

# KITS

10-14-2009 Version # 1



COMMUNITY ZONING APPEALS BOARD 14  
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)  
10710 SW 211 Street, Miami  
Tuesday, November 17, 2009 at 6:00 p.m.

## CURRENT

1. 09-11-CZ14-1 BERNARDO & MARIA CAMPUZANO

08-162

35-56-38 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, NOVEMBER 17, 2009

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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1. **BERNARDO AND MARIA CAMPUZANO (09-11-CZ14-1/08-162)**

**35-56-38  
Area 14/District 8**

- (1) UNUSUAL USE to permit a private recreational facility; to wit: 1 full-size and 3 mini soccer fields, office building, gym, pool, barn, stables, bathroom facilities and jogging path.
- (2) SPECIAL EXCEPTION to permit outdoor lighting.
- (3) Applicants are requesting to permit parking on natural terrain (not permitted).
- (4) Applicants are requesting to permit a building setback 41'10" (50' required) from the front (east) property line.
- (5) Applicants are requesting to permit a 5' high chain link fence in lieu of the required 6' high wall, fence or hedge between dissimilar land uses along the interior side (north and south) and rear (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Private Club," as prepared by Architect Ruben Travieso, dated stamped received 11/24/08 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 26820 S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.2 Acres

Department of Planning and  
Zoning Recommendation:

Denial without prejudice.

Protests: 282

Waivers: 0

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

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

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

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

**NOTICE**

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

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

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

**1. BERNARDO & MARIA CAMPUZANO**  
**(Applicant)**

**09-11-CZ14-1 (08-162)**  
**Area 14/District 8**  
**Hearing Date: 11/17/09**

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

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
None				

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

**APPLICANT:** Bernardo and Maria Campuzano

**PH:** Z08-162 (09-11-CZ14-1)

**SECTION:** 35-56-38

**DATE:** November 17, 2009

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 1

**A. INTRODUCTION**

o **REQUESTS:**

- (1) UNUSUAL USE to permit a private recreational facility; to wit: 1 full-size and 3 mini soccer fields, office building, gym, pool, barn, stables, bathroom facilities and jogging path.
- (2) SPECIAL EXCEPTION to permit outdoor lighting.
- (3) Applicants are requesting to permit parking on natural terrain (not permitted).
- (4) Applicants are requesting to permit a building setback 41'10" (50' required) from the front (east) property line.
- (5) Applicants are requesting to permit a 5' high chain link fence in lieu of the required landscape regulations requiring a 6' high wall, fence or hedge along the interior side (north, south and west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled, "Proposed Private Club," as prepared by Architect Ruben Travieso, dated stamped received 11/24/08 and consisting of 8 sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application would permit a private recreational facility for a soccer club with outdoor lighting on a property that is largely zoned AU, Agriculture District, except for a small portion in the northeast corner that is zoned GU, Interim District. Additionally, approval of this application would permit the recreational facility with an office setback less than required from the front property line and a 5' high chain link fence along the north, south and west property lines of the subject property.

o **LOCATION:**

26820 S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 9.2 acres

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being **1.3 miles west of and outside the Urban Development Boundary (UDB) for Agriculture** use. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.
2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.
3. **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



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.

**Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard.** Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

**Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.** 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.

**G. NEIGHBORHOOD SERVICES:**

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

\*Subject to conditions.

## H. ANALYSIS:

Approval of this application would allow the applicants to develop a private recreational facility; to wit: 3 mini soccer fields and 1 full-size soccer field, office building, gym, pool, barn stables, bathroom facilities and jogging path (request #1). This private recreational facility would also include bleachers next to the full sized field. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agricultural** use. The proposed recreational facility is not an agricultural use and, in staff's opinion, is not ancillary to or directly supportive of agriculture, nor is it necessary to support the rural residential community of the agricultural area. In addition, the CDMP indicates that certain uses are not authorized under any LUP map category, including many uses listed as "unusual uses" in the zoning code. Staff's research of the surrounding area for properties that were approved for similar requests for an Unusual Use identified a property at 26720 SW 197 Avenue that was approved to permit a private landing field, pursuant to Resolution #CZAB14-24-06. Staff at the time held that there were no other similar uses in the LUP map category that were similar to the private airfield use. As in the aforementioned application, staff maintains that there are no similar uses to the requested private recreational facility use within this section of land in the County or in the abutting sections to the east and west, Section 36, Township 56 and Range 38, or Section 34, Township 56 and Range 38. Further, the size and scope of the facility is out of character with the area and, in staff's opinion, is beyond the scope necessary to serve the surrounding rural community. Notwithstanding the applicants' willingness to limit the days of operation and the hours for the lighting in order to mitigate the impact on the surrounding agricultural community, staff is of the opinion that the proposed use is **incompatible** with the rural community of the area. As such, the proposed private recreational facility is deemed **inconsistent** with the CDMP and LUP map designation.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application. Their memorandum indicates that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. Further, the applicants will have to comply with all conditions set forth in their memorandum. The **Public Works Department** has **no objections** to this application. They indicate in their memorandum that this application does not generate any new additional daily peak hour trips; therefore no vehicle trips have been assigned. However, the applicants must, in addition to other conditions indicated in their memorandum, provide a road dedication of 40' for SW 187 Avenue. The Miami-Dade Fire Department (**MDFRD**) has **no objections** to this application. However, their memorandum indicates that the applicants must provide indication that the access roads within the property meet the MDFRD site requirements and must provide a Knox pad lock for manual gates or a Knox key switch for electrical gates. Additionally, the MDFRD memorandum indicates that the estimated average travel response time is **7:30** minutes.

When the aforementioned Unusual Use, request #1 and Special Exception, request #2, to permit outdoor lighting are analyzed under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), staff is of the opinion that the requests should be denied when considering the necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development. Staff notes that the proposed recreational facility and the outdoor lighting will not cause undue or excessive burden on public facilities, including water, sewer as indicated in the

memoranda from the Public Works Department and from DERM. Additionally, the recreational facility will not tend to create a fire or other equally or greater dangerous hazards as indicated by the MDFRD in their memorandum. However, as previously mentioned the proposed recreational facility is not agricultural nor is it ancillary to and necessary to serve the rural agricultural community. Additionally, staff opines that the size and scope of the proposed recreational facility and the outdoor lighting which is germane to the aforementioned is out of scale with the surrounding agricultural community, is **incompatible** with same, and it could potentially be developed to serve residents outside of this community. Therefore, staff recommends denial without prejudice of requests #1 and #2 under Section 33-311(A)(3).

When requests #3 through #5, are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of these requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be **incompatible** with the surrounding area and would be detrimental to same. Further, staff opines that these requests are germane to the applicants' request for the Unusual Use to permit the private recreational facility on this site, and the approval of which, in staff's opinion, are central to this application. Notwithstanding the fact that the Public Works Department, MDFRD and DERM do not object to these requests, staff maintains, as previously mentioned that the proposed development, based on it's size and scope, will potentially serve residents from outside the surrounding agricultural community. As such, staff of the Department of Planning and Zoning opines that increased traffic from the recreational facility and the requested night lighting, which are central to the application, will negatively impact the tranquillity of this rural farming area.

Additionally, with respect to the existing buildings indicated on the submitted site plans, staff notes that all of the buildings, except the building referred to in request #4, which encroaches into the front (east) setback area, are legally permitted. However, staff notes that the aforementioned building is intended for use as an office use for the proposed private recreational facility, which staff opines is inconsistent with the LUP map of the CDMP. Therefore, staff opines, that approval of the building for the proposed office use encroaching into the setback area would not only be visually intrusive and therefore **incompatible** with the surrounding area, but is also **inconsistent** with the LUP map of the CDMP. Staff, therefore, recommends that requests #3 through #5 be denied without prejudice under the NUV Standards.

When requests #3 through #5 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicants would have to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. Staff notes that the property can be utilized in accordance with the AU and GU zoning regulations. Therefore, staff recommends denial without prejudice of requests #3 through #5 under the ANUV Standards.

- I. **RECOMMENDATION:** Denial without prejudice.
- J. **CONDITIONS:** None.

**DATE INSPECTED:** 10/01/09  
**DATE TYPED:** 10/08/09  
**DATE REVISED:** 10/09/09, 10/19/09, 10/29/09  
**DATE FINALIZED:** 10/29/09  
MCL:NN:AA:CH

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

# Memorandum



**Date:** July 20, 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-14 #Z2008000162-1<sup>st</sup> Revision  
Bernardo and Maria Campuzano  
26820 S.W. 187 Avenue  
Unusual Use to Permit a Private Recreational Facility,  
Request to Permit Parking on Natural Terrain and  
Request to Permit Outdoor Lighting  
(AU) (9.2 Acres)  
35-56-38

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

**Potable Water Supply and Wastewater Disposal:**

The closest public water and public sanitary sewers are located approximately 2 miles from the property. Therefore, connection to the public water supply and public sanitary sewer systems is not feasible.

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 a 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.

Since pursuant to the above, DERM was not able to administratively approve the application, the property owner 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 applicants' request subject to various conditions including submitting a covenant running

with the land in favor of Miami-Dade County. The required covenant has been submitted; therefore, DERM may approve the application and consequently it may be scheduled for public hearing.

#### Stormwater Management

Any proposed re-development with more than 2.0 acres of impervious area will require a Surface Water Management General Permit from DERM for the construction and operation of the required surface water management system. Additionally, the subject property is located outside of the Urban Development Boundary, in an area that receives no flood protection for the 100- year/3-day flood event; therefore, re-development of this property will require that flood protection be provided on-site for the retention of the 100-year/3-day storm event. At the time of development, the applicant must submit to the DERM Water Control Section engineering calculations to demonstrate that the proposed development can provide full on-site retention for the 100-year/3-day storm event.

Site grading and development shall comply with the requirements 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.

#### 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 the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

#### Wetlands

The subject property does not contain jurisdictional 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 proposed request will not impact tree resources. Therefore, DERM 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 record 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 Enrique A. Cuellar at (305) 372-6764.

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: BERNARDO & MARIA CAMPUZANO

This Department has no objections to this application.

This Department has no objections to the request to permit parking on natural terrain.

All parking spaces must have a wheel stop in order to indicate that there is a parking space.

A guardrail is required around the perimeter of the pond adjacent to all drives and parallel to the right-of-way of SW 187 Avenue.

Additional improvements may be required at time of platting.

The applicant must provide a road dedication of 40 feet for SW 187 Avenue.

This land requires 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 application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

24-FEB-09



# Memorandum

**Date:** 16-OCT-09  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2008000162

**Fire Prevention Unit:**

This memo supersedes MDRF memorandum dated August 28, 2008.

**APPROVAL**

These comments are for site plan date stamped November 24, 2008.

- Approval issued on the condition that access roads within the property be designed and maintained to support a minimum of 32 tons and shall be provided with a surface suitable for all weather driving capabilities per NFPA 1 (18.2.2.5.2.)
- Applicant also is responsible for providing a Knox Pad Lock for manual gates or a Knox Key Switch for electrical gates.

**Service Impact/Demand**

Development for the above Z2008000162  
 located at 26820 SW 187 AVENUE, MIAMI-DADE COUNTY  
 in Police Grid 2451 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>15,017</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 5,40 alarms-annually.  
 The estimated average travel time is: 7:06 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 60 - Redland - 17605 SW 248 Street  
 ALS Tanker

**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 plans date stamped November 24, 2008. Substantial changes to the plans will require additional service impact analysis.

# TEAM METRO

## ENFORCEMENT HISTORY

BERNARDO & MARIA CAMPUZANO

26820 S.W. 187 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2008000162

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**HEARING NUMBER**

### CURRENT ENFORCEMENT HISTORY:

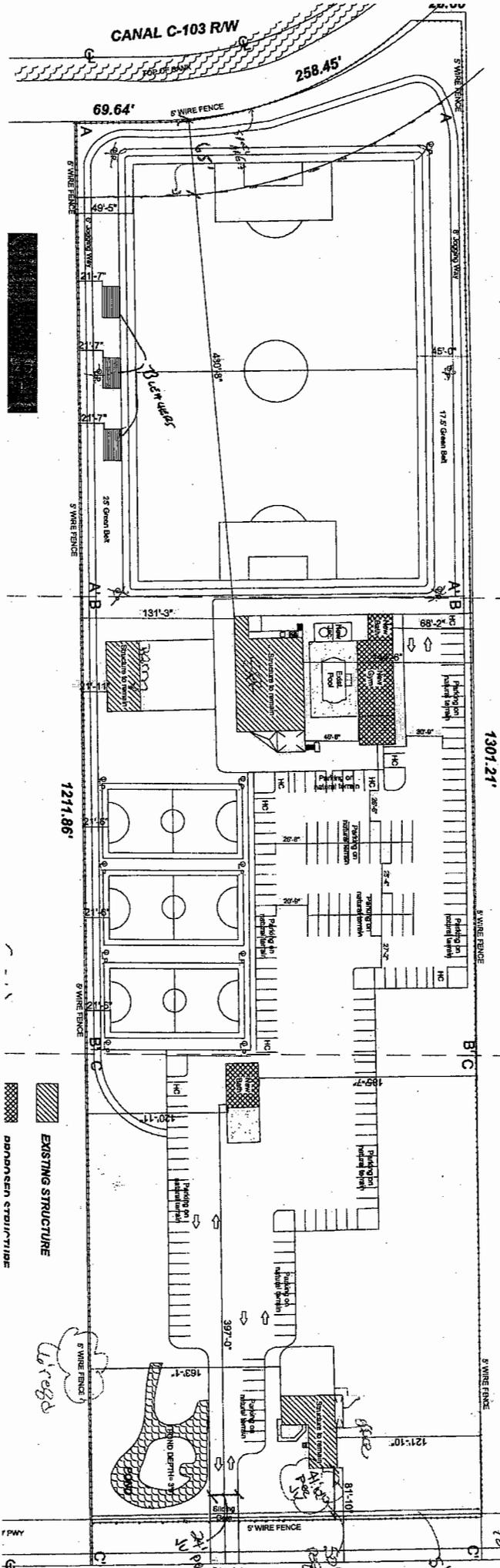
**Current case history:**

Case 2009010882 was opened based on an enforcement history request and inspected on 10-02-09. No violations were observed and case was closed.

**Previous case history:**

Case 20080107320 was opened based on an anonymous complaint for operating a soccer field without prior public hearing. An inspection was conducted on 06-03-09 and a warning was issued. Compliance inspection is set for 12-09-09. Case remains open pending public hearing, compliance date will continue to be reset to allow property owner to go through the public hearing.

Case 200801006167 was opened based on an anonymous complaint for construction without permits. An inspection was conducted on 11-02-08, no violations were observed and case was closed.



ENLARGED SITE PLAN

**RECEIVED**

NOV 24 2008

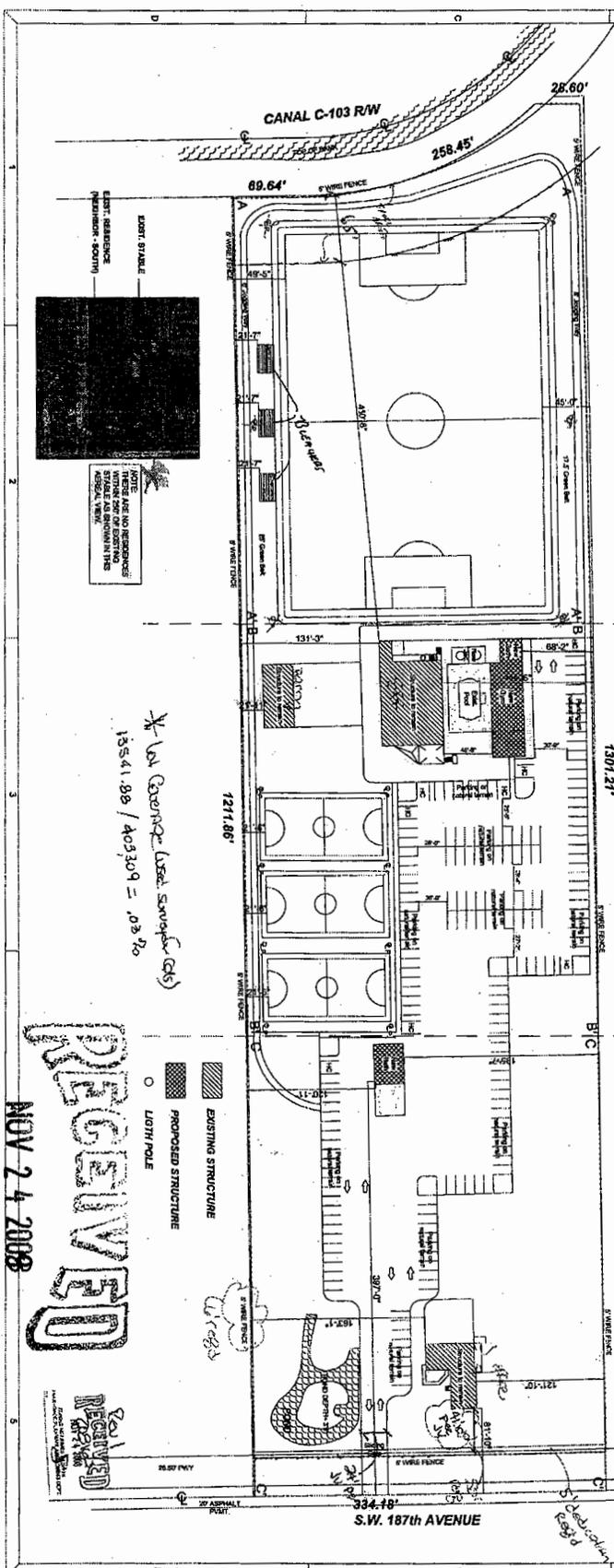
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

**ZONING LEGEND  
AU DISTRICT**

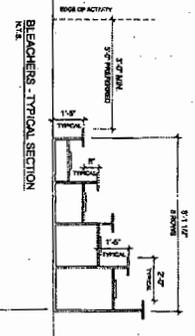
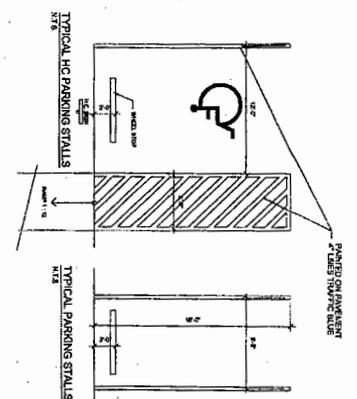
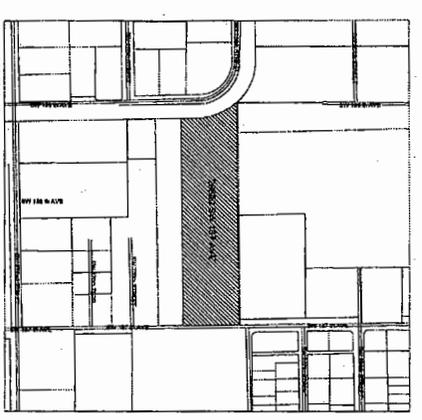
REQUIRED	PROVIDED
LOT AREA: 5 ACRES	10 ACRES
LOT COVERAGE: 15 %	3.5 %
SETBACKS:	REQUIRED
FRONT	59'-0"
REAR	25'-0"
INTERIOR	15'-0"
NORTH SIDE	108'-0"
SOUTH SIDE	22'-0"
SIDE STREET	N/A
ACCESSORY BUILDING:	
FRONT	75'-0"
REAR	75'-0"
INTERIOR	20'-0"
NORTH SIDE	108'-0"
SOUTH SIDE	22'-0"
SIDE STREET	N/A
PARKING REQUIREMENTS:	
ONE PARKING SPACE PER 4 PERSONS	100 SPACES
MAXIMUM NUMBER OF PERSONS 400	180 SPACES (8 HANDICAP)

**SITE PLAN  
SCALE 1:800**



\* Lot Coverage based on 100% (AS)  
15541.88 / 103309 = .0570

LEGAL DESCRIPTION:  
THE NORTH 1/4 OF SECTION 14, OF THE SOUTH 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST,  
LESS THE WESTERN PART FOR C-103 CANAL, LYING WITHIN HAMILTON  
COUNTY, FLORIDA.



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NOV 24 2008

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NOV 24 2008

<p><b>Architect RubenTravieso</b> AR 010 B23 204 SW 27th Ave., Miami, FL 33135 784.242.1222 Cell - 784.242.1222 Fax Email: <a href="mailto:ruben@rubentravieso.com">ruben@rubentravieso.com</a></p>									
<p><b>REVISIONS:</b></p> <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>#</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	#	DATE	#	DATE					<p><b>PROJECT:</b> PROPOSED PRIVATE CLUB 28820 SW 187th AVE. MIAMI, FLORIDA</p>
#	DATE	#	DATE						
<p><b>SHEET CONTENT:</b> SITE PLAN</p>	<p><b>CONSULTANTS:</b></p>								
<p><b>PROJECT NUMBER:</b> SP-1</p>	<p><b>ISSUED:</b> DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i> FILE NAME: <i>[Signature]</i></p>								
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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
8Y





**Architect RubenTravieso**  
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 Fax: 305.442.1112  
 E-Mail: ruben@rubentravieso.com

**REVISIONS:**

#	DATE	#	DATE

**PROJECT:**  
 PROPOSED PRIVATE CLUB  
 26820 SW 187th AVE,  
 MIAMI, FLORIDA

**SHEET CONTENT:**  
 FLOOR PLAN & ELEVATIONS  
 EXISTING STRUCTURES  
 TO REMAIN

**CONSULTANTS:**

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 1879

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 [Signature]

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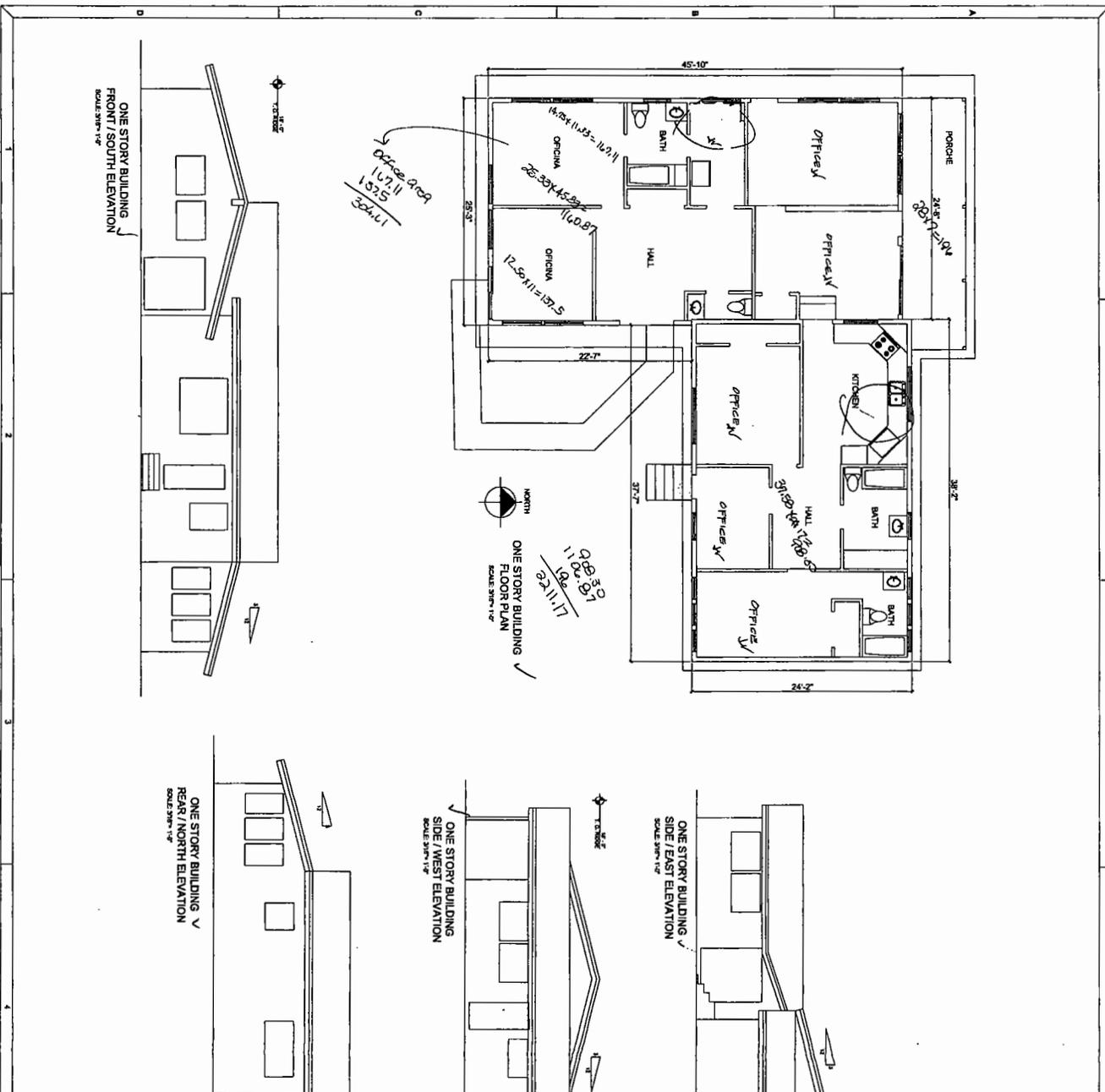
**FILE NAME:**  
 1879

**1**

**6**

**A-1**

**EXISTING STRUCTURES TO REMAIN**  
 SCALE: 3/16" = 1'-0"



19



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 TEL: 305.551.1111 FAX: 305.551.1112  
 E-MAIL: rtravieso@rubentravieso.com

**REVISIONS:**

#	DATE	#	DATE

**PROJECT:**

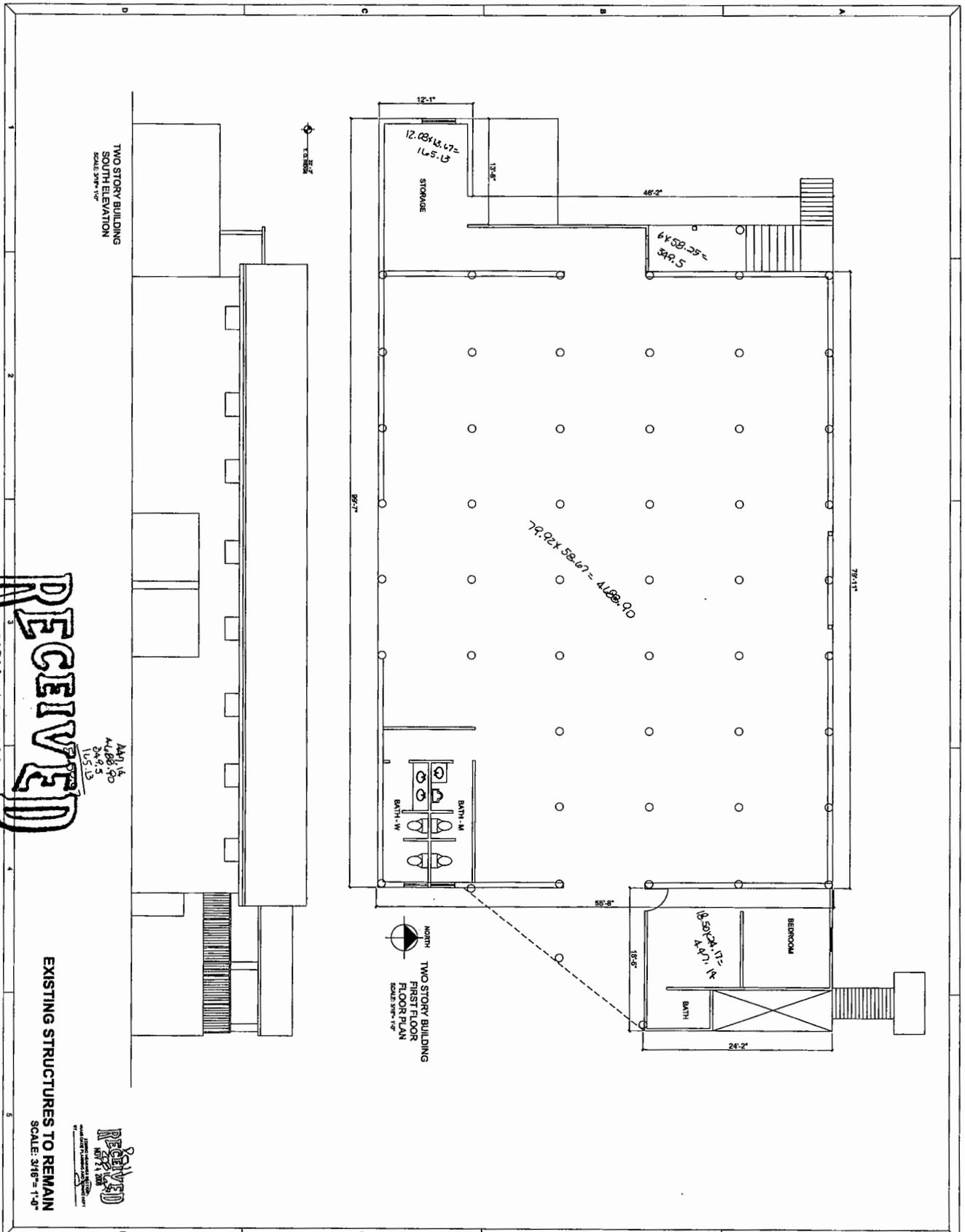
**PROPOSED PRIVATE CLUB**  
 26820 SW 187th AVE,  
 MIAMI, FLORIDA

**SHEET CONTENT:**

**FLOOR PLAN & ELEVATIONS**  
**EXISTING STRUCTURES**  
**TO REMAIN**

**CONSULTANTS:**

PROJECT NUMBER: \_\_\_\_\_  
 DRAWN BY: *AMT/ST*  
 CHECKED BY: *AMT/ST*  
 FILENAME: *11/19/08*  
 2  
 6  
**A-2**



**TWO STORY BUILDING**  
**SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

**EXISTING STRUCTURES TO REMAIN**  
 SCALE: 3/16" = 1'-0"

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AMT/ST  
 4-188-90  
 24-2  
 US-13

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 BY \_\_\_\_\_



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 Email: travieso@rubentv.com

**REVISIONS:**

#	DATE	#	DATE

**PROJECT:**

**PROPOSED PRIVATE CLUB**  
 28820 SW 187th Ave,  
 MIAMI, FLORIDA

**SHEET CONTENT:**

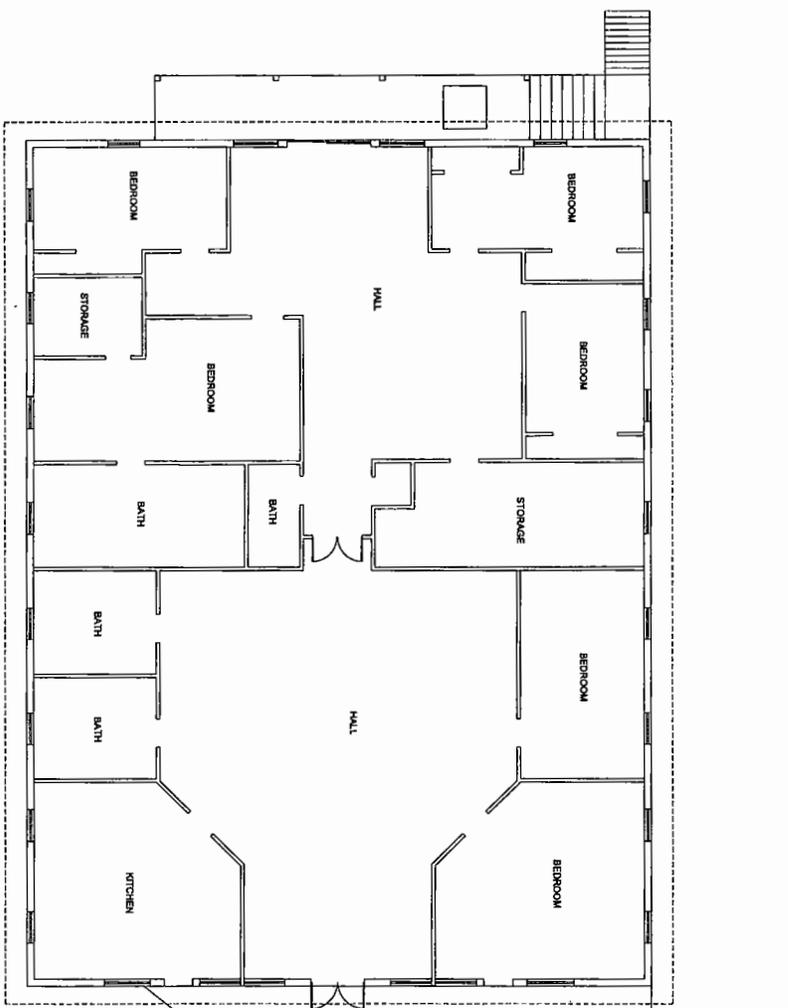
**FLOOR PLAN & ELEVATIONS**  
**EXISTING STRUCTURES**  
**TO REMAIN**

**CONSULTANTS:**

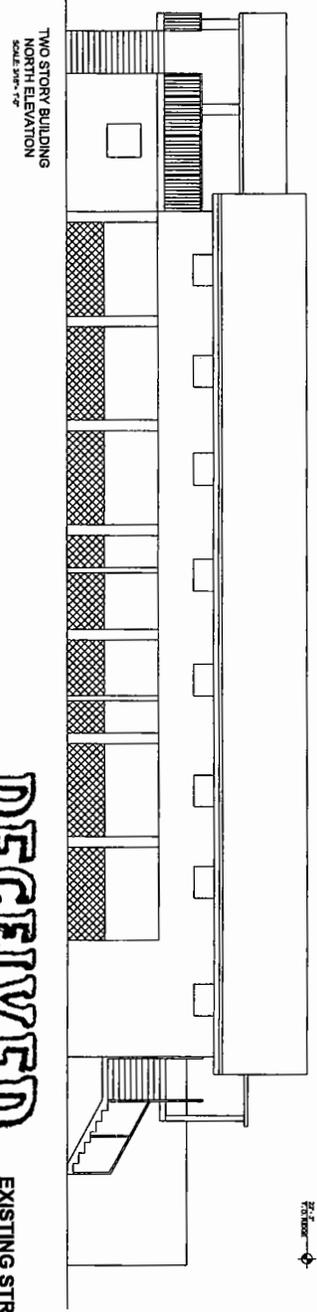
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 ISSUED: \_\_\_\_\_  
 DRAWN BY: *Alvaro*  
 CHECKED BY: *Alvaro*  
 DATE: 11/07/08

3  
 6  
**A-3**



**TWO STORY BUILDING**  
**SECOND FLOOR**  
**FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**TWO STORY BUILDING**  
**NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

**EXISTING STRUCTURES TO REMAIN**  
 SCALE: 3/16" = 1'-0"

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ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.

2



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754.260.7222 Cell / 754.260.8272 Firm  
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REVISIONS:

#	DATE	#	DATE

PROJECT:

PROPOSED PRIVATE CLUB  
26820 SW 18TH AVE.  
MIAMI, FLORIDA

SHEET CONTENT:

FLOOR PLAN & ELEVATIONS  
EXISTING STRUCTURES  
TO REMAIN

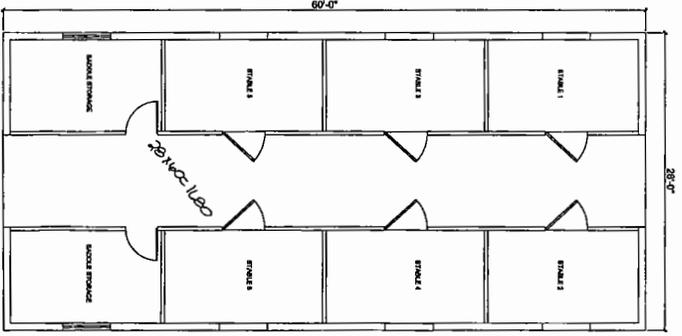
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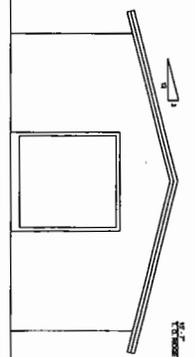
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DRAWN BY: *AT*  
CHECKED BY: *AT*  
DATE: 11/19/08  
TITLE: *Private Club*

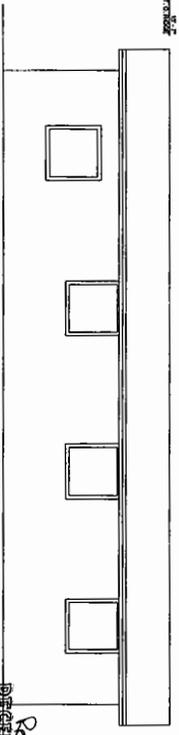
4  
6  
A-4



NORTH  
STABLE  
FLOOR PLAN  
SCALE: 3/8"=1'-0"



STABLE  
EAST / WEST  
ELEVATION  
SCALE: 3/8"=1'-0"



STABLE  
NORTH / SOUTH  
ELEVATION  
SCALE: 3/8"=1'-0"

EXISTING STRUCTURES TO REMAIN  
SCALE: 3/8"=1'-0"

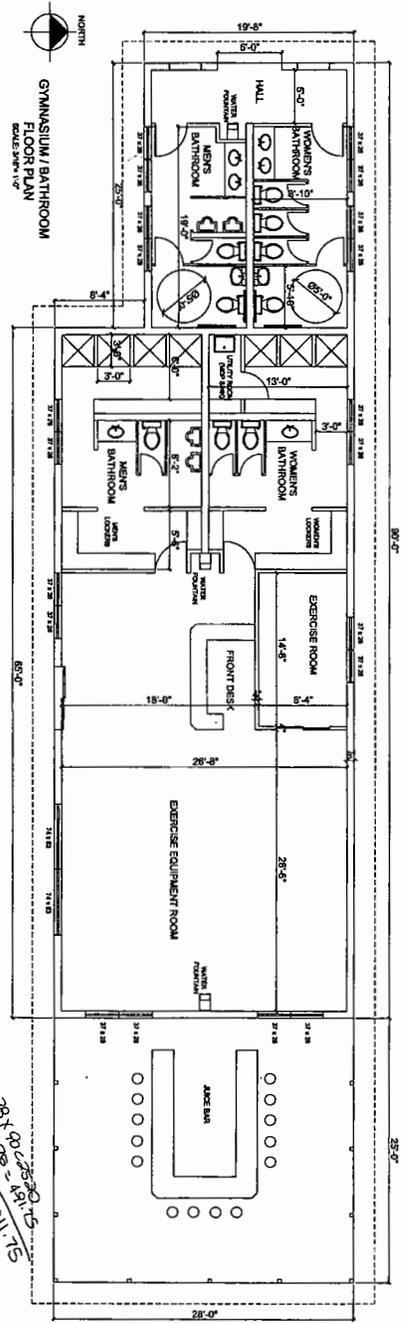
TWO STORY BUILDING  
WEST ELEVATION  
SCALE: 3/8"=1'-0"

TWO STORY BUILDING  
EAST ELEVATION  
SCALE: 3/8"=1'-0"

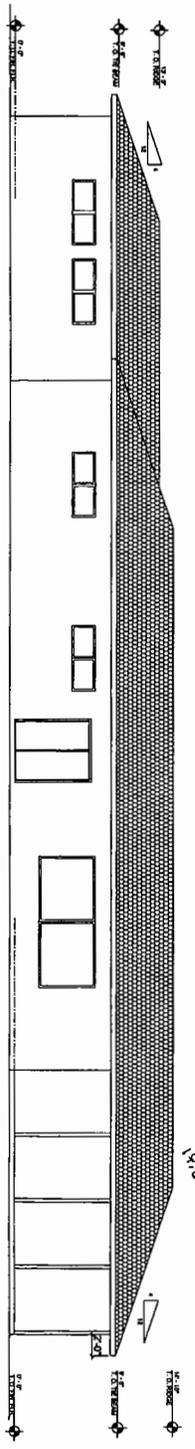
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MIAMI-DADE PLANNING AND ZONING DEPT.

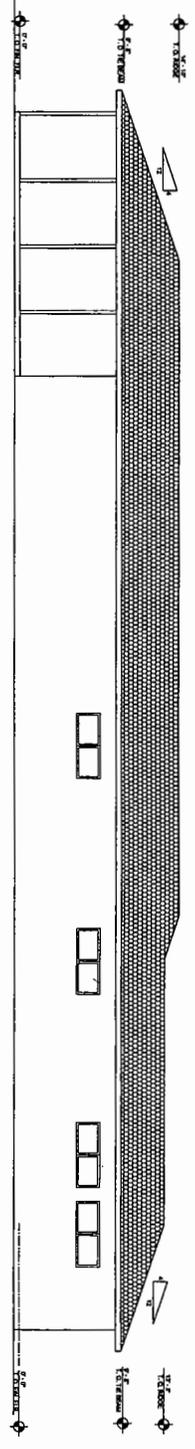
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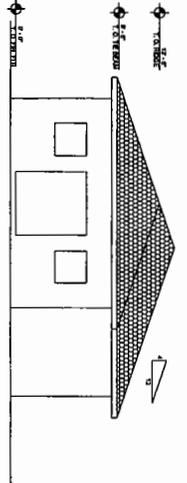
GYMNASIUM / BATHROOM  
FLOOR PLAN  
SCALE: 3/16" = 1'-0"



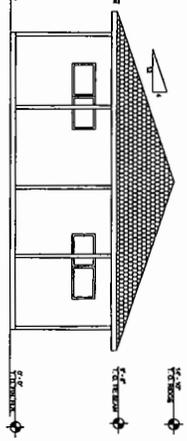
GYMNASIUM / BATHROOM  
FRONT / SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



GYMNASIUM / BATHROOM  
REAR / NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



GYMNASIUM / BATHROOM  
SIDE / WEST ELEVATION  
SCALE: 3/16" = 1'-0"



GYMNASIUM / BATHROOM  
SIDE / EAST ELEVATION  
SCALE: 3/16" = 1'-0"

PROPOSED STRUCTURES  
SCALE: 3/16" = 1'-0"

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MIAMI-DADE PLANNING AND ZONING DEPT.



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E-MAIL: rtravieso@rubentv.com

**REVISIONS:**

#	DATE	#	DATE

**PROJECT:**

PROPOSED PRIVATE CLUB  
26820 SW 18TH AVE.  
MIAMI, FLORIDA

**SHEET CONTENT:**

FLOOR PLAN & ELEVATIONS  
PROPOSED STRUCTURES

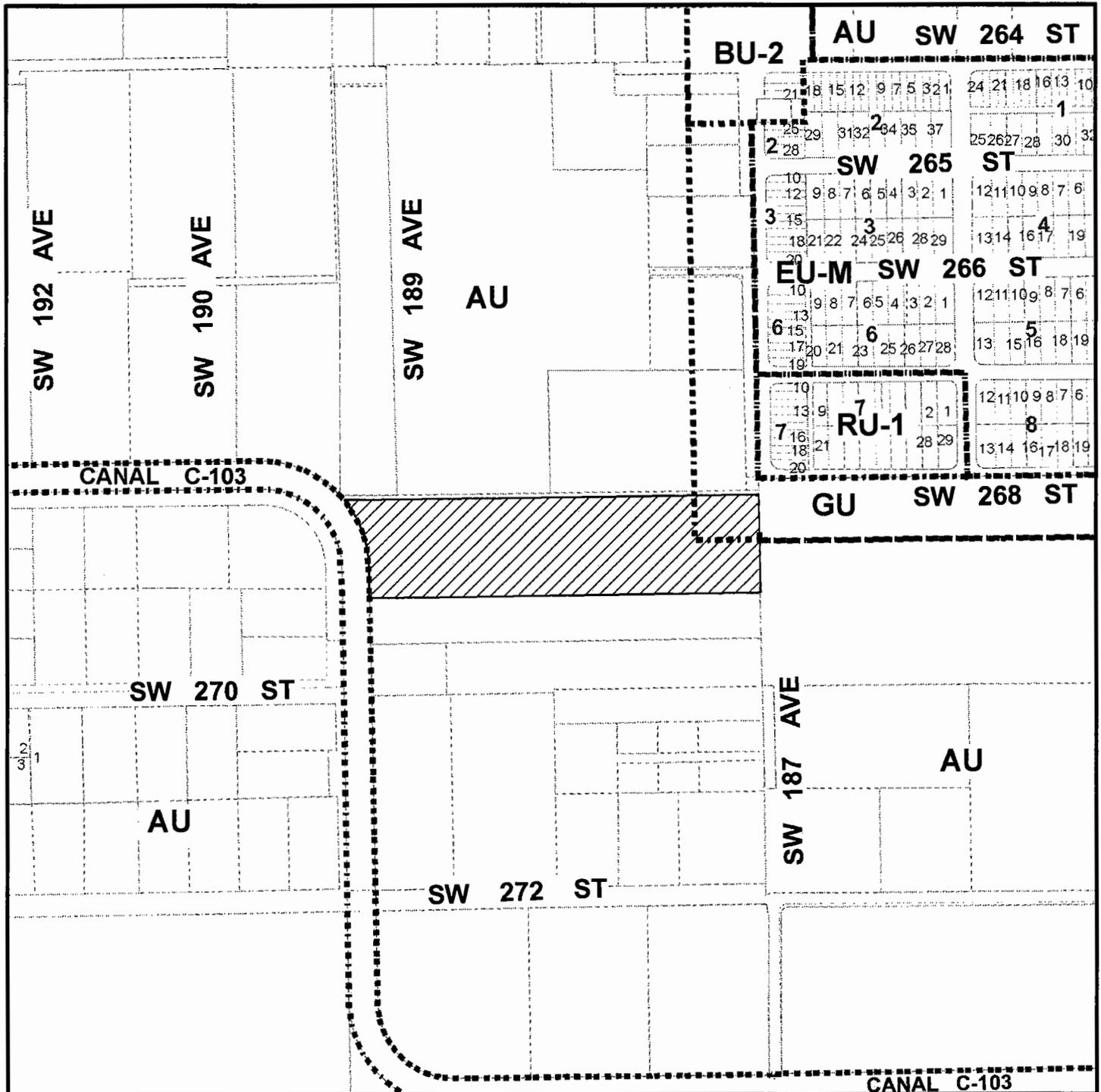
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5		
6		

**A-5**





**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 35 Township: 56 Range: 38

Applicant: BERNARDO & MARIA CAMPUZANO

Zoning Board: C14

Commission District: 8

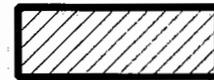
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Scale: NTS

----- Zoning

Process Number

**08-162**

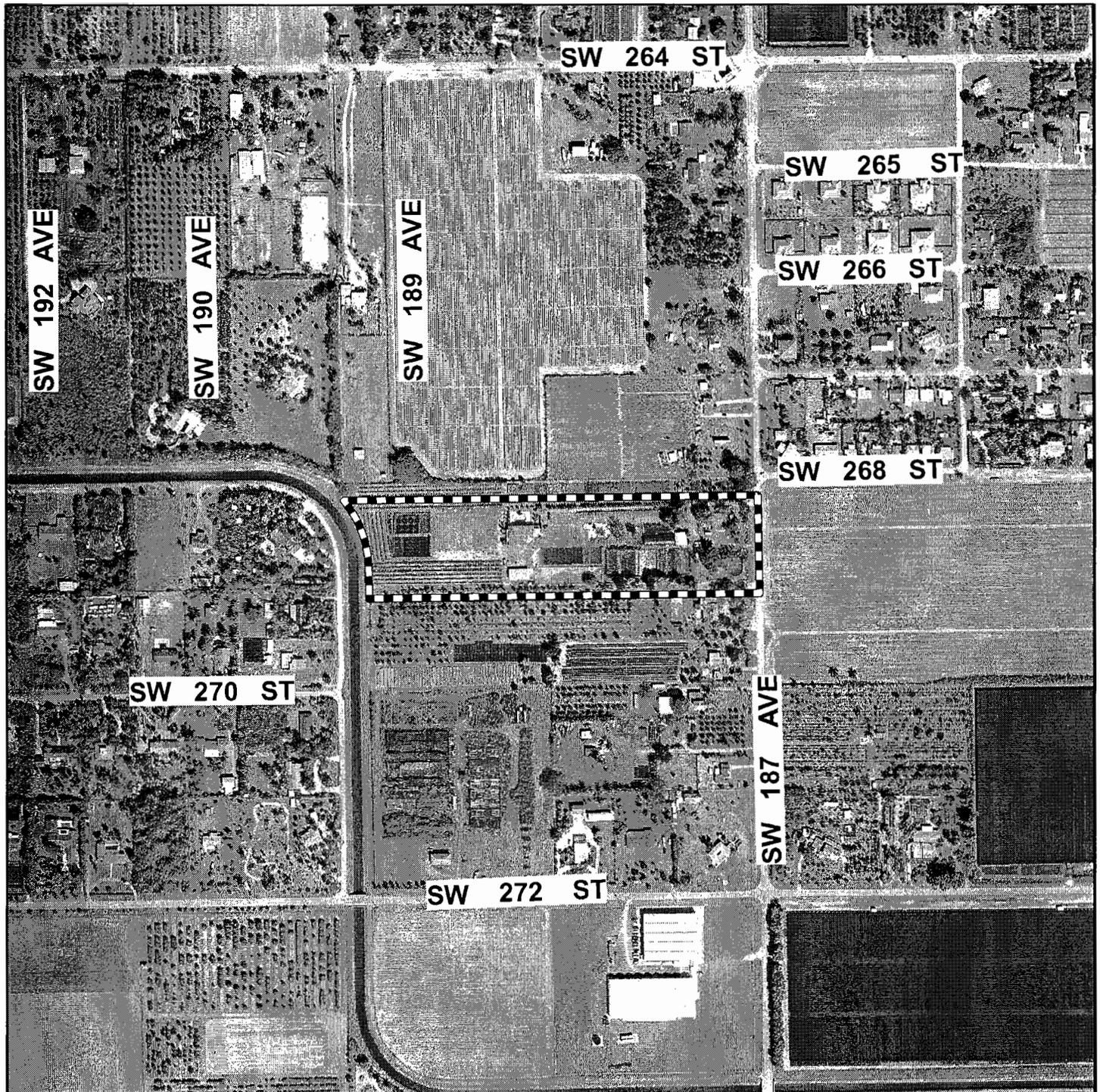


**SUBJECT PROPERTY**



SKETCH CREATED ON: 08/9/08

REVISION	DATE	BY
		24



**MIAMI-DADE COUNTY  
AERIAL YEAR 2008**

Section: 35 Township: 56 Range: 38  
 Applicant: BERNARDO & MARIA CAMPUZANO  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: JEFFER  
 Scale: NTS  
 ----- Zoning

Process Number  
**08-162**



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