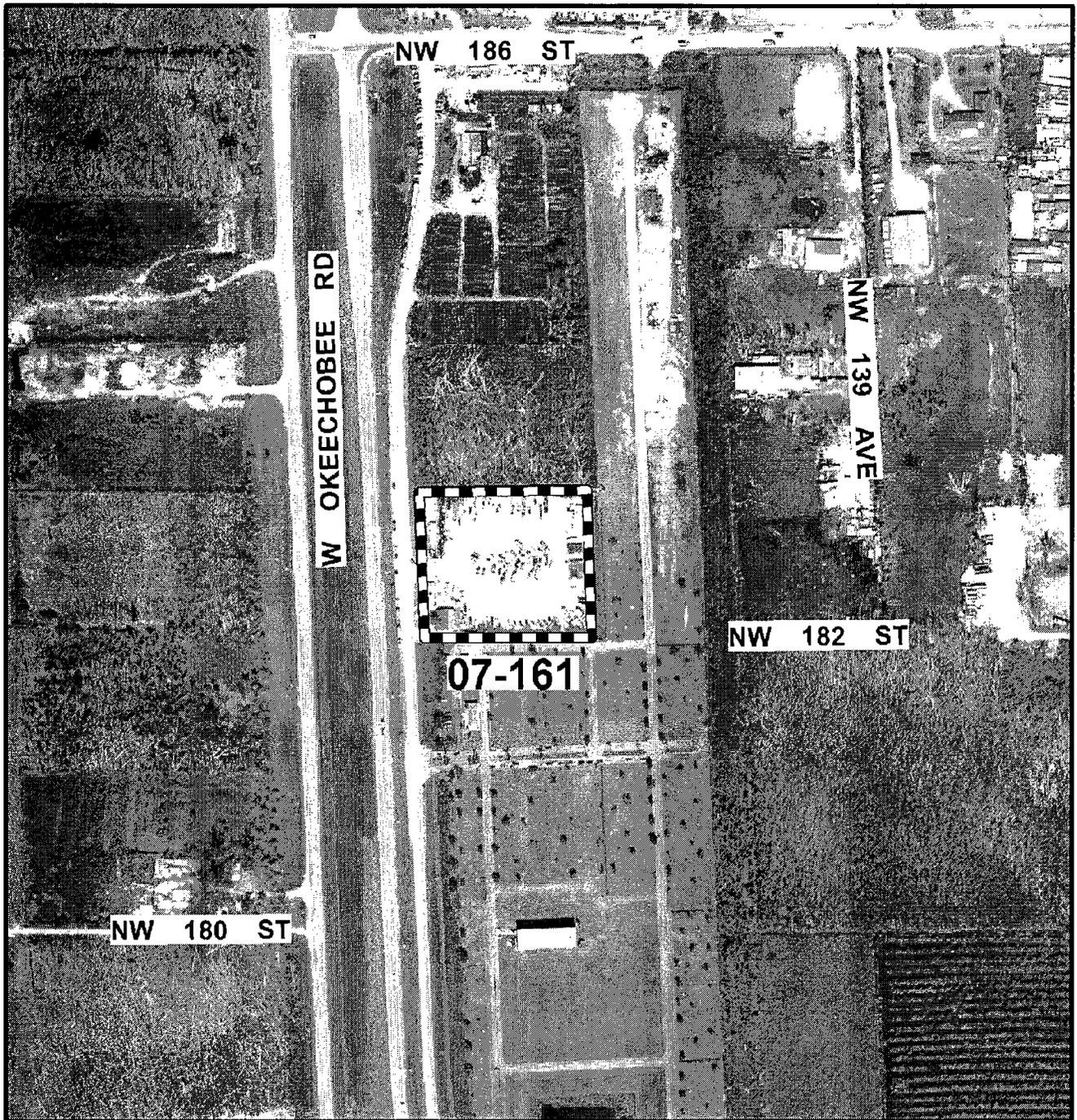
A-3



MIAMI-DADE COUNTY
HEARING MAP

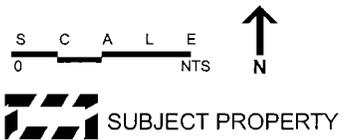
Section: 10 Township: 52 Range: 39
 Process Number: 07-161
 Applicant: JOSE ELIOT ROMAN
 Zoning Board: C05
 District Number: 12
 Cadastral: JEFFER
 Scale: NTS

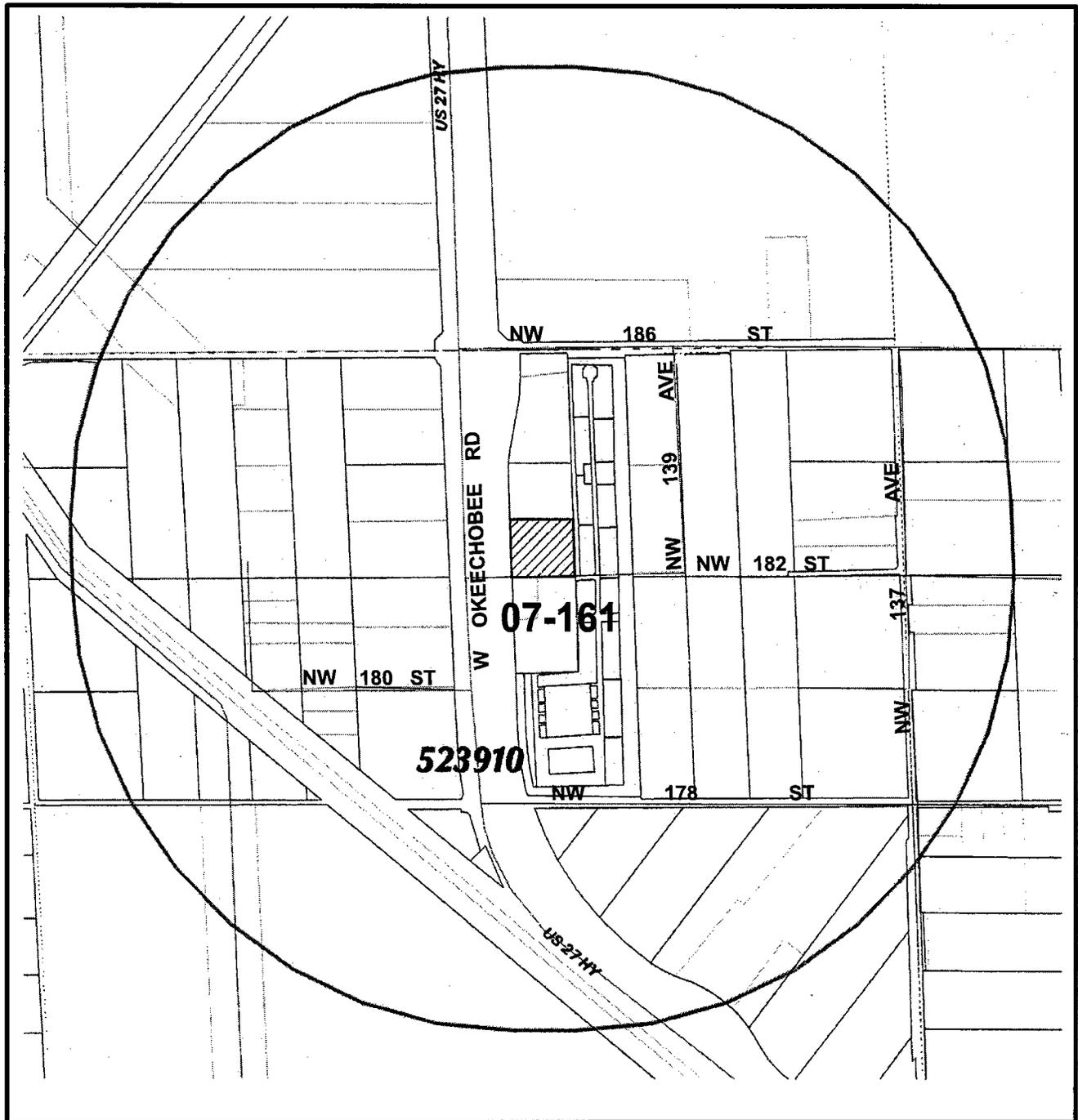




MIAMI-DADE COUNTY
AERIAL

Section: 10 Township: 52 Range: 39
Process Number: 07-161
Applicant: JOSE ELIOT ROMAN
Zoning Board: C05
District Number: 12
Cadastral: JEFFER
Scale: NTS





MIAMI-DADE COUNTY
RADIUS MAP

Section: 10 Township: 52 Range: 39
 Process Number: 07-161
 Applicant: JOSE ELIOT ROMAN
 Zoning Board: C05
 District Number: 12
 Cadastral: JEFFER
 Scale: NTS



 SUBJECT PROPERTY & CONTIGUOUS IF APPLICABLE

Radius: 2640'



**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z11-083 (12-05-CZ5-2)

May 24, 2012

Item No. 2

Recommendation Summary	
Commission District	13
Applicant	Gleneagles, LLC
Summary of Requests	The applicant is seeking an unusual use for an existing lake and to permit a minimum lake depth that is less than required and to permit lake slopes that do not comply with Code requirements.
Location	Lying between NW 67 Avenue and NW 68 Avenue and South of theoretical NW 179 Street, Miami-Dade County, Florida.
Property Size	14.09 acres
Existing Zoning	RU-4L
Existing Land Use	Rental Apartments and Lake
2015-2025 CDMP Land Use Designation	Medium 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(A)(3), Special Exceptions, Unusual Uses and New Uses; Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) UNUSUAL USE to permit an existing lake excavation.
- (2) NON-USE VARIANCE to permit a minimum lake depth of one (1) foot (10' minimum required).
- (3) NON-USE VARIANCE to waive the zoning regulations requiring a one (1) foot vertical to four (4) feet horizontal berm around the perimeter of the lake.
- (4) NON-USE VARIANCE to waive the zoning regulations requiring a one (1) foot vertical to one (1) foot horizontal slope extending lakeward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4) followed by a five (5) foot horizontal shelf.

Surveys are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Specific Purpose Survey," as prepared by Armando Garcia dated stamped received, consisting of two (2) sheets and plan entitled "Gleneagles LLC Proposed Lake Section" as prepared by VSN Engineering Inc. dated stamped received 2/27/12 and consisting of one (1) sheet, for a total of three (3) sheets.

PROJECT DESCRIPTION: The subject parcel is a 14.09 acre tract of land that is developed with residential apartment buildings and a 1.4 acre lake.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L; lake and apartment buildings	Medium Density Residential (13 to 25 du)

North	RU-4L; condominium and apartment buildings	Medium Density Residential (13 to 25 dua)
South	RU-4L; condominiums	Medium Density Residential (13 to 25 dua)
East	RU-TH; townhouse residences	Low-Medium Density Residential (6 to 13 dua)
West	RU-4L; condominium and apartment buildings	Parks and Recreation

NEIGHBORHOOD COMPATIBILITY:

The subject property is located approximately between NW 67 Avenue and NW 68 Avenue and South of theoretical NW 179 Street. Condominiums, townhouses and apartment buildings characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain the existing non-complying lake. However, approval of the same may have adverse effects in the future.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Medium Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* Since the approval of the application would maintain the existing development of the site and will not result in an increase in the number of residential units, staff opines that approval with conditions of the application will be **consistent** with the CDMP Land Use Element interpretative text for Residential Communities and the Land Use Plan map designation of Medium Density Residential, and the density threshold for the Medium Density Residential use.

ZONING ANALYSIS:

The subject property was approved in 1985 pursuant to an Administrative Site Plan Review (ASPR) for a lake excavation. In 1987, the applicant was issued a disapproval letter for the submitted as-built plans, which did not meet code requirements for the lake excavation. In 2009, the applicant received a notice of violation warning regarding the existing lake. In response, the applicant applied for a new ASPR that was also disapproved by the Department. The applicant now seeks an unusual use to permit a lake excavation (request #1); to permit a lake depth of one (1) foot (10' minimum required); to waive the zoning regulations requiring one (1) foot vertical to four (4) feet horizontal berm around the perimeter of the lake; and to waive the zoning regulations requiring a one (1) foot vertical to one (1) foot horizontal slope extending lake ward to a point where three (3) feet of water depth is provided below the mean low water elevation (W.C.2.4) followed by a five (5) foot horizontal shelf.

When request #1 is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff is of the opinion that the approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction,

are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. Staff notes that this request is sought along with other requests (requests #2 through #4) which would allow the applicant the continued use of the existing non-complying lake. Staff opines that the existing lake provides a visual enhancement to the existing residential development and is **compatible** with the surrounding area that is primarily made up of similar multi-family residences. **Therefore, staff recommends approval of request #1 under Section 33-311(A)(3).**

When requests #2 through #4 are 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 requests will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the same. Staff notes that the applicant states that the lake has existed on the subject property for 25 years. Therefore, staff opines that approval of the requested variances would not affect the stability and appearance of the community or be detrimental to the neighborhood. Staff also notes that the lake is interior to the property and not accessible to the surrounding communities. However, because the existing lake does not comply with the Zoning Code requirements, staff recommends that in lieu of providing the required lake safety slope and berm, the applicant provide a four (4) foot high fence along the perimeter of the lake as a safety barrier.

Furthermore, staff notes that the Permitting, Environment and Regulatory Affairs Department, Environmental Division, has no objection to the approval of the existing lake as constructed in 1987. Moreover, its memorandum states that the lake slope has stabilized and has not deteriorated over time. The Department of Public Works and Waste Management also has no objection to the approval of the subject requests. Furthermore, the various departments reviewing this application do not indicate that approval of these requests would create any greater dangerous hazards to the surrounding community or tend to provoke a nuisance and would be **compatible** with the area concerned. **As such, staff recommends approval with conditions of requests #2 through #4 under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b).**

CIRCULATION AND PARKING:

The subject property is located between NW 67 Avenue and NW 68 Avenue, South of theoretical NW 179 Street. The 14.09-acre residential parcel consists of various apartment buildings with a total of 292 residential units with parking areas for the residents. The residential development has an ingress and egress drive along NW 67 Avenue as well as an access roadway along the inside perimeter of the site.

ENVIRONMENTAL REVIEW:

The Permitting, Environment and Regulatory Affairs Department, Environmental Division, has no objection to the approval of the existing lake as constructed in 1987. Its memorandum states that the lake slope has stabilized and has not deteriorated over time.

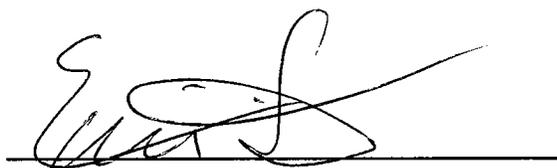
OTHER: Not applicable.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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 "Specific Purpose Survey," as prepared by Armando Garcia dated stamped received, consisting of two (2) sheets and plan entitled "Gleneagles LLC Proposed Lake Section" as prepared by VSN Engineering Inc. dated stamped received 2/27/12 and consisting of one (1) sheet, for a total of three (3) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant provide a four (4) high fence along the perimeter of the lake.
5. That any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the conditions herein agreed to are being complied with.
6. That the applicant obtain a building permit for all non-permitted structures on the property when applicable from the Permitting, Environment and Regulatory Affairs Department or its successor department within 90 days after the appeal period deadline date.

ES:GR:NN:CH:JC



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability, Planning
and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

*NON
GMR*

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

05/09/2012

ZONING RECOMMENDATION ADDENDUM

Applicant: *Gleneagles, LLC*

PH: Z11-083

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Medium-Density Residential (Page I-31)</p>	<p><i>This category allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i></p>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Special Exceptions, Unusual Uses and New Uses. Section 33-311(A)(3)</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)</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>

2. GLENEAGLES, LLC
(Applicant)

12-5-CZ5-2 (11-083)
Area 5/District 13
Hearing Date: 05/24/12

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1975	United Resources, Inc. & G.B.B. Investments, Inc.	- Zone change from GU, AU to GU, RU-1, RU-3M, RU-TH, RU-4, RU-4L AND BU-1A - Special exception to permit lighting - Variance of setback - Unusual Use for a golf course	BCC	Approved with Condition(s)
1984	Flomar International, Corp.	- Zone change from RU-TH to RU-4L	BCC	Approved

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.

Date: August 2, 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 #Z2011000083
Gleneagles, LLC
17680 N.W. 67th Avenue
Unusual Use for a Lake Excavation
(RU-4L) (1.4 Acres)
11-52-40

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.

Stormwater Management

The Water Control Section has no objection to the approval of the existing lake as constructed in 1987. The lake slope has stabilized and has not deteriorated over time. The stormwater runoff contributing to the lake is from the buildings roof and the grassed area and it will not affect the water quality degradation in the lake.

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.

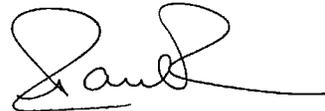
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: GLENAGLES, LLC

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

29-SEP-11

Memorandum



Date: August 17, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *MN* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000083: GLENAGLES, LLC

Application Name: THE GLENAGLES, LLC

Project Location: The site is located at LYING BETWEEN NORTHWEST 67 AVENUE AND NORTHWEST 68 AVENUE AND SOUTH OF THEREOTICAL NORTHWEST 179 STREET, Miami-Dade County.

Proposed Development: The applicant is requesting an Unusual Use for Lake Excavation.

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: 02-AUG-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000083

Fire Prevention Unit:

No objection via Case # Z2011000083.

Service Impact/Demand

Development for the above Z2011000083
located at LYING BETWEEN NORTHWEST 67 AVENUE AND NORTHWEST 68 AVENUE AND SOUTH OF
THEREOTICAL NORTHWEST 179 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0229 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: 6:04 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 1 - Miami Lakes 16699 NW 67 Avenue -
Rescue, ALS Engine, Squad

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.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 04-APR-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

GLENEAGLES, LLC

LYING BETWEEN NORTHWEST 67
AVENUE AND NORTHWEST 68
AVENUE AND SOUTH OF
THEREOTICAL NORTHWEST 179
STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2011000083

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: Case A2009000075X opened on October 11, 2008. Notice of Violation issued on October 29, 2008 for expired permit 2006065165. Civil Violation Notice B072774 issued on January 30, 2009 for non compliance of notice of violation. CVN paid on April 15, 2009, permit remained expired. Final notice of intent to lien/demand for payment to be mailed November 2, 2010. Lien recorded on July 8, 2011. Case remains open in non compliance.

Gleneagles LLC

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

REPORTER NAME:

Memorandum



Date: April 10, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000083

Zoning Inspector: Frankie Rodriguez
Inspection date: April 9, 2012

Property was sold October 2000 and C.U. for apartment housing was not transferred to applicant.
Courtesy Warning Letter issued.

Observed storage shed maintained without permit in an open area of northwest parking lot area.

Observed storage container maintained without permit on a parking stall at northeast parking lot area.

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].

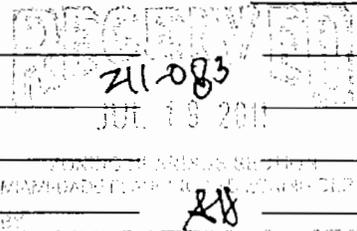
CORPORATION NAME: GlenEagles LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Marie Allen - 23 Quaker Lane Farmingdale NY 11735</u>	<u>51%</u>
<u>Susan Allen - 23 Quaker Lane Farmingdale NY 11735</u>	<u>20%</u>
<u>Lisa Allen - 19 Quaker Lane Farmingdale NY 11735</u>	<u>20%</u>
<u>William Allen Jr 53 Hill Rd Farmingdale NY 11735</u>	<u>9%</u>

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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____



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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

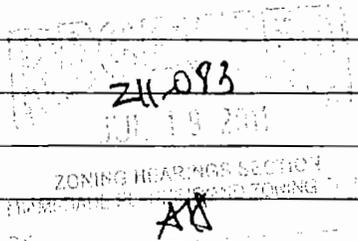
entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: Renato Arana
(Applicant)

Sworn to and subscribed before me this 22 day of June, 20 2011. Affiant is personally know to me or has produced _____ as identification.

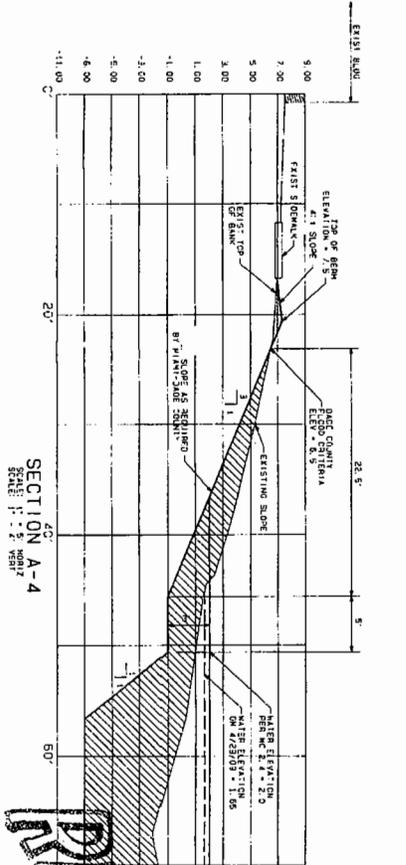
Renato Arana
(Notary Public)



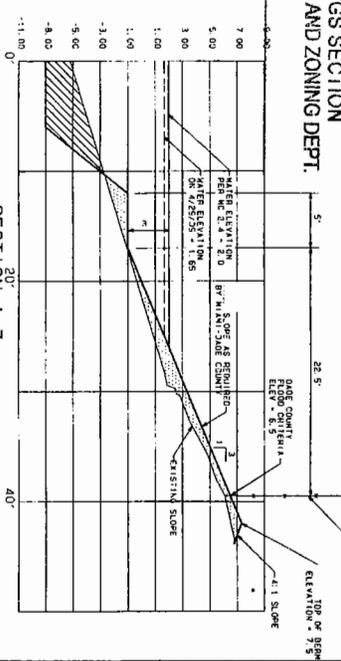
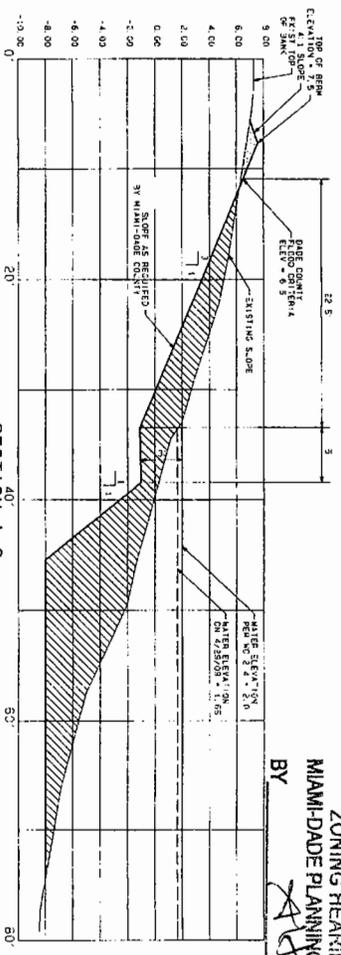
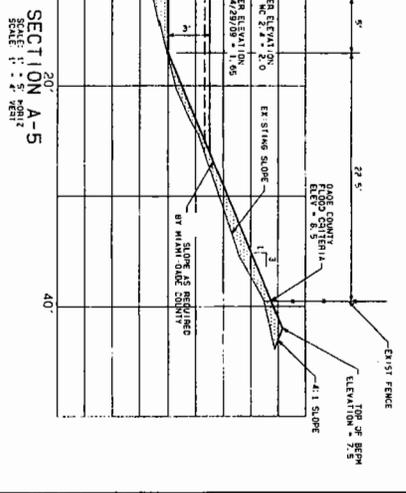
My commission expires: _____

Seal

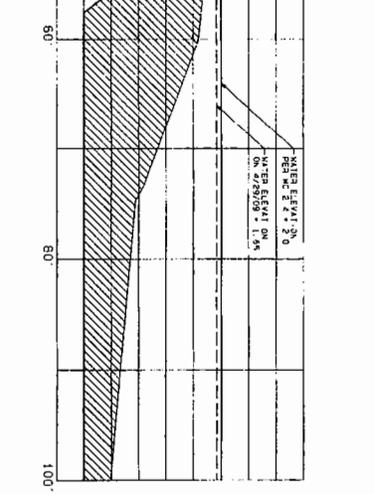
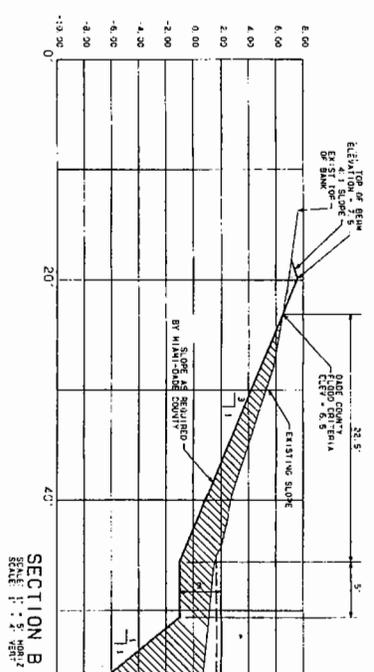
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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
 FEB 27 2012



ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*



LAKE SECTIONS

LEGEND

CUT

FILL

APPROVED BY: *[Signature]*
 DATE: 2/28/12

C-3

GLENEAGLES LLC
 EXISTING LAKE SECTIONS
 17700 NW 67TH AVENUE
 MIAMI LAKES, FLORIDA 33015

IDENTIFICATION OF AUTH #529

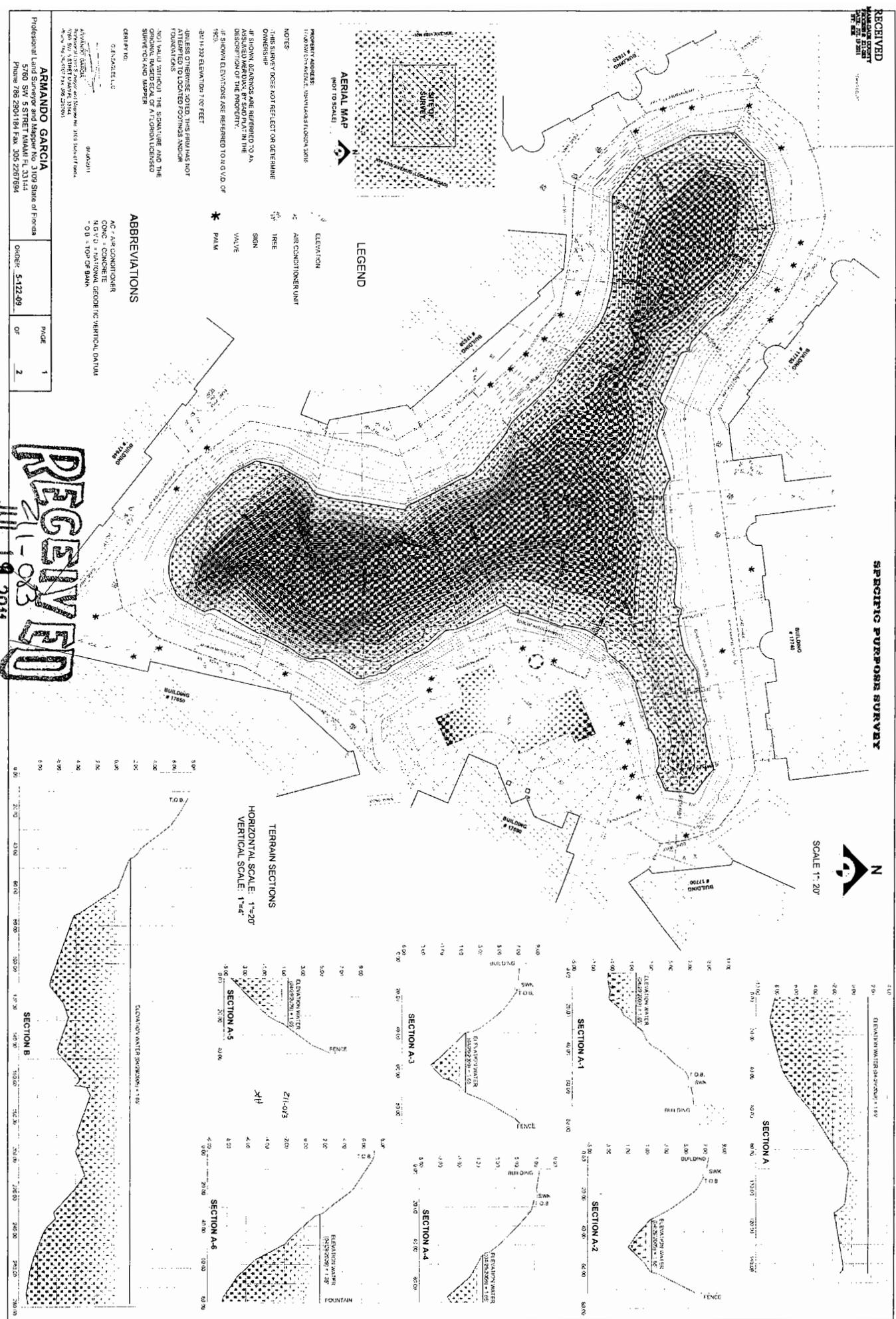
CIVIL
 LAND DEVELOPMENT
 TRAFFIC AND TRANSPORTATION

9500 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
 TEL: 1-305-551-6007 FAX: 1-305-551-4542
 E-MAIL: VAN@VSNENG.COM

RECEIVED
 MIAMI-DADE COUNTY
 PLANNING DEPT.
 JUL 14 2011

SPECIFIC PURPOSE SURVEY

SCALE 1"=20'



AERIAL MAP
 (NOT TO SCALE)

LEGEND

- 1. ELEVATION
- 2. AIR CONDITION UNIT
- 3. TREE
- 4. SIGN
- 5. VALVE
- 6. PALM

ABBREVIATIONS

- AC - AIR CONDITIONER
- H.C.T.O. - NATIONAL GEODESIC VERTICAL DATUM
- O.B. - TOP OF BANK

RECEIVED
 JUL 14 2011

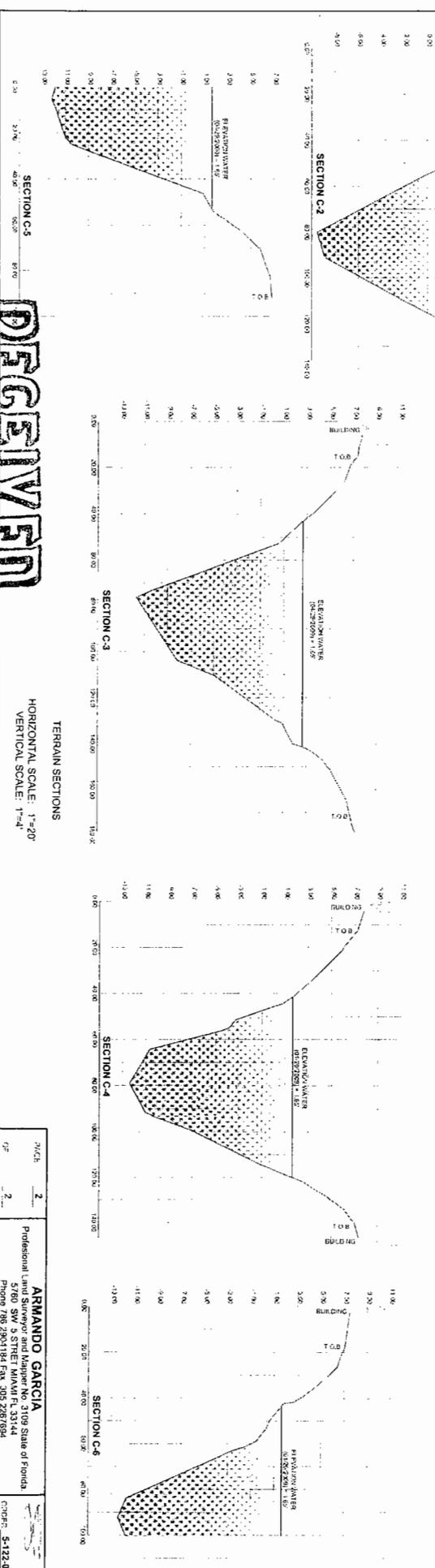
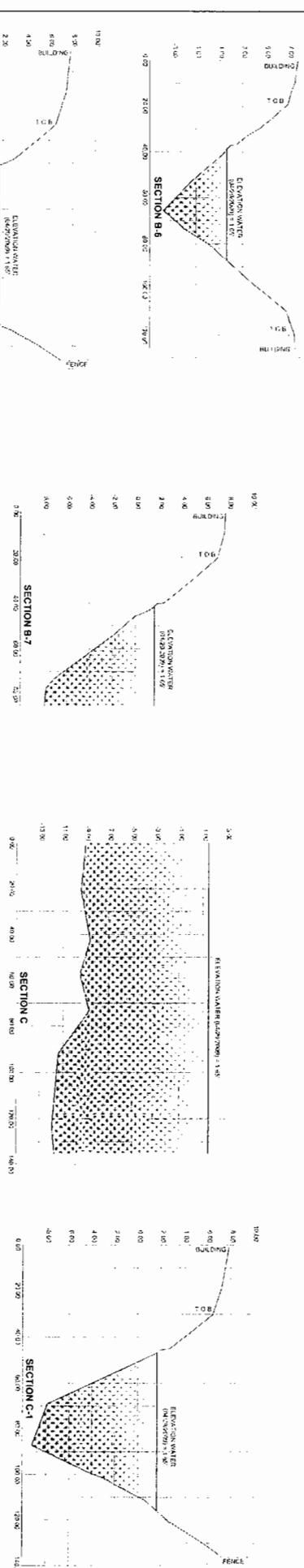
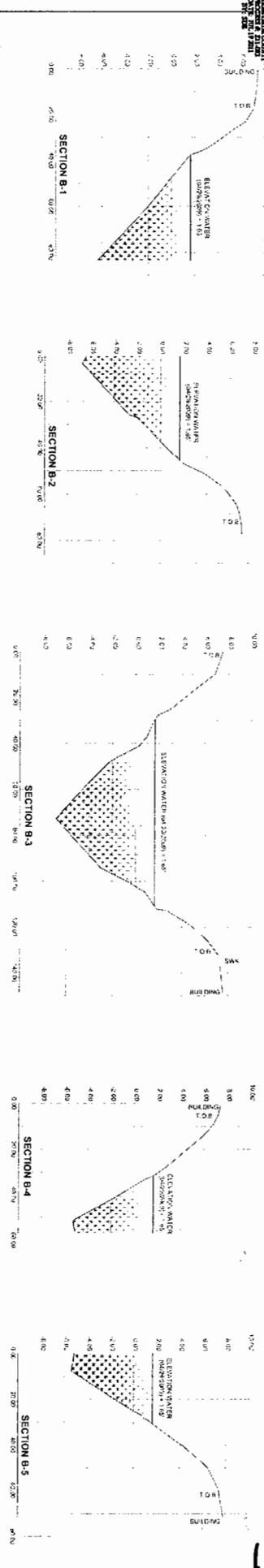
ARMANDO GARCIA
 Professional Land Surveyor and Mapper No. 3109 State of Florida
 5780 SW 5 STREET MIAMI FL 33144
 Phone 786 2931184 FAX 305 2267694

ORDER	5-122-09	PAGE	1
OF			2

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

RECEIVED
 PLANNING DEPT.
 JUL 19 2011

SPECIFIC PURPOSE SURVEY

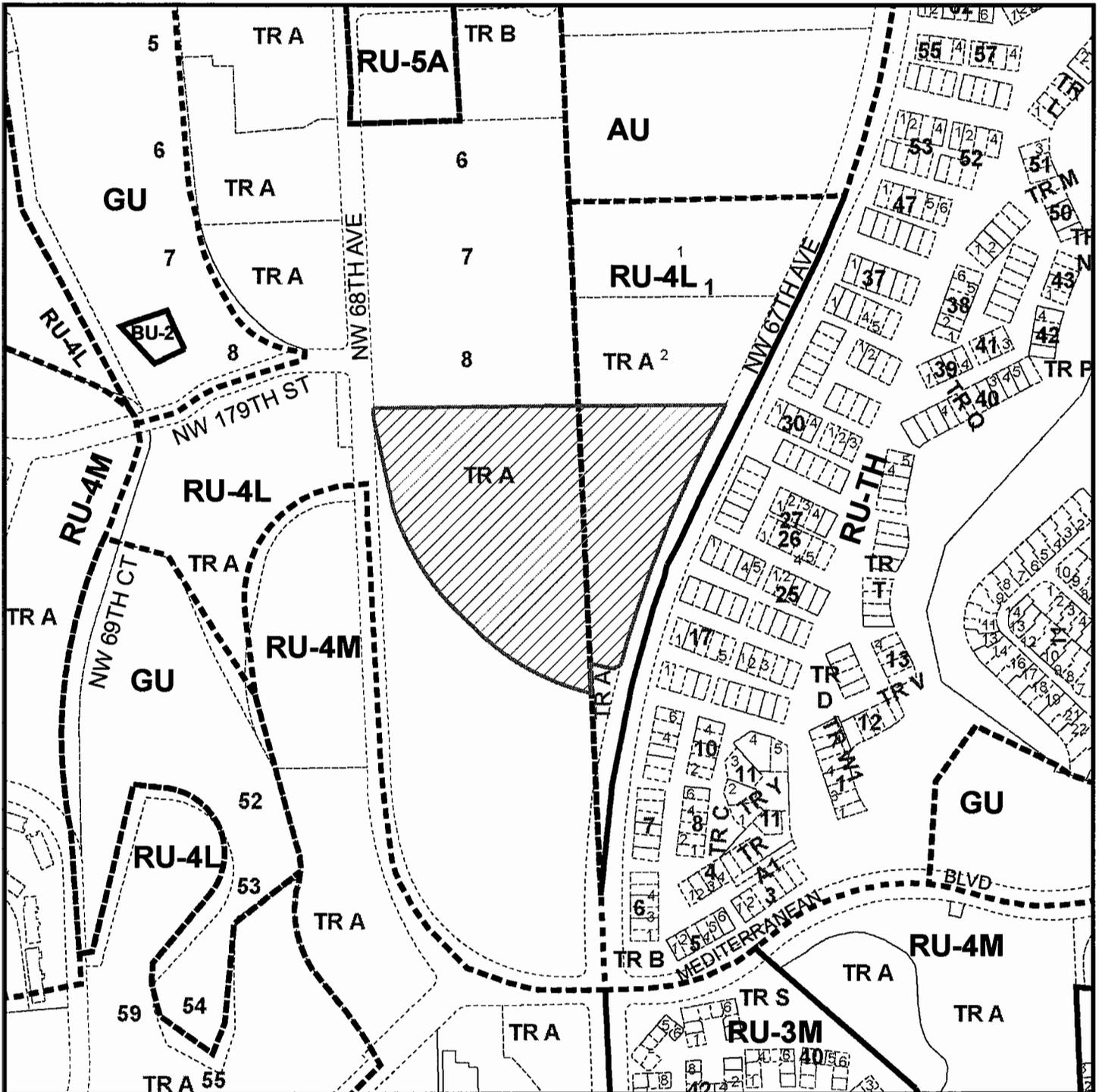


TERRAIN SECTIONS
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=4'

DATE:	2
BY:	2
PROJECT:	2
Professional Land Surveyor and Mapper No. 3109 State of Florida	
5760 SW 5 STREET MIAMI FL 33144	
Phone 786 2901184 FAX 305 287694	
ARMANDO GARCIA	
COPY: 5-122-09	

RECEIVED
 JUL 19 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *[Signature]*



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number

Z2011000083



Section: 11/12 Township: 52 Range: 40
 Applicant: GLENAGLES, LLC
 Zoning Board: C5
 Commission District: 13
 Drafter ID: KEELING STENNETT
 Scale: NTS

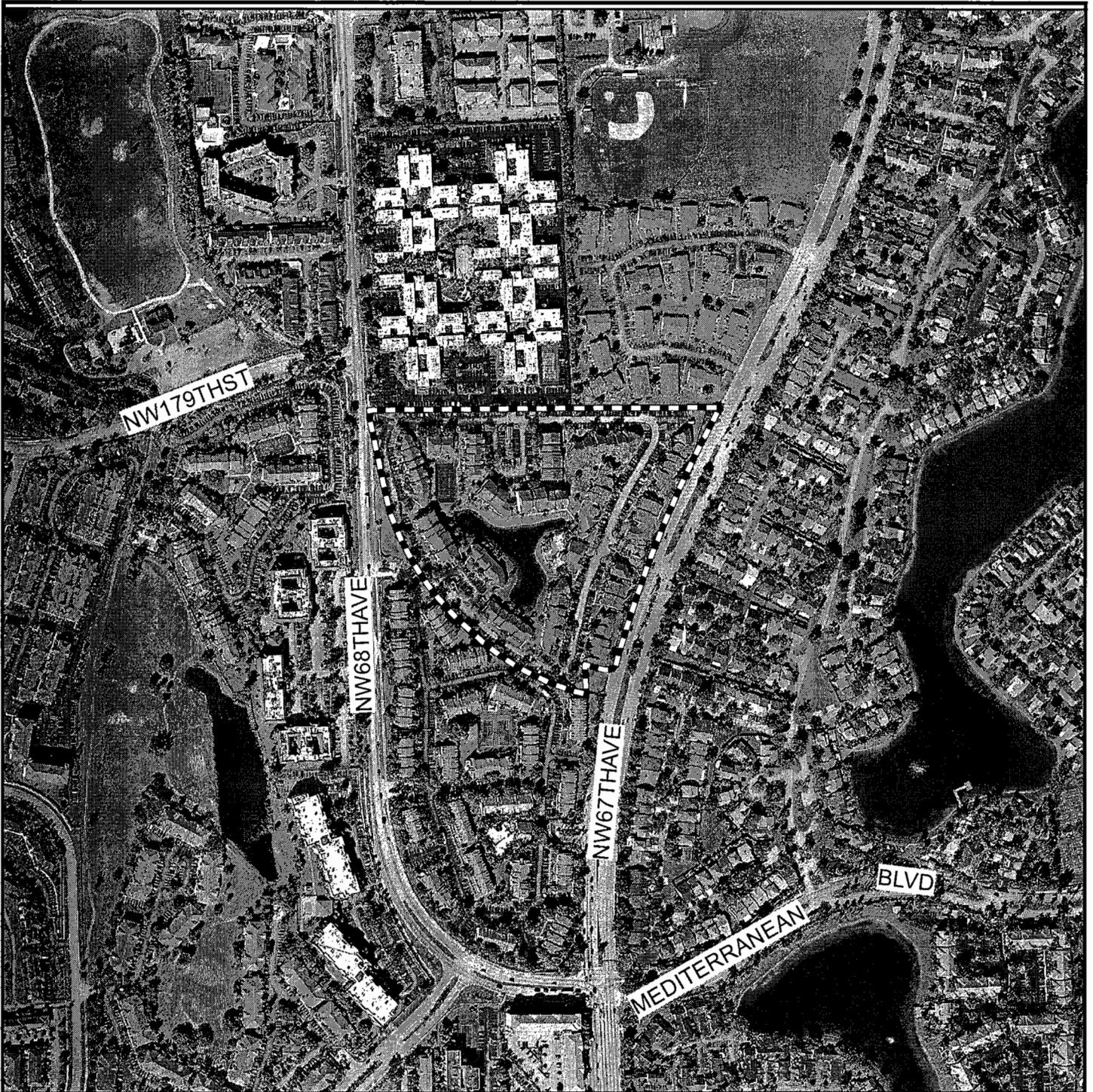
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000083



Section: 11/12 Township: 52 Range: 40
 Applicant: GLENAGLES, LLC
 Zoning Board: C5
 Commission District: 13
 Drafter ID: KEELING STENNETT
 Scale: NTS

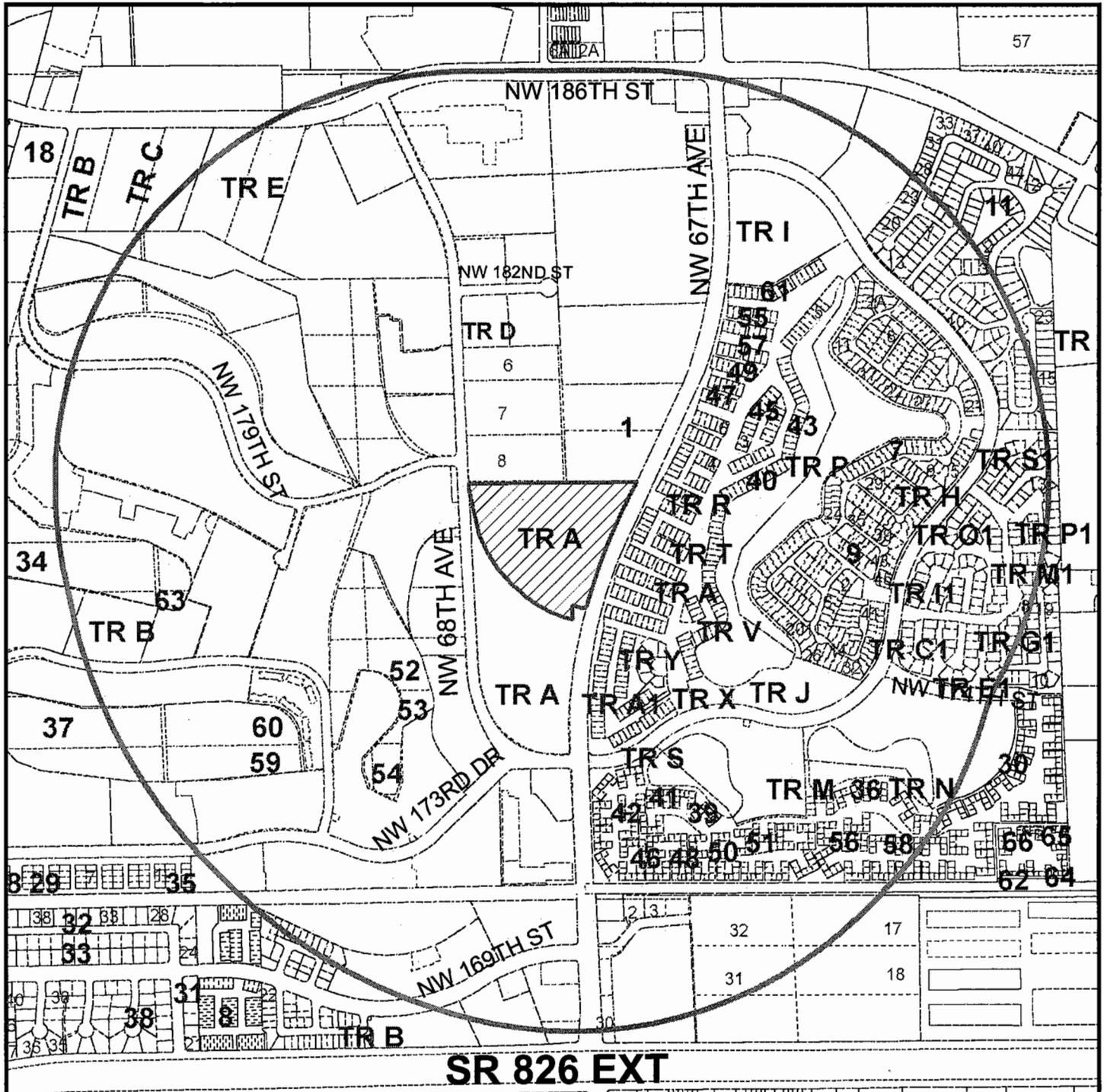
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, July 26, 2011

REVISION	DATE	BY
		19



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 11/12 Township: 52 Range: 40
 Applicant: GLENAGLES, LLC
 Zoning Board: C5
 Commission District: 13
 Drafter ID: KEELING STENNETT
 Scale: NTS

Process Number
Z2011000083

RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY