

**BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS****THURSDAY, MARCH 18, 2010**

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI

TIME OF MEETING 9:30 A.M.

<u>CURRENT</u>	<u>HEARING #</u>	<u>DISTRICT</u>
1. <u>THE DEPARTMENT OF PLANNING & ZONING</u>	09-150	12
<p>Request: - Modify prior resolution and covenant to extend buildout Date and other dates for Beacon Tradeport DRI.</p> <p>Location: Lying between NW 12 Street and NW 25 Street and between 111 Avenue and NW 117 Avenue, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB).</p>		
2. <u>MIAMI-DADE COUNTY HOMELESS TRUST</u>	10-5	9
<p>Request: - Modify prior resolution and covenant in order to permit Permanent supportive housing units along with prior Approved transitional housing units.</p> <p>Location: The Southeast corner of SW 127 Avenue and SW 280 Street, Miami-Dade County, Florida. Within the Urban Development Boundary (UDB).</p>		



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, MARCH 18, 2010

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION 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 COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS 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

1. **THE DEPARTMENT OF PLANNING & ZONING**
(10-3-CC-2/09-150)

31-53-40
BCC/District 12

- (1) MODIFICATION of Conditions #57 and #60 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "57. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Dade County, it is hereby found that throughout the buildout period (March 20, 2004) sufficient infrastructure capacities will be available to service this project. All subsequent development orders or permits pursuant to this development order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Chapter 33G of the Dade County Code and A.O. 4-85 (concurrency regulations) as amended from time to time and to be consistent with local development regulations so long as the Developer is developing in compliance with the terms and conditions of this Development Order. Furthermore, Dade County shall not issue any subsequent development orders as defined in Section 33G-3(2) Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable in the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of this project and other committed development are greater than those projected in the ADA, and (b) the issuance of further local development orders (as defined in Chapter 33G, Dade County Code) authorizing further construction or development pursuant to this DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not be issued unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County. The issuance of development orders which have been found to be vested pursuant to Chapter 2-114, 33-315 or 33-316 of the Code of Metropolitan Dade County, as adopted pursuant to Section 163.3167(8) Florida Statutes, shall not be considered for purposes of determining concurrency as to this project, nor shall this Development Order be construed or applied to prohibit the issuance of said Development orders under any circumstances. However, modifications or changes to this Development Order regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time such modification or change occurs including but not limited to the recognition of trips previously vested which are permitted or complete."

TO: "57. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the buildout period (March 17, 2014) sufficient infrastructure capacities will be available to service this

project. All subsequent development orders or permits pursuant to this development order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Chapter 33G of the Miami-Dade County Code and A.O. 4-85 (concurrency regulations) as amended from time to time and to be consistent with local development regulations so long as the Developer is developing in compliance with the terms and conditions of this Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in §33G-3(2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable in the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of this project and other committed development are greater than those projected in the ADA, and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not be issued unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County. The issuance of development orders which have been found to be vested pursuant to Chapter 2-114, 33-315 or 33-316 of the Code of Miami-Dade County, as adopted pursuant to §163.3167(8) Florida Statutes, shall not be considered for purposes of determining concurrency as to this project, nor shall this Development Order be construed or applied to prohibit the issuance of said Development orders under any circumstances. However, modifications or changes to this Development Order regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time such modification or change occurs including but not limited to the recognition of trips previously vested which are permitted or complete."

FROM: "60. The deadline for commencement of physical development shall be one year from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in s. 380.04, F.S. The termination date for completing physical development shall be March 20, 2004. The termination date may only be modified in accordance with s. 380.06(19)(c), F.S."

TO: "60. The deadline for commencement of physical development shall be one year from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in §380.04, F.S. The termination date for completing physical development shall be March 17, 2014. The termination date may only be modified in accordance with §380.06(19)(c), F.S."

- (2) MODIFICATION of Conditions #59 and #61 of Resolution Z-33-97, last modified by Z-1-04, both resolutions passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "59. March 18, 2009 is hereby established as the buildout date for this project and is the date until which the county agrees that the Beacon TradePort Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the County can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the applicant, or that the change is clearly essential to the public health, safety or welfare."

TO: "59. March 17, 2014 is hereby established as the buildout date for this project and is the date until which the County agrees that the Beacon TradePort Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the County can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the applicant, or that the change is clearly essential to the public health, safety or welfare."

FROM: "61. March 18, 2014, is hereby established as the expiration date for the development order."

TO: "61. March 17, 2019, is hereby established as the expiration date for the development order."

The purpose of the request is to allow the applicant to modify the buildout date and other dates within the development order of the Beacon Tradeport Development of Regional Impact.

LOCATION: Lying between NW 12 Street and NW 25 Street and between 111 Avenue and NW 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 324.5 Acres

Department of Planning and
Zoning Recommendation:

Approval of request #1 and #2 with
conditions under Section 33-311(A)(7).

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. **MIAMI-DADE COUNTY HOMELESS TRUST**
(10-3-CC-3/10-5)

1-57-39
BCC/District 9

- (1) MODIFICATION of Condition #6 of Resolution Z-97-96, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "6. That in the development of the project, residential uses be limited to no more than three hundred (300) beds to serve homeless persons in the Homeless Assistance Center (HAC), and no more than two hundred (200) transitional housing units. The 200 transitional housing units may be placed on either the BU-1A or RU-4L portions of the project."

TO: "6. That in the development of the project, residential uses be limited to no more than 300 beds to serve homeless persons in the Homeless Assistance Center (HAC), and transitional housing units and permanent supportive housing units totaling no more than 200 units. The transitional housing units and permanent supportive housing units may be placed on either the BU-1A or RU-4L portions of the project."

- (2) MODIFICATION of Paragraph #2 of Declaration of Restrictions, recorded in Official Record Book 17287, Pages 4982 – 4989, reading as follows:

FROM: "2. That in the development of the project, residential uses be limited to no more than three hundred (300) beds to serve homeless persons in the Homeless Assistance Center (HAC), and no more than two hundred (200) transitional housing units."

TO: 2. That in the development of the project, residential uses be limited to no more than 300 beds to serve persons in the Homeless Assistance Center (HAC), and transitional housing units and permanent supportive housing units totaling no more than 200 units."

The purpose of the above requests is to allow the applicant to modify conditions of a previously approved resolution and declaration of restrictions tying the site to a specific residential use, to permit permanent residential units on the site through the submittal of revised plans through the Governmental Facility Review process.

LOCATION: The Southeast corner of SW 127 Avenue and SW 280 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75.5 Acres

Department of Planning and
Zoning Recommendation:

Approval with conditions. Such approval shall constitute the approval of the Board of County Commissioners' to execute and record an amended Declaration of Restrictions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

1. THE DEPARTMENT OF PLANNING & ZONING
(Applicant)

10-3-CC-2 (09-150)
BCC/District 12
Hearing Date: 03/18/10

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>
1977	Juliann Anderson	- Unusual Use for watchmans quarters.	ZAB	Approved w/conds.
1997	Felix Reality Co.	- DRI.	BCC	Approved w/conds.
1997	Felix Reality Co.	- Zone change from AU to BU2 & IU-1. - Special Exception to permit shopping center. - Unusual Use for amusement rides, lake excavation, generator bldg. - Non-Use Variance of zoning regulations.	BCC	Approved on a modified basis
1998	Beacon Tradeport Assoc.	- To make sub development. - Modification of condition #26 of resolution. - Delete portion of a legal description.	BCC	Approved w/conds
1998	Beacon Tradeport Assoc.	- Deletion of conditions of resolution. - Deletion portion of a legal description.	BCC	Approved w/conds.
1998	Beacon Tradeport Assoc.	- To make sub development. - Modification of condition #26 of resolution. - Delete portion of a legal description.	C09	Recommended for Approval
1998	Beacon Tradeport Assoc.	- Deletion of conditions of resolution and legal description.	C09	Recommended for Approval
1998	Beacon Tradeport Assoc.	- To make sub development. - Modification of conditions of resolution.	C09	Recommended for Approval
1999	Beacon Tradeport Assoc.	- To make sub development. - Modification of conditions of resolution & declaration of restrictions. - Unusual Use for entrance feature. - Non-Use Variance of sign.	BCC	Approved w/conds.
1999	Director of Miami Dade Dept. of P&Z	- To make sub development. - Modification of conditions of resolution.	C09	Recommended Approval on a modified basis
1999	Director of Miami Dade Dept. of P&Z	- To make sub development. - Modification of conditions of resolution.	BCC	Approved on a modified basis

1999	Beacon Tradeport Assoc.	<ul style="list-style-type: none"> - To make sub development. - Modification of conditions of resolution. 	BCC	Approved w/conds.
2000	Beacon Tradeport Assoc.	<ul style="list-style-type: none"> - Modification of conditions of resolution & declaration of restrictions. - Unusual Use for entrance feature. - Non-Use Variance of sign, zoning regulations. 	BCC	Approved on a modified basis
2001	Beacon Tradeport Assoc.	<ul style="list-style-type: none"> - To make sub development. - Modification of conditions of resolution. - Unusual Use to permit a power substation. - Non-Use Variance of zoning regulations. 	BCC	Approved w/conds.
2001	Beacon Tradeport Assoc.	<ul style="list-style-type: none"> - To make sub development. - Modification of conditions of resolution & declaration of restrictions. - Unusual Use to permit a power substation. - Non-Use Variance of zoning regulations. 	C09	Recommended for Approval
2004	Lightspeed at Beacon Tradeport LLC, ET AL	<ul style="list-style-type: none"> - To make sub development. - Modification of conditions of resolution & declaration of restrictions. 	BCC	Approved w/conds.
2005	Lightspeed @ Beacon Tradeport LLC	<ul style="list-style-type: none"> - Modification of conditions of resolution. 	C10	Approved w/conds.
2005	Lightspeed @ Beacon Tradeport (DEV)LLC, ET AL	<ul style="list-style-type: none"> - To make sub development. - Modification of conditions of resolution & declaration or restrictions. - Deletion of legal description. 	C10	Approved w/conds.
2005	Lightspeed @ Beacon Tradeport LLC	<ul style="list-style-type: none"> - To make sub development. - Modification of conditions of resolution. - Deletion of legal description. 	BCC	Approved w/conds.
2005	Lightspeed at Beacon Tradeport (DEV)LLC, ET AL	<ul style="list-style-type: none"> - Modification of conditions of resolution & declaration or restrictions. - Deletion of legal description. 	BCC	Approved w/conds.
2006	Dolphin Mall Associates Limited Partnership, ET AL	<ul style="list-style-type: none"> - Modification of conditions of resolution & declaration or restrictions. - Special exception to permit residential. - Unusual Use to permit outdoor display. - Non-Use Variance of setback. - Non-Use Variance of zoning regulations, signage. - Zone change from BU2 to BU3. - Non-Use Variance of lot coverage, FAR, number of signs. 	C10	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Department of Planning and Zoning

PH: 09-150 (10-4-CC-1)

SECTION: 31-53-40

DATE: March 18, 2010

COMMISSION DISTRICT: 12

ITEM NO.: 1

A. INTRODUCTION

o REQUEST SUMMARY

The purpose of the request is to allow the applicant to modify the buildout date and other dates within the development order of the Beacon Tradeport Development of Regional Impact.

o REQUESTS:

- (1) MODIFICATION of Condition #57 and #60 of Resolution Z-33-97, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "57. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the buildout period (March 20, 2004) sufficient infrastructure capacities will be available to service this project. All subsequent development orders or permits pursuant to this development order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Chapter 33G of the Dade County Code and A.O. 4-85 (concurrency regulations) as amended from time to time and to be consistent with local development regulations so long as the Developer is developing in compliance with the terms and conditions of this Development Order. Furthermore, Dade County shall not issue any subsequent development orders as defined in §33G-3(2) Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable in the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of any portion of the Project previously constructed are greater than those projected in the ADA; and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this amended DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not issue unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County. The issuance of development orders which have been found to be pursuant to Chapter 2-114, 33-315 or 33-316 of the Code of Metropolitan Dade County, as adopted pursuant to Section 163.3167(8) Florida Statutes, shall not be considered for purposes of determining concurrency as to this project, nor shall this Development

Order be construed or applied to prohibit the issuance of said Development orders under any circumstances. However, modifications or changes to this Development Order regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time such modification or change occurs including but not limited to the recognition of trips previously vested which are permitted or complete."

- TO: "57. For the purposes of Concurrency Review, and based upon the analysis contained in the ADA together with review and further study by Miami-Dade County, it is hereby found that throughout the buildout period (March 17, 2014) sufficient infrastructure capacities will be available to service this project. All subsequent development orders or permits pursuant to this development order, are hereby found to meet concurrency standards set forth in Comprehensive Development Master Plan Ordinance No. 89-66 and Chapter 33G of the Miami-Dade County Code and A.O 4-85 (concurrency regulations) as amended from time to time and to be consistent with local development regulations so long as the Developer is developing in compliance with the terms and conditions of this Development Order. Furthermore, Miami-Dade County shall not issue any subsequent development orders as defined in §33G-3(2) Miami-Dade County Code, which would degrade such level of service below minimum acceptable levels as may be applicable in the Comprehensive Development Master Plan and the above ordinance, as may be amended from time to time. In the event that: (a) the actual impacts of this project and other committed development are greater than those projected in the ADA, and (b) the issuance of further local development orders (as defined in Chapter 33G, Miami-Dade County Code) authorizing further construction or development pursuant to this DRI Development Order would violate the aforesaid concurrency regulations, the following shall occur: Such further local development order shall not be issued unless and until the Applicant shall make provisions for necessary services and facilities to meet the County's concurrency standards as determined by the County. The issuance of development orders which have been found to be vested pursuant to Chapter 2-114, 33-315 or 33-316 of the Code of Miami-Dade County, as adopted pursuant to §163.3167(8) Florida Statutes, shall not be considered for purposes of determining concurrency as to this project, nor shall this Development Order be construed or applied to prohibit the issuance of said Development Orders under any circumstances. However, modifications or changes to this Development Order regardless of whether such change or modification is found to constitute a substantial deviation, may require this development to comply with those concurrency requirements or local development regulations in effect at the time such modification or change occurs including but not limited to the recognition of trips previously vested which are permitted or complete."

FROM: "60. The deadline for commencement of physical development shall be one year from the effective date of the development order. For purposes of this paragraph, physical development means development as defined in s. 380.04, F.S. The termination date for completing physical development shall be March 20, 2004. The termination date may only be modified in accordance with §380.06(19)(c), F.S."

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FROM: "59. March 18, 2009 is hereby established as the buildout date for this project and is the date until which the County agrees that the Beacon TradePort Development of Regional Impact shall not be subject to down-sizing, unit density reduction, or intensity reduction, unless the County can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the applicant, or that the change is clearly essential to the public health, safety or welfare."

TO: "59. March 17, 2014 is hereby established as the buildout date for this project and is the date until which the County agrees that the Beacon TradePort Development of Regional Impact shall not be subject to down-sizing, unit density reduction, or intensity reduction, unless the County can demonstrate that substantial changes made by the developer in the facts or circumstances underlying the approval of the DRI development order have occurred, or that the DRI development order was based on substantially inaccurate information provided by the applicant, or that the change is clearly essential to the public health, safety or welfare."

FROM: "61. March 18, 2014, is hereby established as the expiration date for the development order."

TO: "61. March 17, 2019, is hereby established as the expiration date for the development order."

o **SUMMARY OF REQUESTS:**

The applicant is requesting modifications to previously approved Development Orders for Beacon Tradeport Development of Regional Impact in order to extend the buildout, termination and expiration dates.

- o **LOCATION:** Lying between NW 12 Street and NW 25 Street and between 111 Avenue and NW 117 Avenue, Miami Dade County, Florida.
- o **SIZE:** 324.5 Acres

B. ZONING HEARING HISTORY:

On March 24, 1997, the Board of County Commissioners (BCC) adopted Resolution #Z-33-97, the Development of Regional Impact Development Order (the D.O.), approving an industrial/retail service development. On the same day, the BCC passed and adopted Resolution #Z-33A-97 (the zoning resolution) approving a zone change from AU, Agricultural District to BU-2, Special Business District; AU to IU-1 Light Industrial District; a special exception for site plan approval for a proposed shopping center and industrial/warehouse development; an unusual use request to permit an outdoor amusement enterprise and an amusement center; an unusual use for a lake excavation; a special exception of height requirements; and companion variances of zoning regulations.

On July 21, 1998, the BCC passed and adopted Resolution #Z-19-98 which modified conditions of Resolution #Z-33-97 which allowed the developer to obtain building permits prior to certain previously agreed on road improvements and also permitted the deletion of a portion of the subject property from the legal description because it had been acquired by the Florida Department of Transportation (FDOT). Resolution Z-20-98 allowed the deletion of the acquired FDOT parcel from the legal description.

On January 21, 1999, a substantial deviation determination was made which granted the applicant's requests to increase the commercial square footage and decrease the warehouse use and modify the language for the construction of a roadway, pursuant to Resolution #Z-2-99. In addition, pursuant to Resolution #Z-3-99 the applicant was permitted to submit revised plans. In July 1999, pursuant to Resolutions #Z-22-99 and #CZAB9-28-99 substantial deviation determinations were made that permitted the County and the applicant to exchange responsibility for construction of portions of NW 12th Street. In June 2000, pursuant to Resolution #Z-20-00, the BCC approved a modification of the approved site plans, an unusual use to permit 3 entrance features, various non-use variance of sign regulations, a non-use variance to permit commercial uses to be located outside of an enclosed building and consumption of alcohol beverages on the site.

In August and November 2001, pursuant to Resolutions #Z-19-01 and #CZAB9-17-01 substantial deviation determinations were made which allowed the applicant to modify a previous approved DRI DO to include a telecommunications hub and submit revised plans for the signage of the Dolphin Mall. In 2004, pursuant to Resolution #Z-01-04, the BCC made a

substantial deviation determination which approved the requested modification of previously imposed conditions of a DRI and a covenant to include a new industrial master plan reflecting the inclusion of manufacturing and furniture merchandise mart uses; and provided a time extension for the County's construction segment of NW 12th Street; and extended the build out date and DO expiration date.

In July 2005, pursuant to Resolution #CZAB10-51-05, modifications were approved which allowed the applicant to submit a revised master plan showing revised building configurations for the industrial site. In 2005, pursuant to Resolutions #CZAB10-87-05, #Z-33-05 and #Z-33A-05 substantial deviation determinations were made and modifications approved that revised and updated equivalency matrix tables reflecting the simultaneous increase and decrease of office, warehouse and manufacturing uses within the Development Program and permitted the applicant to update and revise the site plan.

Resolution #CZAB10-16-06 approved various modifications which allowed an expansion to the Dolphin Mall retail area, outdoor boat display, outdoor carwash areas, boat storage area in the industrial zoned portion of the mall, a new hotel, areas for special events and to permit additional signage. In addition, the resolution required that any future amendments, modifications or releases covering the mall property be signed by the mall property owners only and amendments, modifications or releases covering the industrial property be signed by the industrial property owners only. The resolution also granted a district boundary change from BU-2, Special Business District to BU-3, Liberal Business District, various non-use variances, an unusual use to permit outdoor displays for special events and a special exception to permit a hotel in the BU-2 zone.

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the southern portion of the subject property as being within the Urban Development Boundary for **Business and Office** use. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways.

In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous

material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

The Adopted 2015 and 2025 Land Use Plan designates the northern portion of the subject property as being within the Urban Development Boundary for **Industrial and Office use**. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility, plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal services uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas.

Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment.

The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

The Adopted 2015 and 2025 Land Use Plan designates the northwest corner of the subject property as being within the Urban Development Boundary for **Restricted Industrial and Office use**. Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County.

Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided

that the use employs best management practices, and the use does not involve the onsite use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

2. **Objective LU-1.** The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
3. **Policy LU-1B.** Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.
4. **Policy LU-1G.** Business developments shall preferably be placed in cluster or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
5. **Policy LU-4A.** 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.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

IU-1, BU-2 and BU-3; warehouse/offices and
Dolphin Mall

Business and Office, Industrial
and Office, Restricted Industrial and
Office

Surrounding Properties:

NORTH: GU and IU-1; private schools, office warehouses	Restricted Industrial and Office (westerly side of GU property) and Industrial and Office on the balance
SOUTH: BU-2 and GU; lake and Florida Highway Patrol offices	Transportation
EAST: IU-2 and GU; warehouses and lake	Industrial and Office
WEST: GU; Homestead Extension of Florida Turnpike and interchange	Transportation

E. SITE AND BUILDINGS:

Site Plan Review: (No plans submitted)

F. PERTINENT REQUIREMENTS/STANDARDS:

Florida Statutes §380.06(19) Developments of Regional Impact-Substantial Deviation

The term "development of regional impact," as used in this section, means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

- (a) Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review. There are a variety of reasons why a developer may wish to propose changes to an approved development of regional impact, including changed market conditions. The procedures set forth in this subsection are for that purpose.
- (b) Any proposed change to a previously approved development of regional impact or development order condition which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review without the necessity for a finding of same by the local government:
- (c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years shall be presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a

substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government. An extension of 5 years or less is not a substantial deviation. For the purpose of calculating when a buildout or phase date has been exceeded, the time shall be tolled during the pendency of administrative or judicial proceedings relating to the development permits. Any extension of the buildout date of the project or a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time. In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review.

Senate Bill 360, 2009 Florida Legislative Session, Section 14 Community Renewal Act (1) Except as provided in subsection (4), and in recognition of 2009 real estate market conditions, any permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373, Florida Statutes, that has an expiration date of September 1, 2008, through January 1, 2012, is extended and renewed for a period of 2 years following its date of expiration. This extension includes any local government-issued development order or building permit. The 2-year extension also applies to build out dates including any build out date extension previously granted under s. 380.06 (19) (c), Florida Statutes. This section shall not be construed to prohibit conversion from the construction phase to the operation phase upon completion of construction.

(2) The commencement and completion dates for any required mitigation associated with a phased construction project shall be extended such that mitigation takes place in the same timeframe relative to the phase as originally permitted.

(3) The holder of a valid permit or other authorization that is eligible for the 2-year extension shall notify the authorizing agency in writing no later than December 31, 2009, identifying the specific authorization for which the holder intends to use the extension and the anticipated timeframe for acting on the authorization.

(4) The extension provided for in subsection (1) does not apply to:

(a) A permit or other authorization under any programmatic or regional general permit issued by the Army Corps of Engineers.

(b) A permit or other authorization held by an owner or operator determined to be in significant noncompliance with the conditions of the permit or authorization as established through the issuance of a warning letter or notice of violation, the initiation of formal enforcement, or other equivalent action by the authorizing agency.

(c) A permit or other authorization, if granted an extension, that would delay or prevent compliance with a court order.

(5) Permits extended under this section shall continue to be governed by rules in effect at the time the permit was issued, except when it can be demonstrated that the rules in effect at the time the permit was issued would create an immediate threat to public safety or health. This provision shall apply to any modification of the plans, terms, and conditions of the permit that

lessens the environmental impact, except that any such modification shall not extend the time limit beyond 2 additional years.

(6) Nothing in this section shall impair the authority of a county or municipality to require the owner of a property, that has notified the county or municipality of the owner's intention to receive the extension of time granted by this section, to maintain and secure the property in a safe and sanitary condition in compliance with applicable laws and ordinances.

Section 33-309 For property that is the subject of a DRI development order that was under active construction as of July 1, 2007, the Director shall file an application to extend the buildout date, and phasing deadlines contained in such development order for the maximum period of time declared by state law not to constitute a substantial deviation from the existing development order, provided that the owner of the property consents to the application and that funds sufficient to pay the costs of advertising and notice as required under Section 33-310 of this code, or sufficient security for such sums, have been provided by or on behalf of the property owner.

Section 33-311(A)(7) (Generalized Modification Standards). The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No comment
MDT	No comment
Fire Rescue	No objection
Water and Sewer	No comment
Solid Waste	No comment
Aviation	No comment

H. ANALYSIS

The applicant is seeking an extension of the buildout, expiration and termination dates for a previously approved DRI. The application is modifying Condition #57 which references concurrency and Condition #60 of Resolution #Z-33-97 which references the termination date for completing physical development. In addition, Condition #59 and #61 are being modified to extend the buildout date from March 18, 2009 to March 17, 2014 and Condition #61 is extending the expiration date from March 18, 2014 to March 17, 2019. To better understand this application it should be noted that Conditions #57 and #60 which have 2004 dates were

inadvertently not modified when the Board of County Commissioners adopted Resolution #Z-1-04 which changed the buildout date and expiration dates of the DRI to March 2014. Conditions #57 and #60 also reference the buildout date established in the development order but do not actually establish the buildout date. However, in order to make Paragraphs #57 and #60 internally consistent, the dates in those paragraphs should match the date in Paragraph #59. It is now being modified to correct the previous oversight, though Section 380.06(19)(c) states that any extension of the buildout date a project of a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for Business and Office (south), Industrial and Office (north) and Restricted Industrial and Office (northwest) use. Uses allowed in both of these categories include the full range of sales and service activities including retail, wholesale, personal and professional services, commercial and professional offices, manufacturing operations, warehouses, hospitals, public facilities, medical buildings, the full range of telecommunication facilities, hotels and motels. **Staff notes that this application is not changing the current use or density and is only seeking a new build-out date, termination and expiration dates.** Therefore, staff opines that the application is **consistent** with the LUP map of the CDMP.

The applicant has submitted documentation including building permit receipts and other evidence that is contained in the record, indicating that the DRI was under active construction on July 1, 2007. Under the 2008 amendment to Section 380.06 (19) projects under active construction on July 1, 2007 are eligible for a three year extension without further DRI review. Staff opines that the application is not requesting increased densities, does not necessitate further infrastructure improvements and since the subject property abuts the turnpike and is nearby underdeveloped land there will have minimal impacts to the surrounding community. Noting the aforementioned, staff is supportive of the time extension request.

In addition to the three year extension requested pursuant to Section 380.06(19), the applicant has requested an additional two years pursuant to the recently passed Senate Bill 360 and Miami-Dade County Ordinance 09-76. Senate Bill 360, from 2009, provides an additional 2-year extension for such projects that are eligible without further DRI review. The bill states that in recognition of 2009 real estate market conditions, any permit issued by the Department of Environmental Protection or a water management district pursuant to part IV of chapter 373, Florida Statutes, that has an expiration date of September 1, 2008, through January 1, 2012, is extended and renewed for a period of 2 years following its date of expiration. This extension includes any local government-issued development order or building permit. The 2-year extension also applies to build out dates including any build out date extension previously granted under s.380.06 (19) (c), Florida Statutes. In September 2009, the Miami-Dade Board of County Commissioner passed Ordinance 09-76 which provides for the extension of the buildout and expiration dates, and phasing deadlines for the maximum period of time declared by state law not to constitute a substantial deviation from the existing development order for those project under construction as of July 1, 2007. The applicant has paid the costs of advertising and notice as required by the ordinance and Section 33-310 of the Code. The build-out date for

the DRI is March 18, 2009 which meets the criteria stated in Senate Bill 360. Additionally, as previously noted, the extension of the build-out date does not change the land use or intensity of the DRI and will have minimal additional impacts to the surrounding community. Based on the aforementioned, **staff recommends approval of requests #1 and #2, which would allow the buildout extension for three years under Section 380.06(19) and an additional two years under Senate Bill 360 for a total of five years until December 29, 2014.**

The Department of Environmental Resources Management (**DERM**) **does not object** to this application. The Miami-Dade Fire and Rescue Department (**MDFR**) **does not object** to this application and their memorandum indicates that the average travel time is **7:05 minutes**. The Public Works Department (**PWD**) **does not object** to this application, and indicates that the application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned.

When requests #1 and #2, to modify Condition #57 and #60 of Resolution Z-33-97 (request #1) and to modify Condition #59 of Resolution #Z-33-97 and last modified by Z-1-04 (request #2) are analyzed under the General Modification Standards, Section 33-311(A)(7), in staff's opinion, the proposed modification will not adversely impact the surrounding area and will be **compatible** with same. The purpose of this request is to allow the applicants to modify the previously approved condition of the development order to extend the buildout, termination and expiration dates. Staff notes that modifying Conditions #57, #59 and #60 of Resolutions #Z-33-97 and #Z-1-04 does not increase the already approved entitlements and, as such, would have a minimal impact the surrounding area, generate excessive traffic, tend to create or to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area and its development, staff is of the opinion that the modification will not have an unfavorable effect on same and will not be contrary to the public interest. Staff notes that there have been no significant changes in the area and the impacts have not changed. The subject property abuts the turnpike and is nearby underdeveloped land. Therefore, staff recommends approval with conditions of the modification of Conditions #57, #59 and #60 of Resolutions #Z-33-97 and #Z-1-04 under Section 33-311(A)(7) (Generalized Modification Standards).

I. RECOMMENDATION:

Approval of requests #1 and #2 with conditions under Section 33-311(A)(7).

J. CONDITIONS:

1. That all conditions of Resolutions No. Z-33-97 and Z-1-04 remain in full force and effect except as herein modified.
2. That the Applicant comply with all applicable requirements, recommendations, requests and other provisions of the various Departments as contained in the departmental memoranda which are part of the record of this recommendation incorporated herein by reference.

Department of Planning and Zoning
Dolphin Mall/Beacon Tradeport/Dolphin Commerce
Center Industrial Park
Z09-150
Page 13

DATE TYPED: 1/14/10
DATE REVISED: 1/15/10, 1/19/10, 1/27/10, 2/11/10, 2/12/10, 2/18/10, 3/09/10
DATE FINALIZED:
MCL:GR:NN:JV:CI



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



Memorandum

Date: October 27, 2009

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

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



Subject: C-10 #Z2009000150
Dept. of Planning and Zoning
N.W. 112th Avenue and N.W. 12th Street
Request to Extend the DRI Build Out Date Dolphin Mall/Beacon Trade
Port/Dolphin Commerce Center Industrial Park
(BU-2) (324.5 Acres)
31-53-40

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan 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.

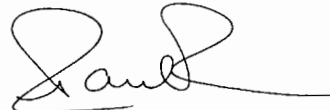
PH# Z2009000150
CZAB - BCC

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: THE DEPARTMENT OF PLANNING & ZONING

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.

A handwritten signature in black ink, appearing to read "Raul A Pino", with a stylized flourish at the end.

Raul A Pino, P.L.S.

02-DEC-09

Memorandum



Date: 09-NOV-09
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2009000150

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2009000150
located at N.W. 112 AVENUE & N.W. 12 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1203 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:05 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 29 - Sweetwater - 351 SW 107 Avenue
Rescue, ALS 75' Ladder, Squad, Battalion

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.

18

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

THE DEPARTMENT OF PLANNING
& ZONING

LYING BETWEEN N.W. 12 STREET
& N.W. 25 STREET & AND
BETWEEN NW 111 AVENUE & NW
117 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000150

HEARING NUMBER

HISTORY:

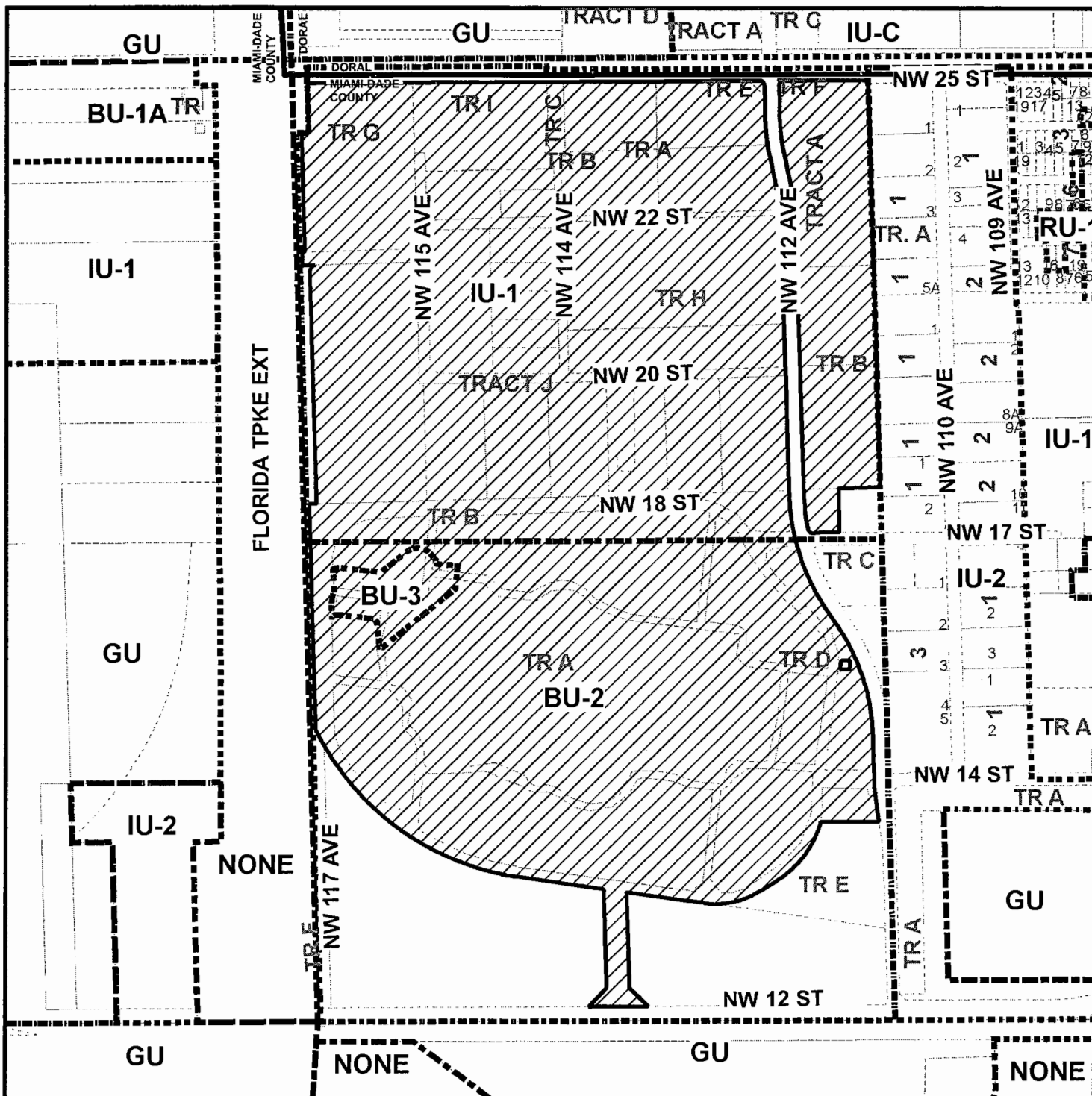
NC: NO ZONING VIOLATIONS FOUND
BLDG: NO BUILDING VIOLATIONS FOUND

THE DEPARTMENT OF PLANNING AND ZONING

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

REPORTER NAME:

UNKNOWN



MIAMI-DADE COUNTY
HEARING MAP

Process Number

09-150

Section: 31 Township: 53 Range: 40
 Applicant: The Department of Planning & Zoning
 Zoning Board: BCC
 Commission District: 12
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning

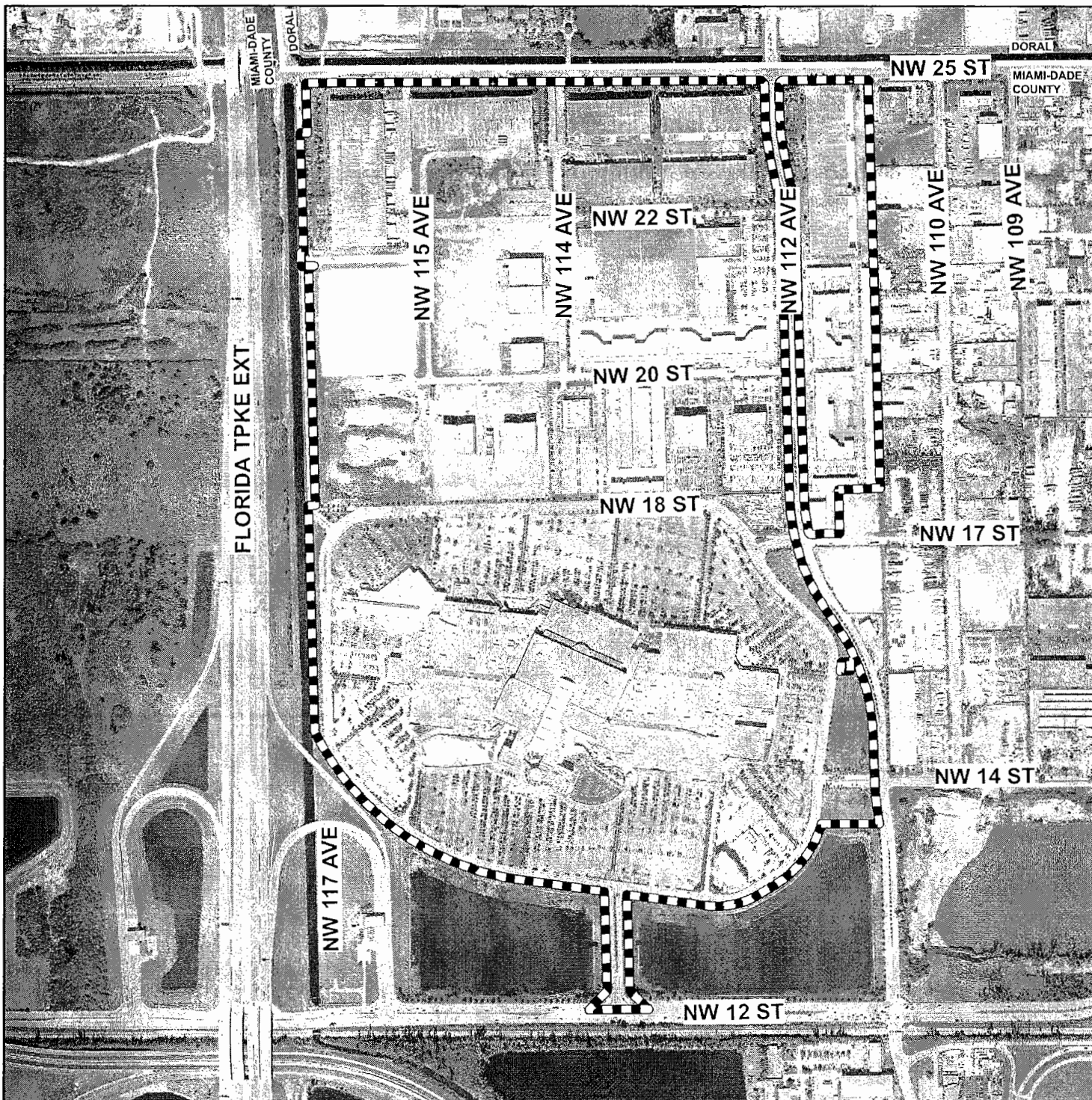


SUBJECT PROPERTY



SKETCH CREATED ON: 10/28/09

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Section: 31 Township: 53 Range: 40

Applicant: The Department of Planning & Zoning

Zoning Board: BCC

Commission District: 12

Drafter ID: ALFREDO

Scale: NTS

----- Zoning

Process Number

09-150



SUBJECT PROPERTY



SKETCH CREATED ON: 10/28/09

REVISION	DATE	BY

2. MIAMI-DADE COUNTY HOMELESS TRUST
(Applicant)

10-3-CC-3 (10-005)
BCC/District 9
Hearing Date: 03/18/10

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>
1996	Community Partnership for Homeless, Inc.	- Reformation of resolution CZAB 15-4-97 for legal description.	BCC	Approved
1997	USAF Base Conversion Agency	- Zone change from AU to BU-1A, RU4L & IU-1. - Special Exception to permit a community & residential development. - Non-Use Variance of parking. - Non-Use Variance of zoning regulating wall height.	C15	Approved w/conds.
2001	Community Partnership for Homeless, Inc.	- Unusual Use to permit a kennel. - Modification of conditions of resolution. - Non-Use Variance of zoning regulations to permit a kennel within open-sided building.	C15	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANTS: Miami Dade County Homeless Trust

PH: Z10-005 (10-3-CC-2)

SECTION: 01-57-39

DATE: March 18, 2010

COMMISSION DISTRICT: 9

ITEM NO.: 2

A. INTRODUCTION

o REQUESTS:

- (1) MODIFICATION of Condition #6 of Resolution Z-97-96, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "6. That in the development of the project, residential uses be limited to no more than three hundred (300) beds to serve homeless persons in the Homeless Assistance Center (HAC), and no more than two hundred (200) transitional housing units. The 200 transitional housing units may be placed on either the BU-1A or RU-4L portions of the project."

TO: "6. That in the development of the project, residential uses be limited to no more than 300 beds to serve homeless persons in the Homeless Assistance Center (HAC), and transitional housing units and permanent supportive housing totaling no more than 200 units. The transitional housing units and permanent supportive housing units may be placed on either the BU-1A or RU-4L portions of the project."

- (2) MODIFICATION of Paragraph #2 of Declaration of Restrictions, recorded in Official Record Book 17287, Pages 4982 – 4989, reading as follows:

FROM: "2. That in the development of the project, residential uses be limited to no more than three hundred (300) beds to serve homeless persons in the Homeless Assistance Center (HAC), and no more than two hundred (200) transitional housing units."

TO: "2. That in the development of the project, residential uses be limited to no more than 300 beds to serve persons in the Homeless Assistance Center (HAC), and transitional housing units and permanent supportive housing units totaling no more than 200 units."

The purpose of the above requests is to allow the applicant to modify conditions of a previously approved resolution and declaration of restrictions tying the site to a specific residential use in order to permit permanent residential units on the site through the submittal of revised plans through the Governmental Facility Review process.

o **SUMMARY OF REQUESTS:**

The applicant is seeking the approval for a modification of a resolution and of a declaration of restrictions which restricts the subject property to a specific number of beds and the number of transitional units.

- o **LOCATION:** The southeast corner of S.W. 127 Avenue and S.W. 280 Street, Miami-Dade County, Florida.

- o **SIZE:** 75.5 Acres

B. ZONING HEARINGS HISTORY:

In 1996, pursuant to resolution #Z-97-96, the Board of County Commissioners granted the approval for district boundary change from AU to BU-1A, RU-4L and IU-1 along with a special exception for site plan approval to allow commercial development and housing related facilities in the IU-1 district, and including non-use variances of lot frontages, floor area ratio, parking requirements and wall requirements. In 1997, pursuant to resolution #CZAB15-4-97, the Community Zoning Appeals Board 15 granted a reformation of resolution Z-97-96 in order to correct some scrivener's errors on the legal description. In 1998, pursuant to Administrative Site Plan Review #97000043, the Department of Planning and Zoning granted the approval by for 40-unit multi-family apartment development on a portion of the subject property and in 2001, pursuant to resolution #CZAB15-10-01, the community Zoning Appeals Board 15 granted the approval to permit a kennel including an outdoor dog run area for pets of residents of the homeless assistance center on a portion of the site.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. This property is designated for **Institutions, Utilities and Communications use**. The full range of institutions, communications and utilities may be allowed under this land use category. The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category.

If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.

The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall

emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-4L, IU-1, BU-1A; housing and dog kennel

Institutions, Utilities and Communications

Surrounding Properties:

NORTH: RU-1; Park

Institutions, Utilities and Communications

SOUTH: AU; Agricultural

Institutions, Utilities and Communications

EAST: AU; Agricultural

Institutions, Utilities and Communications

WEST: AU and RU-1; vacant

Institutions, Utilities and Communications

The subject property is located at the south east corner of SW 280 Street and SW 127 Avenue, in an area characterized by a public park, agricultural uses and vacant parcels.

E. SITE AND BUILDINGS:

Site Plan Review:

(No Site plans submitted.)

Scale/Utilization of Site:

N/A

Location of Buildings:

N/A

Compatibility:

N/A

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

N/A

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate board finds after public hearing (a) that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDT	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

The applicant is seeking to modify Condition #6 of Resolution #Z-97-96 which restricts the 75.5-acre site to a maximum of three hundred (300) beds and two hundred (200) transitional housing units. In addition, the applicant is seeking to modify Paragraph #2 of a recorded Declaration of Restrictions, which was submitted pursuant to the aforementioned resolution (Z-97-96) and similarly restricts the subject 75.5-acre site. The subject property is designated as **Institutions, Utilities and Communications** on the Adopted 2015-2025 Land Use Plan (LUP) map. The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also

allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category.

If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B. The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

Staff notes that **the applicant is not seeking to increase the number of beds or units on the subject 75.5-acre site.** The applicant is seeking some flexibility in order to maintain or develop the subject property with either transitional housing units or permanent supportive housing units. As such, staff is of the opinion that these requests are **compatible** with the surrounding area and **consistent** with the CDMP. However, staff will recommend as a condition of the approval that the applicant submit an amendment to the aforementioned recorded covenant to restrict the subject property to 300 beds to serve persons in the Homeless Assistance Center and to a combined maximum of 200 transitional housing units and permanent supportive housing units. Based on the aforementioned, the proposed modification to the previously approved Resolution #Z-97-96 and to Paragraph #2 of the aforementioned Declaration of Restrictions recorded in Official Record Book 17287 Pages 4982-4989 are **consistent** with the Land Use Plan of the CDMP and **compatible** with the area.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM requirements as indicated in their memorandum for this application. The **Public Works Department** has **no objections** to this application. The **Miami-Dade Fire Rescue Department (MDFR)** also has **no objections** to this application. They indicate in their memorandum that the average response time is **9:01** minutes.

Approval of the requests will allow the applicants to develop portions of the 75.5-acre site with permanent supportive housing in addition to the previously approved transitional housing facility. Staff notes that the previously approved number of beds or units will not be increased by the approval of this application. **Additionally, the applicant has submitted plans with Governmental Facility Hearing Application #09-011** which depict the previously approved and proposed development on the 75.5-acre site indicating a three (300) hundred beds facility and a combined total of two hundred (200) transitional housing and permanent supportive housing units. **Therefore, staff recommends approval with conditions of the application.**

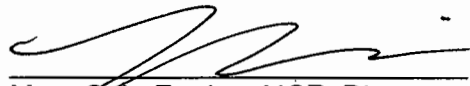
I. RECOMMENDATION:

Approval with conditions. Such approval shall constitute the approval of the Board of County Commissioners' to execute and record an amended Declaration of Restrictitons.

J. CONDITIONS:

1. That all the conditions of Resolution #Z-97-96, remain in full force and effect except as herein modified.
2. That the applicant submit an amended Declaration of Restrictions in recordable form which is acceptable to the Director of the Department of Planning and Zoning that restricts the development of the subject property to no more than three hundred (300) beds to serve persons in the Homeless Assistance Center (HAC), and to no more than two hundred (200) transitional housing units and permanent supportive housing units.

DATE TYPED: 02/11/10
DATE REVISED: 02/12/10; 03/09/10
DATE FINALIZED: 02/12/10
MCL:GR:NN:JV:TA



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

Memorandum



Date: February 1, 2010

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

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

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

Subject: C-15 #Z2010000005
Miami-Dade County Homeless Trust
Southeast corner of S.W. 127th Avenue and S.W. 280th Street
Modification and Deletion of a Previous Resolution/Agreement to Permit
Permanent Support Housing for a Previous Approved Homeless
Assistance Center
(IU-1) (75.5 Acres)
01-57-39

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

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

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

Stormwater Management

This project qualifies for an Environmental Resources Permit from the South Florida Water Management District (SFWMD). Application No. 100118-19 is under review by the SFWMD, therefore, this permit shall be obtained prior to platting & site development, or public works approval of paving and drainage plans.

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

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

The development criteria and the level of on-site flood protection may vary from those mentioned above if ground water stages are increased as a result of the implementation of the Comprehensive Everglades Restoration Plan.

Wetlands

The subject properties do 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

The subject properties contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of Chapter 24, the Code requires that specimen trees be preserved whenever reasonably possible. 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 Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

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 tree permitting procedures and requirements prior to site development.

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.

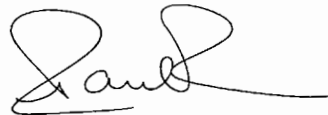
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez, Chief at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI-DADE COUNTY HOMELESS TRUST

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.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

17-FEB-10

Memorandum



Date: February 11, 2010

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

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

Subject: Miami-Dade County Homeless Trust (PH: 10-005)
MDAD DN-10-02-306

A handwritten signature in black ink, appearing to be "J. Ramos", written over the "From:" line.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed the applicant's request for a modification and deletion of a previous resolution/agreement to permit permanent support housing for a previous approved homeless assistance center on 75.5 acres at the southeast corner of SW 127 Avenue and SW 280 Street, Miami-Dade County, Florida.

Based on our review of the project information provided to us, it was determined that this request is compatible with operations from Homestead General Aviation Airport.

MDAD recommends that the applicant contact the Homestead Air Reserve Base (HARB) to ensure that this application is compatible with HARB land use zoning. The contact at the Base is Mr. Larry Ventura, 305-224-7163, Lawrence.ventura@homestead.af.mil. Please be advised that MDAD does not have jurisdiction over HARB.

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

JR/rb

C: L. Stover
C. Jose
S. Harman
R. Bergeron
File

Memorandum



Date: 02-FEB-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000005

Fire Prevention Unit:

APPROVAL:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2010000005

located at THE SOUTHEAST CORNER OF S.W. 127 AVENUE AND S.W. 280 STREET, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2538 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 9;01 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

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.

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

MIAMI-DADE COUNTY HOMELESS
TRUST

THE SOUTHEAST CORNER OF
S.W. 127 AVENUE AND S.W. 280
STREET, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2010000005

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:

Case # 201001000749:

Folio #3079010010080

02/16/2010 Enforcement history inspection conducted ¿ No violations observed.

Case Status: Closed

Case # 201001000750:

Folio #3079010010079

02/16/2010 - Enforcement history inspection conducted ¿ No violations observed.

Case Status: Closed

Case # 201001000751

Folio # 3079010010070

02/16/2010 - Enforcement history inspection conducted ¿ Vacant lot is overgrown ¿ Referral made to County Agency (Office of Homeless Trust ¿ David Raymond)

Case #201001000752

Folio #3079010010060

02/16/2010 - Enforcement history inspection conducted ¿ No violations observed.

Case Status: Closed

Case # 201001000753

Folio # 3079010010050

02/16/2010 - Enforcement history inspection conducted ¿ No violations observed.

Case Status: Closed

Case # 201001000754
Folio #3079010010040
02/16/2010 - Enforcement history inspection conducted ¿ No violations observed.
Case Status: Closed

Case # 201001000755
Folio # 3079010010030
02/16/2010 - Enforcement history inspection conducted ¿ No violations observed.
Case Status: Closed

Case # 201001000756
Folio # 3079010010020
02/16/2010 - Enforcement history inspection conducted ¿ Vacant lot is overgrown ¿ Referral made
to County Agency (Office of Homeless Trust ¿ David Raymond)

Case #201001000757
Folio #3079010010010
02/16/2010 - Enforcement history inspection conducted ¿ No violations observed.
Case Status: Closed

Open Cases:

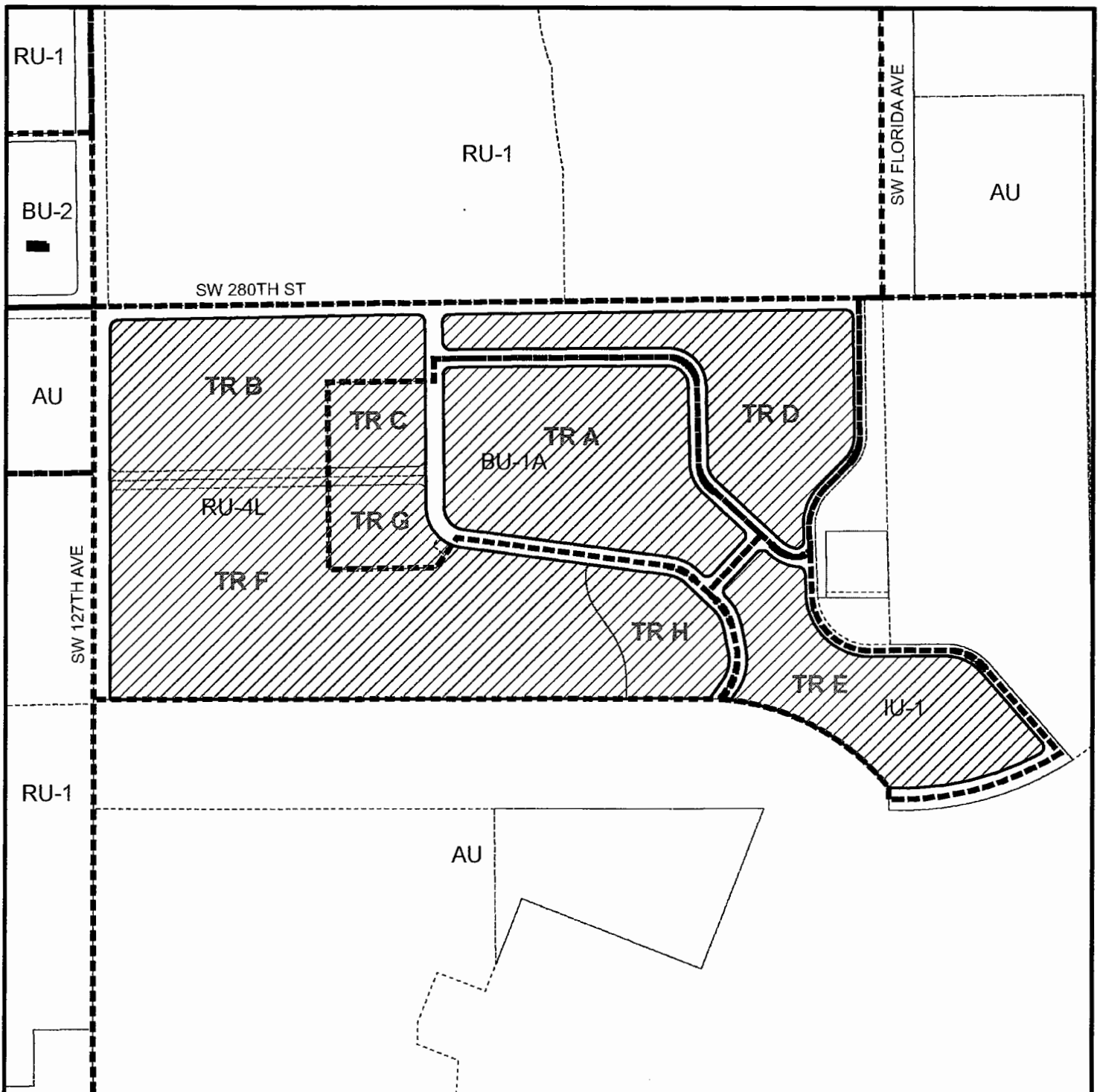
No open cases, citations or liens.

Closed Cases:

No past enforcement cases.

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

REPORTER NAME:





MIAMI-DADE COUNTY
HEARING MAP

Process Number
10-005

Section: 01 Township: 57 Range: 39
 Applicant: MIAMI-DADE COUNTY HOMELESS TRUST
 Zoning Board: BCC
 Commission District: 9
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS

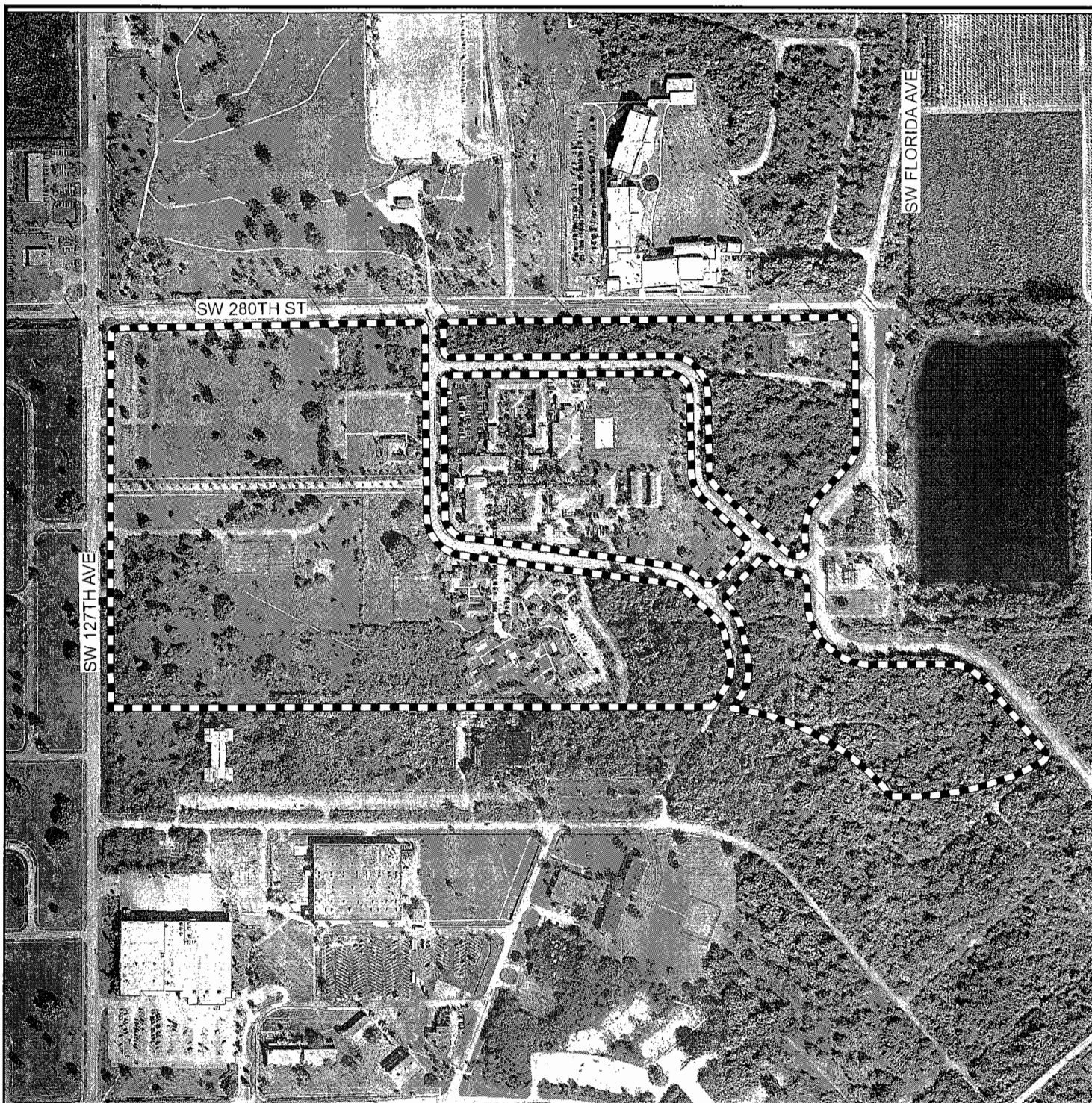
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, January 28, 2010

REVISION	DATE	BY
ZONING BOARD CHANGE	FEB 03/10	AF 16



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

10-005

Section: 01 Township: 57 Range: 39

Applicant: MIAMI-DADE COUNTY HOMELESS TRUST

Zoning Board: BCC

Commission District: 9

Drafter ID: ALFREDO FERNANDEZ-CUETO

Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Thursday, January 28, 2010

REVISION	DATE	BY
ZONING BOARD CHANGE	FEB 03/10	AFT