

# FINAL AGENDA

10-18-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 15  
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)  
10710 SW 211 Street, Miami  
Tuesday, November 22, 2011 at 7:00 p.m.

## CURRENT

1. 11-11-CZ15-1 BASE DEVELOPMENT CORP 11-58 12-57-39 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF TUESDAY, NOVEMBER 22, 2011

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Permitting, Environment and Regulatory Affairs (PERA) within 14 days after 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 the PERA.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Permitting, Environment and Regulatory Affairs  
Staff Report to Community Council No. 15**

**PH: Z11-058 (11-11-CZ15-1)**

**November 22, 2011**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Base Development Corp.
<b>Summary of Requests</b>	The applicant is seeking to permit a shooting range with less lot area and street trees as well as to waive the dissimilar land use buffer and the right-of-way dedication.
<b>Location</b>	Southwest corner of SW 304 Street and SW 117 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	21.45 acres
<b>Existing Zoning</b>	AU
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Agriculture (see attached Zoning Recommendation Addendum) Outside the Urban development Boundary (UDB)
<b>Comprehensive Plan Consistency</b>	Inconsistent with the LUP map, interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3), Standards For Special Exceptions, <b>Unusual Uses</b> and New Uses Section 33-311(A)(4)(b), <b>Non-Use Variance standards</b> (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Denial without Prejudice</b>

**REQUESTS:**

- (1) UNUSUAL USE to permit a shooting range.
- (2) NON-USE-VARIANCE of landscape regulations to permit 0 lot trees (203 lot trees required).
- (3) NON-USE-VARIANCE to permit 0 street trees (19 trees required).
- (4) NON-USE-VARIANCE to waive the landscape regulations requiring a 5' wide dissimilar land use buffer along the south and west property lines.
- (5) NON-USE-VARIANCE of zoning and subdivision regulations requiring Half Section line rights-of-way to be 70' wide: to waive same and to permit 0 feet of zoned right-of-way (35' required) for the south side of SW 304 Street.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Sport Shooting Range" as prepared by Branching Out, Inc. consisting of two (2) sheets and dated stamped received 8/26/11. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The plans submitted depict the proposed shooting range comprised of two (2), five (5) position shooting areas within the range.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; vacant land	Agriculture
<b>North</b>	AU; vacant land	Agriculture
<b>South</b>	AU; vacant land, row crops	Agriculture
<b>East</b>	AU; row crops	Agriculture
<b>West</b>	AU; Homestead Air Force Base	Institutions Utilities and Communications

**NEIGHBORHOOD COMPATIBILITY:**

The 21.45 acre subject property is surrounded by vacant or cultivated, agriculturally zoned properties on three (3) sides, and the Homestead Air Reserve base (HARB) located to the west.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide the community and the Air Force personnel with additional recreational and training shooting range space. However, the location of the range in this area will further deplete available agricultural land in this area of the County.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

Approval of this application would allow the applicant to develop a shooting range (request #1) on the subject property. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agricultural** use. The proposed shooting range in staff's opinion is not an agricultural use and 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, may be authorized if consistent with the objectives and policies of the Plan and provided the applied for use is compatible with the area and would not have an unfavorable effect on the area.* When evaluating compatibility however, **Policy LU-4A**, of the CDMP requires that among other things, the County consider safety, if applicable. The submitted site plans indicate that the two (2) shooting areas within the range are oriented away from the HARB runways located to the west of the site and that the HARB does not object to the application. However, the subject property is surrounded on the three (3) other sides by properties that are currently engaged in agricultural cultivation. As such, staff opines that the predominant uses in the area are agricultural and the proposed shooting range could pose a potential safety risk to the farm workers in the area. Therefore, in staff's opinion, approval of the proposed range would be **incompatible** with same.

However, staff notes that the interpretative text of the CDMP states that **other uses including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.** Staff notes that to date, the applicant has not provided staff with any information to indicate that there is a public need for the shooting range or it is in the public's interest that the range be located at this site outside the Urban Development Boundary (UDB). Further, staff notes that the Zoning Code allows shooting ranges in other zoning districts within

the UDB and that are not designated Agriculture, after a public hearing. The applicant has not demonstrated to staff that no suitable site exists outside the Agriculture area for the proposed range. Therefore, staff opines that approval of the proposed shooting range on Agricultural designated land outside the UDB would be **inconsistent** with the interpretative text of the CDMP.

Further, staff notes that **Objective TC-2** and **Policy TC 2C**, of the Transportation Circulation Subelement requires the County to designate and reserve rights-of-way and corridors for existing and future transportation facilities, as identified in the Traffic Circulation and Mass Transit Sub-Elements. Staff opines that although SW 304 Street dead-ends along the side (east) property line of the HARB, approval of the request to waive the right-of-way dedication (request #5) would be contrary to the intent of the aforementioned Objective and Policy of the Transportation Circulation Subelement and therefore would not serve the future plans for this area of the County outlined in these sections of the Subelement. Therefore, staff opines that approval of this request would be **inconsistent** with **Objective TC-2** and **Policy TC-2C** of the Traffic Circulation Subelement of the CDMP.

### **ZONING ANALYSIS:**

When request #1, to permit a shooting range, is analyzed under Section 33-311(A)(3), Special Exceptions, **Unusual Uses** and New Uses, staff is of the opinion that the request should be denied when considering the necessity for and reasonableness of such applied for 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 pistol/rifle range facility will not cause undue or excessive burden on public facilities, including water and sewer as indicated in the memoranda from the Public Works Department and from DERM. Additionally, the proposed 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 range facility is not an agricultural use, nor is it ancillary to and necessary to serve the rural agricultural community. Staff notes that the submitted plans indicate parking for 14 vehicles for the proposed facility, which, in staff's opinion would allow the proposed use to serve people from both inside and outside of this semi-rural, agricultural community. In staff's opinion, this could result in an increase in vehicular traffic in this area that would have a negative impact on the surrounding area. Further, staff opines that the proposed range facility will have a negative aural impact on the surrounding rural farm properties, is **incompatible** with same, and could potentially be developed to serve residents outside of this community. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311(A)(3).**

When requests #2 - #5 are 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. Staff notes that the subject property is surrounded on three (3) sides by agricultural or vacant land. The review of the aerial photographs in the County's GIS System, indicates that these properties contain nurseries with trees planted in rows. As such, notwithstanding the assertion of the applicant in the letter of intent that the site contains very little soil, staff opines that the applicant should be able to provide the trees required by the Code, which would provide a visual buffer from the proposed berms located on the site, which are out of character with the surrounding area. Further, staff notes that the DERM memorandum does not indicate an inability of the site or soil to accommodate additional trees, but shows that the applicant is

required to obtain permits to remove any existing tree on the site. Additionally, staff opines that the approval of the applicant's request to waive the dissimilar land use buffer along the south and west property lines (request #4) would have a negative visual effect on the abutting properties. The submitted plans indicate that the applicant will erect a 15' high berm at the end of the shooting area which will collect the lead from the bullets along the south side of the southernmost range, which staff opines will have a negative visual effect on the mainly pastoral surroundings and therefore should be adequately buffered from view.

Further, staff notes that although the Public Works department does not object, staff opines that the approval of request #5, would be **inconsistent** with an objective and a policy of the Transportation Circulation Subelement of the CDMP. **Based on the aforementioned, staff recommends denial without prejudice of requests #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variance Standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

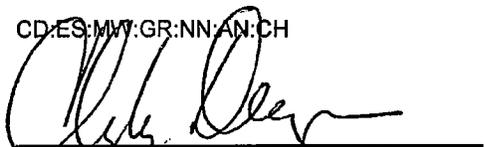
**OTHER:** Not applicable.

**RECOMMENDATION:**

**Denial without prejudice.**

**CONDITIONS FOR APPROVAL:** None.

CD:ES:MT:GR:NN:AN:CH

  
Charles Danger, P.E., Interim Director *NDW*  
Miami-Dade County Department Permitting, *ES*  
Environment and Regulatory Affairs

  
Mark R. Woerner, AICP Interim Assistant Director of Planning  
Miami-Dade County Department of  
Sustainability, Planning and Economic Enhancement *NDW*  
*ES*

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

\*If applicable

# ZONING RECOMMENDATION ADDENDUM

Base Development Corp.  
PH: Z11-058

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Homestead Air Reserve Base (HARB)	No objection*
Schools	No objection
*Subject to conditions in their memorandum.	

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

<b>Agriculture</b> (Page I-58)	<p>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.</p> <p>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. <b>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.</b> Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.</p>
<b>Other Land Uses Not Addressed</b> (Page I-73)	<p>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</p>

## ZONING RECOMMENDATION ADDENDUM

Base Development Corp.  
PH: Z11-058

	<i>provision does not authorize such uses in Environmental Protection Areas designated in this Element.</i>
<b>Land Use Policy LU-4A (Page I-11)</b>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
<b>Transportation Circulation Subelement - Objective TC-2 (Page II-13)</b>	<i>Rights-of-way and corridors needed for existing and future transportation facilities will be designated and reserved.</i>
<b>Transportation Circulation Subelement - Policy TC-2C (Page II-13)</b>	<i>Except for those section, half-section and quarter-section line rights-of-way within the portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, advance rights-of-way shall be reserved or acquired, where necessary, for future transportation improvements identified in the Traffic Circulation and Mass Transit Sub-Elements.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b>	<i>Hear applications for and grant or deny special exceptions; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and <b>unusual use</b> which by the regulations are only permitted upon approval after public hearing; provide 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 planned and budgeted for construction, area 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 of and its development.</i>
<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b>	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> 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>

**1. BASE DEVELOPMENT CORP**  
**(Applicant)**

**11-11-GZ15-1 (11-058)**  
**Area 15/District 09**  
**Hearing Date: 11/22/11**

Property Owner (if different from applicant) **Steven & Ethel Hurst.**

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>
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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 21, 2011  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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

**Subject:** C-15 #Z2011000058-2<sup>nd</sup> Revision  
Base Development Corp.  
S.W. 304 Street and S.W. 117 Avenue  
Unusual Use to Permit a Shooting Range and Use Variance to Permit  
Retail Sales in the AU Zone  
(AU) (21.45 Acres)  
12-57-39

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

Potable Water Service and Wastewater Disposal  
Public water and public sanitary sewer systems are not available in this general area; furthermore, since the site is located outside the Urban Development Boundary, neither public water nor public sanitary sewers can be extended to serve the site. Consequently, the existing and proposed development would have to be served by an on-site drinking water supply well, as source of potable water, and by a septic tank and drainfield system as a means for the disposal of the domestic liquid waste.

Inasmuch as the above-noted request did not comply with the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Stormwater Management  
A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

A DERM Class VI Permit from the Water Control Section might be required for construction of this proposed project.

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.

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

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

#### Pollution Remediation

DERM records do not indicate current contamination assessment/remediation issues on the property.

There are historical records of contamination assessment/remediation issues associated with use of this property as a solid waste site.

#### Wetlands

A site inspection performed on May 19, 2011 by DERM staff has revealed that the subject property does not contain wetlands as defined by Section 24-5 of the Code. Therefore, a DERM Class IV Wetland Permit will not be required. The Wetlands Resources Section of DERM (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.

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

#### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. The applicant submitted to this Office a letter dated August 24, 2011 with pictures depicting one strangler fig tree existing on the site, with a diameter at breast height less than 18 inches. Therefore, this tree is not considered as a specimen size tree (trunk diameter 18 inches or greater). 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 Chapter 24. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also the property contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

### Enforcement History

DERM has found one (1) closed enforcement cases for the referenced property address. The following is a summary of the one (1) closed enforcement cases associated with the subject folio:

#### BRADY (SW 1176)

A Notice of Violation (NOV) was issued on February 18<sup>th</sup> 1986 for the un-permitted filling of the lake belt. On October 24<sup>th</sup> 1986, a Final Notice Prior to Court Action was issued for failure to comply with the requirements of the NOV that was previously issued. The site was continually monitored and tested throughout the years 1987 - 1993. A closure plan was approved on April 30<sup>th</sup> 1993 and clean fill was used to close out the site on January 12<sup>th</sup> 1994. The enforcement case was subsequently closed due to compliance.

### 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: BASE DEVELOPMENT CORP

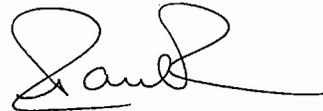
This Department has no objections to this application.

This Department has no objections to the request to permit 0 feet of dedication for the south half of SW 304 Street.

The applicant must dedicate an additional 5 feet for the west half of SW 117 Avenue for a total of 40 feet (1/2 R/W) per Miami-Dade County Code.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.

08-NOV-11



# Memorandum

**Date:** 28-SEP-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000058

**Fire Prevention Unit:**

APPROVAL  
 Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped received August 26, 2011. Any changes to the vehicular circulation must be resubmitted for review and approval.  
 This plan has been reviewed to assure compliance with the MDRF Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

**Service Impact/Demand**

Development for the above Z2011000058  
 located at Southwest corner OF SW 304ST & SW 117AVE, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 2560 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: 1.80 alarms-annually.  
 The estimated average travel time is: 6:30 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 6 - Modello - 15890 SW 288 Street  
 Rescue, BLS Tanker, Battalion 10.

**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 similar shooting ranges averages.

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

# Memorandum



**Date:** October 11, 2011  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Maria I. Nardi, Chief *M.I.N.*  
Planning and Research Division  
**Subject:** Z2011000058: Sport Shooting Range  
Revised Documents Stamped dated 8-26-2011

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**Application Name:** Base Development, Inc.

**Project Location:** The site is located at the southwest corner of SW 304 Street and SW 117 Avenue, Miami-Dade County.

**Proposed Development:** The applicant is requesting and unusual use to permit a shooting range and a use variance for retail sales in the AU zoning district. A revised site plan (stamped dated 8-26-11) has been submitted.

**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: 07-OCT-11  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

BASE DEVELOPMENT CORP

Southwest corner OF SW 304ST &  
SW 117AVE, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

---

ADDRESS

Z2011000058

---

HEARING NUMBER

**HISTORY:**

DEPARTMENT OF PERMITTING, ENVIRONMENT & REGULATORY AFFAIRS

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY

11-058

ADDRESS: SOUTHWEST CORNER OF SW 304 ST & SW 117 AVE

FOLIO: 3079120000090

DATE: 10-7-11

NAME: BASE DEVELOPMENT CORP

**OPEN CASES:**

Neighborhood Regulations:

No open cases.

Building Code:  
No open cases.

CLOSED CASES:  
Neighborhood Regulations:  
No closed cases.

Building Code:  
No closed cases.

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Ricardo Roig, Division Director  
Miami-Dade County Department of Permitting, Environment and Regulatory Affairs

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

**REPORTER NAME:**

# ZONING INSPECTION REPORT

**Inspector:** BOELLARD, FRANCIE

**Inspection Date**

**Evaluator:** CARL HARRISON

10/11/11

**Process #:** Z2011000058  
**Applicant's Name:** BASE DEVELOPMENT CORP

**Locations:** Southwest corner OF SW 304ST & SW 117AVE, MIAMI-DADE COUNTY, FLORIDA.

**Size:** 21.45

**Folio #:** 3079120000090

**Request:**

Use Variance to permit retail sale use in the AU zone, as would be permitted in the business zone.  
Unusual Use to permit a shooting range

**EXISTING ZONING**

**Subject Property** AU,

**EXISTING USE**

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

NA

**USE(S) OF PROPERTY:**

AGRICULTURAL- VACANT LAND

**FENCES/WALLS:**

6' CHAIN LINK GATE FENCE WITH BARBED WIRE AT FRONT OF THE PROPERTY. UNABLE TO SEE IF ENTIRE PROPERTY HAS BEEN FENCED

**LANDSCAPING:**

NA

**BUFFERING:**

VACANT LAND & TREE FARMS

**VIOLATIONS OBSERVED:**

MISCELLANEOUS DEBRIS & TIRES

**OTHER:**

**Process #** Z2011000058  
**Applicant's Name** BASE DEVELOPMENT CORP

**SURROUNDING PROPERTY**

## ZONING INSPECTION REPORT

**NORTH:**

AGRICULTURAL PROPERTIES WITH TREE FARMS & VACANT LAND

**SOUTH:**

AGRICULTURAL PROPERTIES WITH TREE FARMS

**EAST:**

AGRICULTURAL PROPERTIES WITH TREE FARMS

**WEST:**

VACANT LAND OWNED BY HOMESTEAD AIR BASE

**SURROUNDING AREA**

VACANT LAND ALL AROUND THE PROPERTY. PROPERTIES ARE EITHER UNDEVELOPED OR TREE FARMS.

**NEIGHBORHOOD CHARACTERISTICS:**

AGRICULTURAL USE & TREE FARMS

**COMMENTS:**



**LAND USE LEGEND**

Zoning District	AU
Gross Land Area	22.45 acres
Gross Land Area	977,922 sq ft
Allowed Coverage (15%)	146,688 sq ft
Net coverage	0

**Buildings**

None
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**Fence**

north side	6 foot chain link
east side	6 foot chain link
south side	6 foot chain link
west side	8 foot chain link

**LANDSCAPE LEGEND**

required provided

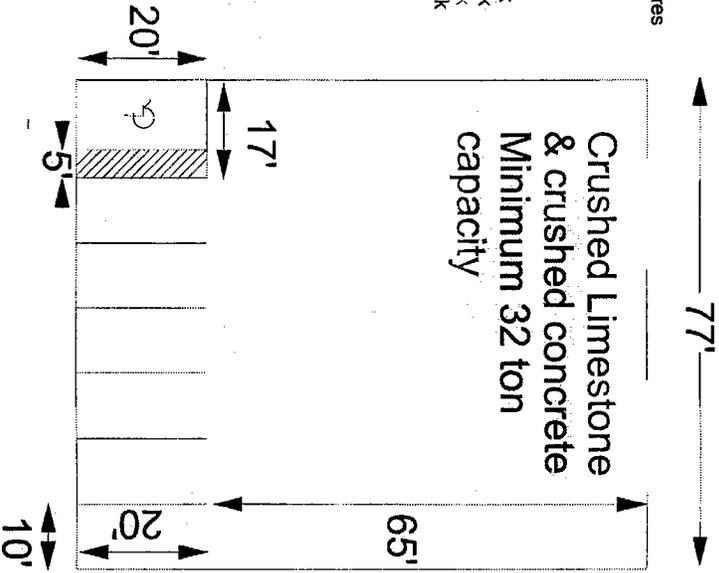
Lot Trees	9 per acre x 23 acres	207	0
Street Trees	117 ave. 664 ft/35ft =	19	0

**PARKING LEGEND**

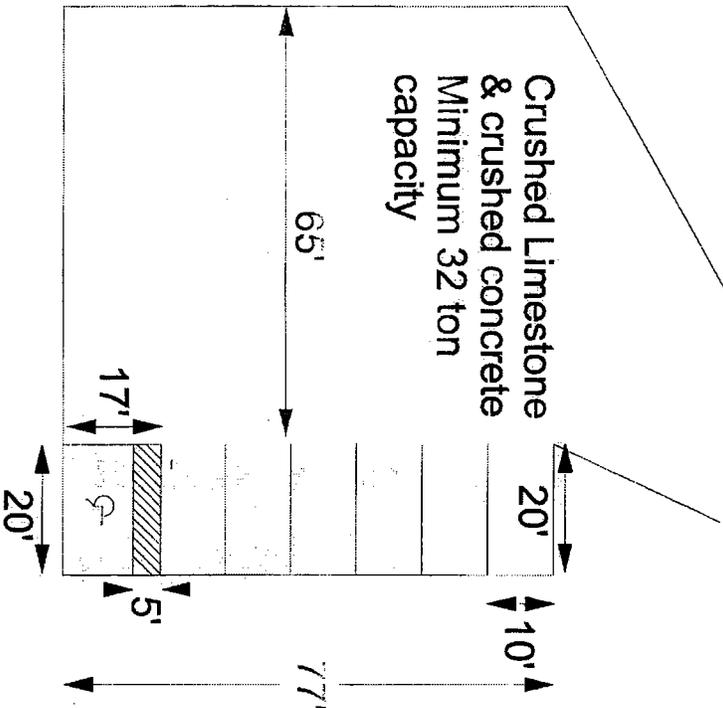
required provided

Recreational	4 per every	12	13	14
of occupancy				
handicapped			1	2

Parking @ 300 yard Range



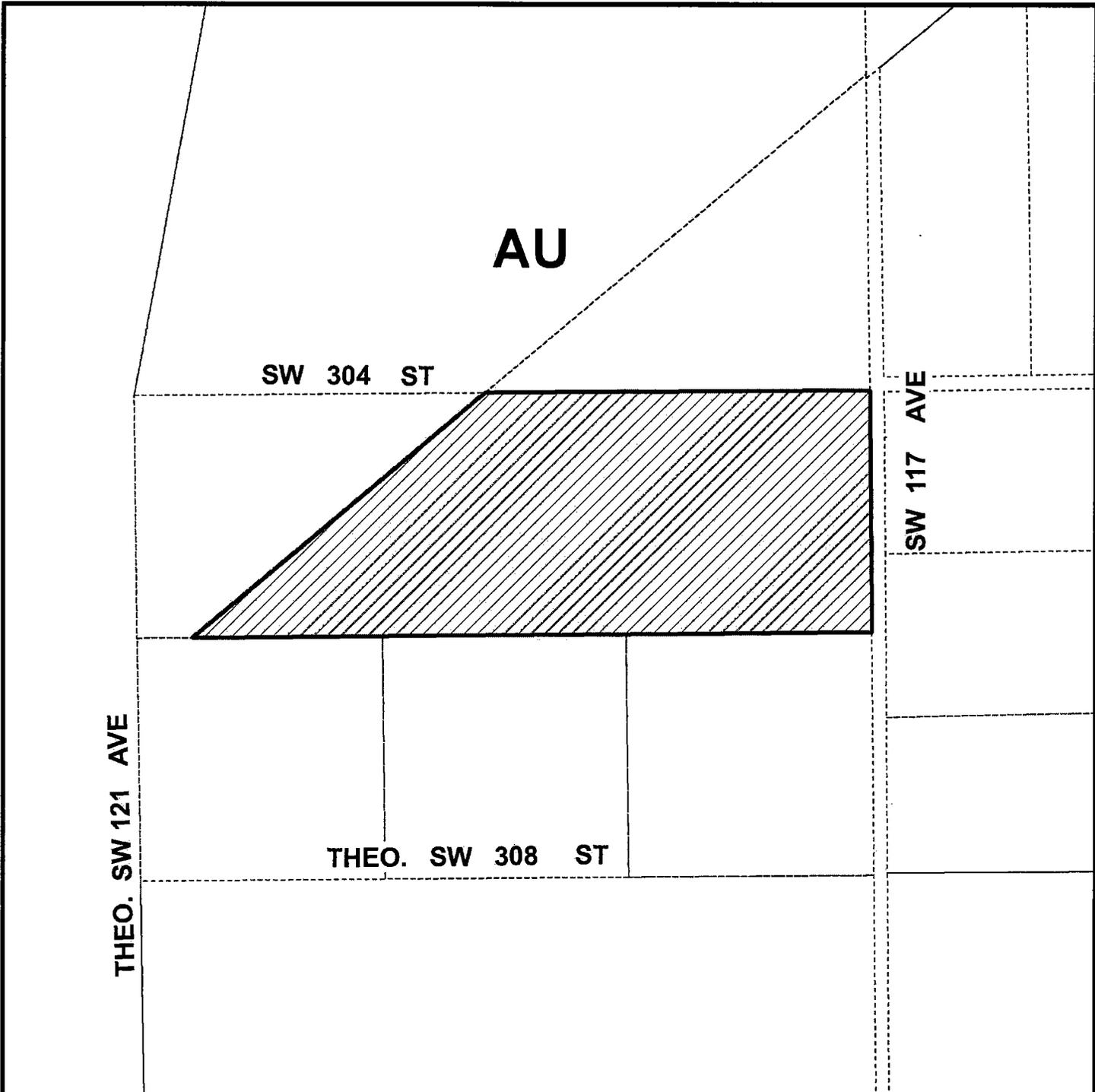
Parking @ 500 yard Range



**RECEIVED**  
 Z-11-058  
 AUG 26 2011

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

Sport Shooting Range S.W. 117 Ave & 304 St Folio #30-7912-000-0090	Steven Hurst P.E.: 16278	Branching Out, Inc 23300 S.W. 192 Ave. Homestead, FL 33032 (305) 288-8101
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**MIAMI-DADE COUNTY**

**HEARING MAP**

Section: 12 Township: 57 Range: 39

Applicant: **BASE DEVELOPMENT CORP**

Zoning Board: **C15**

Commission District: **9**

Drafter ID: **JEFFER GURDIAN**

Scale: **NTS**

Process Number

**Z2011000058**



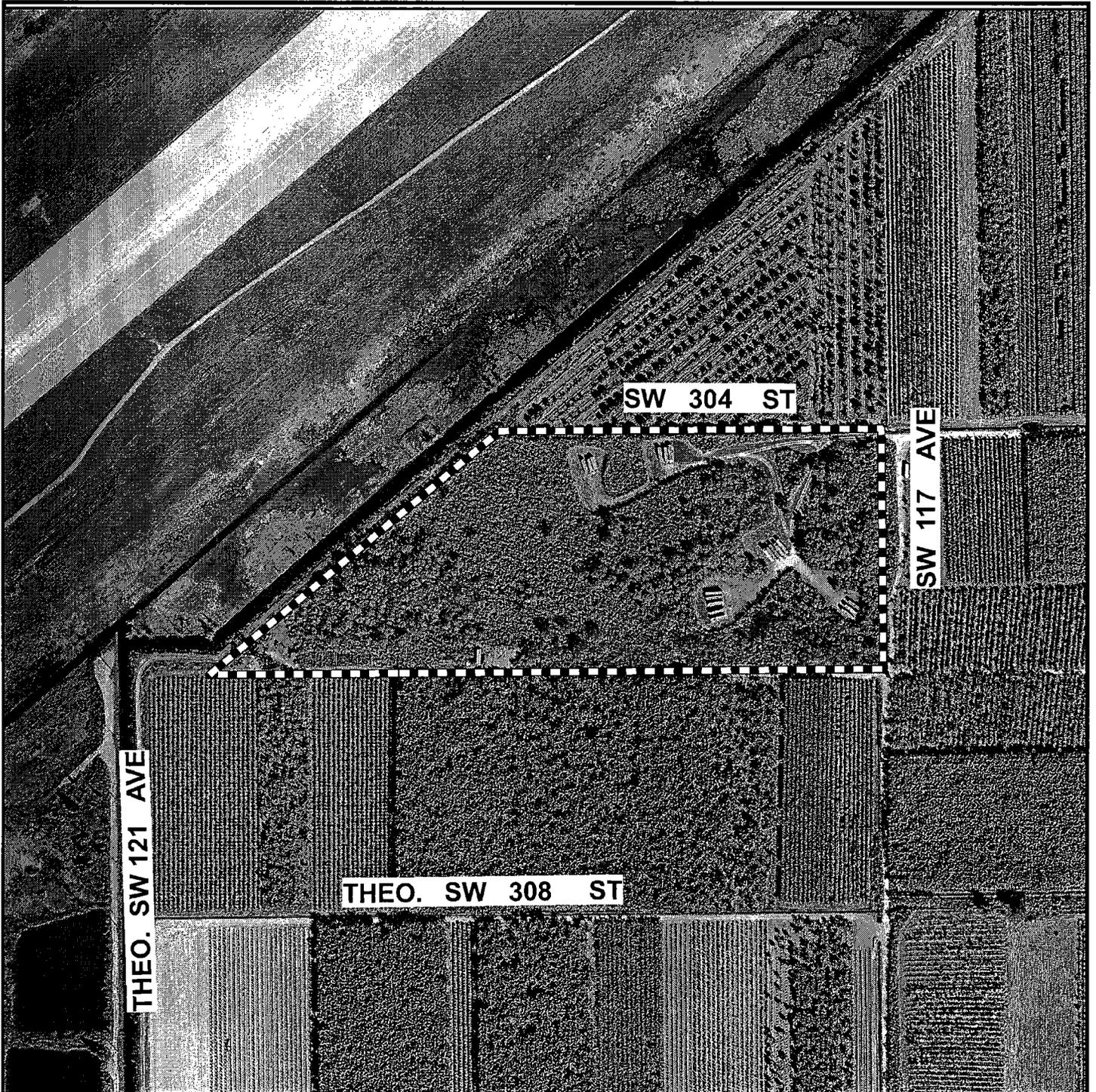
**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, May 17, 2011

REVISION	DATE	BY
		20



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Section: 12 Township: 57 Range: 39**

**Applicant: BASE DEVELOPMENT CORP**

**Zoning Board: C15**

**Commission District: 9**

**Drafter ID: JEFFER GURDIAN**

**Scale: NTS**

**Process Number**

**Z2011000058**



**Legend**

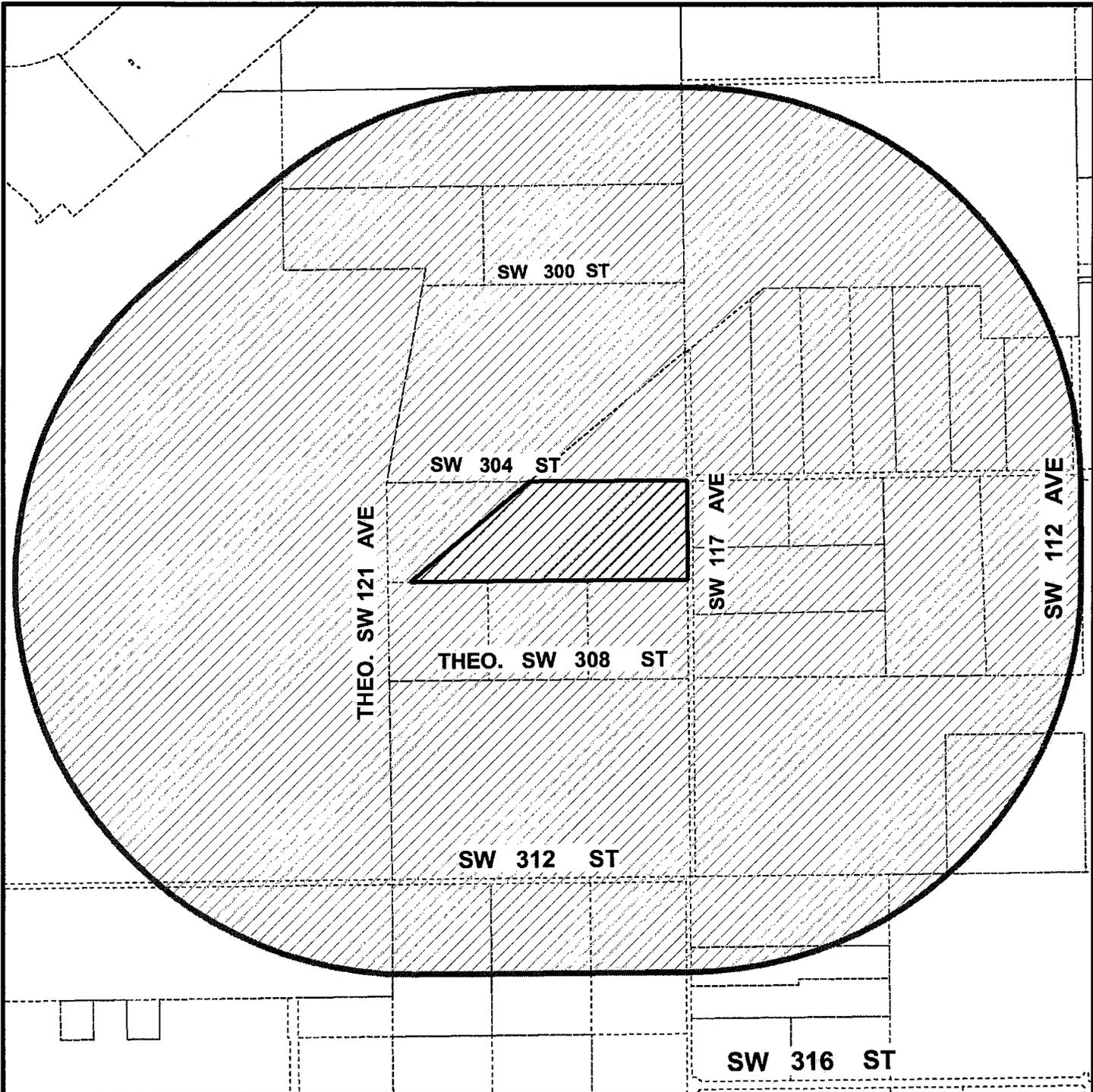


**Subject Property**



SKETCH CREATED ON: Tuesday, May 17, 2011

REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**

**RADIUS MAP**

Section: 12 Township: 57 Range: 39

Applicant: **BASE DEVELOPMENT CORP**  
 Zoning Board: **C15**  
 Commission District: **9**  
 Drafter ID: **JEFFER GURDIAN**  
 Scale: **NTS**

Process Number

**Z2011000058**

RADIUS: 500



**Legend**

-  Subject Property
-  Buffer



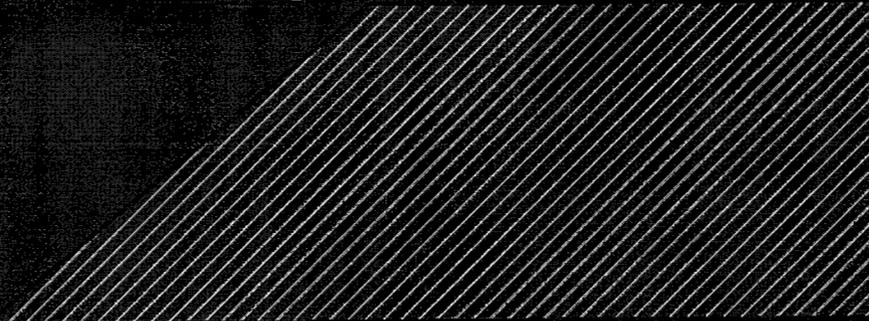
SKETCH CREATED ON: Tuesday, May 17, 2011

REVISION	DATE	BY
		22

PLANNING UTILITIES AND COMMUNICATIONS

SW 304 ST

SW 117 AVE



THEO. SW 121 AVE

AGRICULTURE

THEO. SW 308 ST

**MIAMI-DADE COUNTY**

CDMP MAP

Section: 12 Township: 57 Range: 39

Applicant: BASE DEVELOPMENT CORP

Zoning Board: C15

Commission District: 9

Drafter ID: JEFFER GURDIAN

Scale: NTS

Process Number

**Z2011000058**



**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, May 17, 2011

REVISION	DATE	BY