

FINAL AGENDA

3-20-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Thursday, April 25, 2013 at 7:00 p.m.

PREVIOUSLY DEFERRED

A. 12-2-CZ8-1 INVESTMENTS SPECIALISTS
ENTERPRISES, INC. 10-60 22-53-41

CURRENT

1. 13-4-CZ8-1 MIAMI-DADE COUNTY AVIATION
DEPARTMENT 11-24 26-53-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, APRIL 25, 2013

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. INVESTMENTS SPECIALISTS ENTERPRISES, INC. (12-2-CZ8-1/10-060)

22-53-41

Area 08/District 03

- (1) DISTRICT BOUNDARY CHANGE from MCUCD to BU-3.
- (2) NON-USE VARIANCE to permit a minimum of 9.14% (16% required) of landscaped open space.
- (3) NON-USE VARIANCE of zoning regulations to permit an existing driveway opening in the required 5' high solid masonry wall along NW 25th Avenue.

OR IN THE ALTERNATIVE TO REQUESTS #1 THROUGH #3
THE FOLLOWING:

- (4) NON-USE VARIANCE of the Standard MCUCD regulations to permit a minimum of 9.14% (10% required) of landscaped open space.

AND WITH EITHER REQUESTS #1 THROUGH #3 OR REQUEST #4, THE
FOLLOWING:

- (5) UNUSUAL USE and SPECIAL EXCEPTION to permit a junkyard.
- (6) UNUSUAL USE to permit an automobile, truck, machinery and scrap metal salvage yard.
- (7) SPECIAL EXCEPTION to permit a secondary electrically charged fence around the perimeter of the property.
- (8) NON-USE VARIANCE to permit a maximum 7-foot high chain-link fence interwoven with wooden, metal or plastic strips along the front (west), interior side (north), side street (south) property lines, and a 6-foot high C.B.S. wall along the secondary front (east) property line to create a solid screen (a solid CBS wall 8 feet in height or in lieu of a wall, an 8-foot high cyclone wire fence interwoven with wooden, metal or plastic strips required).
- (9) NON-USE VARIANCE requiring junkyards to be surrounded by a two-foot concrete (on footing) or heavy sheet metal curb (imbedded at least two (2) feet' in ground) adjacent to and inside the fence.
- (10) NON-USE VARIANCE to waive the zoning regulations restricting the piling of junk or scrap to the height of the wall, fence or hedge; to permit storage of junk vehicles, materials or equipment and scrap to exceed the height of the fence and hedge up to a height of 13'-6".
- (11) NON-USE VARIANCE to permit 33 parking spaces (95 required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Existing As-Built Plans For: Investments Specialists Enterprises, Inc.," as prepared by Miami Engineering Services, Sheets A-1 and L-1 dated stamped received 01/09/12 and the remaining 4 sheets dated stamped received 5/20/11, for a total of six 6 sheets. Plans may be modified at public hearing.

LOCATION: 4101 N.W. 27th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.26 Acres

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 8**

PH: Z10-060 (12-2-CZ8-1)

April 25, 2013

Item No. A

Recommendation Summary	
Commission District	3
Applicant	Investments Specialists Enterprises, Inc.
Summary of Requests	The approval of this application will allow the applicant to rezone the subject property; to permit the continued use of the property as a junkyard and salvage yard with less parking, electrically charged fencing and variances for fence, wall and hedge height; storage above the fence height, as well as variances for landscaping. In the alternative, the applicant seeks to permit the aforementioned junkyard in the MCUCD zoning district with multiple variances to the standard MCUCD zoning regulations.
Location	4101 NW 27 Avenue, Miami-Dade County, Florida.
Property Size	4.26 acres
Existing Zoning	Model City Urban Center District (MCUCD)
Existing Land Use	Salvage yard, junkyard and storage facility
2015-2025 CDMP Land Use Designation	Adopted Community Urban Center
Comprehensive Plan Consistency	Consistent with the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(3), Special Exception, Unusual Use and New Uses Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice of requests #1 through #3 and #10; and approval with conditions of requests #4 through #9 and #11.

The item was deferred from the March 20, 2013 meeting of Community Zoning Appeals Board (CZAB) #8 to allow the applicant to meet with the neighbors. Prior to this, the item was deferred indefinitely with leave to amend from the February 15, 2012 meeting CZAB #8, due to the fact that the area was recently rezoned to MCUCD and the requests needed to be re-advertised. Subsequently, the item was deferred from the February 28, 2013 meeting of CZAB #8 due to an error in the advertisement.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from MCUCD to BU-3.
- (2) NON-USE VARIANCE to permit a minimum of 9.14% (16% required) of landscaped open space.
- (3) NON-USE VARIANCE of zoning regulations to permit an existing driveway opening in the required 5' high solid masonry wall along NW 25th Avenue.

OR IN THE ALTERNATIVE TO REQUESTS #1 THROUGH #3
THE FOLLOWING:

- (4) NON-USE VARIANCE of the Standard MCUCD regulations to permit a minimum of 9.14% (10% required) of landscaped open space.

AND WITH EITHER REQUESTS #1 THROUGH #3 OR REQUEST #4, THE FOLLOWING:

- (5) UNUSUAL USE and SPECIAL EXCEPTION to permit a junkyard.
- (6) UNUSUAL USE to permit an automobile, truck, machinery and scrap metal salvage yard.
- (7) SPECIAL EXCEPTION to permit a secondary electrically charged fence around the perimeter of the property.
- (8) NON-USE VARIANCE to permit a maximum 7-foot high chain-link fence interwoven with wooden, metal or plastic strips along the front (west), interior side (north), side street (south) property lines, and a 6-foot high C.B.S. wall along the secondary front (east) property line to create a solid screen (a solid CBS wall 8 feet in height or in lieu of a wall or an 8-foot high cyclone wire fence interwoven with wooden, metal or plastic strips required).
- (9) NON-USE VARIANCE requiring junkyards to be surrounded by a two-foot concrete (on footing) or heavy sheet metal curb (imbedded at least two (2) feet' in ground) adjacent to and inside the fence.
- (10) NON-USE VARIANCE to waive the zoning regulations restricting the piling of junk or scrap to the height of the wall, fence or hedge; to permit storage of junk vehicles, materials or equipment and scrap to exceed the height of the fence and hedge up to a height of 13'-6".
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Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Existing As-Built Plans For: Investments Specialists Enterprises, Inc.," as prepared by Miami Engineering Services, sheets A1 and L1 dated stamped received 1/9/12 and the remaining 4 sheets dated stamped received 5/20/11, for a total of 6 sheets.

PROJECT DESCRIPTION:

The submitted plans depict the existing salvage yard, junkyard and storage facility located on a dual frontage lot, which fronts onto NW 27 Avenue and NW 25 Avenue. The plans depict the existing site comprised of 13,000+ sq. ft. of offices and indoor storage areas. Said plans also depict the existing fences and approximately 76,000 sq. ft. of outdoor commercial storage areas that result in the multiple variances to the zoning regulations in this application.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	MCUCD; automobile, truck, machinery and scrap metal salvage yard	Adopted Community Urban Center
North	MCUCD; truck and heavy equipment storage facility	Adopted Community Urban Center

South	GU; State Road #112	Transportation
East	MCUCD: single-family residences	Adopted Community Urban Center
West	MCUCD; service station	Adopted Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The 4.26-acre subject parcel contains the existing automobile, truck, machinery and scrap metal salvage yard, storage facility and junkyard. To the north is a truck and heavy equipment storage facility, to the west is a service station and to the east is a residential development. The property abuts State Road 112 to the south, which is a major east/west expressway and the elevated Miami-Dade County Metrorail lines runs diagonally across the subject property from the southeast corner to the northwest corner.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property to a commercial zoning district (BU-3) as well as ancillary requests to the BU-3 zoning district standards inclusive of a variance to the landscape open space requirement in said district. The applicant also seeks an alternative request to the latter request under the MCUCD regulations. In addition to the aforementioned requests, the applicant seeks to permit the existing junk and salvage yard, as well as ancillary requests for variances to the parking and fence height and storage regulations for the proposed junkyard and salvage facility. Although approval of the application would allow the applicant to continue to provide junk and salvage services to the area, it could have a visual impact on the area and the lack of adequate parking could also impact traffic due to the spillage of parking onto the abutting roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In October 2011, pursuant to Resolution #Z-12-11, the subject parcel was a part of a larger tract of land that was rezoned to the **Model City Urban Center District (MCUCD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **MCUCD**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components have been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved **MCUCD** are regulated by plans and descriptive standards described in Ordinance #10-013, which are consistent with the Urban Center interpretative text. Among other things, said Ordinance requires buildings to be oriented to the street, parking lots to be predominately relegated to the rear or sides of buildings, primary building entrances to be placed close to the street and/or open space, and shade trees and weather protection to be available in order to create a pedestrian-friendly environment at street level.

The applicant seeks approval of a zone change from the existing MCUCD to BU-3, Liberal Business District (request #1) with ancillary requests to permit a wall opening in the secondary frontage wall abutting residential uses to the east (request #2); and to permit a 6.86% reduction in the landscape open space requirements based on the BU-3 zoning regulations (request #3). In addition, the applicant seeks to permit the existing junkyard and salvage yard facility with multiple variances from the zoning regulations for said uses. However, the Land Use Element interpretative text for Urban Centers states that *all development and redevelopment in Urban Centers shall conform with the guidelines provided in the interpretative text for areas that are designated Urban Centers on the Land Use Plan map*. Therefore, since the MCUCD allows the existing uses after a public hearing as would be allowed in the BU-3 zoning district, staff opines that the applicant's requests to rezone the subject parcel along with the ancillary requests are not needed, would be **inconsistent** with the CDMP Land Use Element interpretative text for Urban Centers.

The subject property is located in the Edge Sub-District of the MCUCD and is designated Industrial (ID) under the MCUCD's regulating plans. Said regulating plans permit industrial uses such as the existing junkyard and salvage yard after a public hearing. As such, staff opines that subject to conditions, the continued use of the parcel as a junkyard and salvage yard in the MCUCD would be compatible with the surrounding uses that exist in this area and the industrial uses that are allowed in the area designated ID under the MCUCD regulating plans.

Staff is supportive of the applicant's request to maintain the existing facility under the MCUCD standards. **Policy LU-4A** of the CDMP Land Use Element interpretative text requires the County to among other things consider *access, traffic, parking, height, bulk, landscaping, hours of operation, buffering, and safety, as applicable, when evaluating compatibility among proximate land use*. The applicant seeks approval of the existing facility (requests #5 through #7) with variances that pertain to buffering of the junk and salvage yard uses, parking, safety and landscaping (requests #8 through #11). The applicant has worked continuously with staff in order to improve the facility and to mitigate the negative visual impact of the facility on the surrounding area as well as to address the safety concerns that staff had with the electric fence surrounding the property, while maintaining the security of the facility, employees and patrons. The proposed plans depict a 6' high wall along the front (east) property line which lies between the electric fencing that surrounds the property and the residences located to the east. In addition, the submitted plans indicate a 7' high chain-link fence interwoven with wooden, metal or plastic strips along the front (west) side street (south) and interior side (north) property lines, as well as a continuous row of trees and shrubs along the property lines, which staff opines mitigates the visual impact of the existing junkyard and salvage yard facility on the surrounding area. Staff notes that although the parking remains at only 35% of the required 95 spaces, the applicant has made sufficient improvements to other areas of the site plan that will mitigate the negative visual impacts as well as lower the risks to passersby from harm from the electronic fencing. As such, with the condition that the storage of junk vehicle and other materials above the fence height be reduced, or that the hedge be allowed to grow to the maximum height permitted to shield the view from the east, approval of the requests #4 through #11 would be compatible with the area based on the criteria set forth in **Policy LU-4A** of the Land Use Element interpretative text.

Therefore, staff opines that approval with conditions of the applicant's requests to permit the junkyard and salvage yard with an electrically charged fence and the ancillary requests under the MCUCD standards would be **compatible** with the area based on the criteria set forth in

Policy LU-4A and therefore **consistent** with the CDMP LUP map Urban Center designation and the Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

The subject property was rezoned to IU-1, Light Industrial Manufacturing District in 1944 and 1953. Although staff notes that although the existing junkyard and salvage yard was issued Certificates of Use (CU) by the County since 1997, there are no records indicating that the property was approved for an unusual use at a public hearing as is required by the Code. Section 33-13(e) of the Zoning Code states that salvage and junk yards are not permitted in any district unless approved at a public hearing. The requirement for a public hearing has been in the Zoning Code since 1957 and as such, staff has determined that the Certificate of Use for the existing use was issued in error and the facility must therefore seek approval at a public hearing. Further, the subject property is a part of a larger tract of land that was rezoned from multiple zoning districts to Model City Urban Center District (MCUCD), in October 2011, pursuant to Resolution No. Z-12-11.

When the applicant's request for a district boundary change from MCUCD to BU-3, Liberal Business District (request #1) is analyzed under Section 33-311, District Boundary Change, staff opines that approval of said request would be **inconsistent** with the planned development of the area under the MCUCD standards that were adopted by the Board of County Commissioners (BCC). Staff opines that approval of this request would not result in a negative economic impact and based on memoranda from the Miami-Dade Fire Rescue Department (MDFRD) and the Division of Environmental Resource Management (DERM) and the Platting and Traffic Section Development Services Division of this Department (RER), would not result in an unfavorable impact on environmental or natural resources of, or unduly burden water, sewer, or other necessary public facilities that have been constructed or planned and budgeted for construction. However, as previously stated, the subject property is located within the Edge Sub-District of the MCUCD and is designated Industrial (ID) under the MCUCD's regulating plans which allows industrial uses as is being requested after a public hearing. As such, for the reasons stated above, staff opines that approval of this request would be contrary to the planned development of the area under the MCUCD standards and inconsistent with the adopted Urban Center designation of the property on the Land Use Plan map.

Further, when requests #2 and #3 to permit a wall opening in the secondary frontage wall abutting residential uses to the east and to permit a 6.86% reduction in the landscape open space requirements based on the BU-3 zoning regulations are analyzed under Section 33-311(A)(4)(b) NUV standards, staff opines that said requests are contingent on the approval of requests #1 of which staff is not supportive and therefore should also be denied. Therefore, staff recommends denial without prejudice of request #2 and #3 under Section 33-311(A)(4)(b) NUV standards.

However, when the alternative request to permit the facility with the 9.14% open space (request #4) is similarly analyzed under the MCUCD regulations, staff notes that the deficiency is substantially lowered from 6.86% to 0.86%, since the minimum required landscape open space required under the MCUCD regulations is only 10%. Therefore, staff opines that the landscape open space being provided by the applicant is more in keeping with the regulating standards of the MCUCD and therefore, will not have a negative visual impact on the surrounding area. Staff opines that this request is contingent on the denial of requests #1 through #3 and the approval

of the remainder of the application of which staff is supportive. **Therefore, staff recommends approval with conditions of request #4 under Section 33-311(A)(4)(b) NUV standards.**

When requests #5 through #7, to permit a junk yard and salvage yard, along with an electrically charged perimeter fence are analyzed under Section 33-311(A)(3), Special Exception, Unusual Use and New Uses, staff opines that approval of these requests would be **compatible** with the planned development of the area under the MCUCD standards. Staff opines that the proposed use will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section which states that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. However, staff notes that said memorandum indicates that the subject property will require re-platting and that the lot corners at the intersections of NW 27 Avenue/NW 25 Avenue and NW 41 Street will need to be adjusted to meet a 25' radius requirement. The Division of Environmental Resource Management of the Department of Regulatory and Economic Resources indicates in its memorandum that approval will not result in a reduction in the LOS standards for potable water service and wastewater disposal. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the existing facilities have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the requests will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development.

Additionally, staff notes that with respect to request #7, the applicant has worked with staff to minimize the risk to the public from the electrically charged fence around the property. In addition, the applicant has provided additional landscaping in the form of continuous rows of trees and hedges along the south, east and north property lines. Further, staff notes that the uses being requested herein are allowed in the ID district of the MCUCD after public hearing. As such, staff opines that when considering requests #5 through #7 in relation to the present and future development of the area concerned, approval of these requests would be **compatible** with same. **Staff therefore recommends approval with conditions of requests #5 through #7 under Section 33-311(A)(3), Special Exception, Unusual use and New Uses.**

When requests #8 through #11 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, with the exception of request #10, staff opines that approval of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same. Requests #8 through #10 pertain to the visual impact that the salvage/junkyard facility will have on the surrounding community and specifically, the height and composition of the perimeter fences as well as the storage of junk and materials above the fence height in relation to the residential uses located to the east of the subject property. Staff opines that although the proposed fence height is below the height requirement for the junkyard and salvage yard requirements, the applicant has sufficiently mitigated the negative visual impact that the reduced fence height may have on the surrounding area by substantially increasing the number of trees and landscaping around the property. Further, staff's review of photographs of the existing facility through the County's Geographical Information Systems (GIS) indicate that the facility previously had storage of junk cars and other salvage material that are easily visible from the abutting roadway to the south, NW 41 Street and from the residences to the east. Said photographs, in addition to pictures submitted by the applicant indicate multiple wall signs and concertina wire fencing on the property that are not a

part of this application. However, views of the property from the Metrorail line that runs diagonally across the property indicates that in recent months the property has been cleared of the stored material.

Further, staff notes that DERM does not object to request #9 which requires junkyards to provide a two-foot concrete or heavy metal sheet curb to prevent the leaking of waste from the facility onto abutting properties. As such, based on the DERM memorandum, staff opines that approval of this request would not have a negative environmental impact on the surrounding area.

However, request #10 would allow the storage of junk and salvage materials above the fence height. Staff notes that the submitted plans indicate that there will be no storage of junk or scrap metal above the fence height within 10' of the CBS wall that is also setback 10' from and running parallel to the secondary frontage (east) property line. Notwithstanding, staff opines that due to the proximity of the subject property to the residential uses located to the east, there will still be a negative visual impact from the storage of material above the fence height. Further, staff opines that the added landscaping along the secondary front (east) property line is not sufficient to mitigate the visual impact of the proposed storage of junk materials more than 6' above the fence and wall height. As a consequence, staff recommends that this request should be denied.

In addition, staff recognizes that although the applicant is providing only 35% of the required parking, that this is based on the excessive amount of storage space required for the junk yard facility. As such, staff opines that the likelihood of the spillage of parking onto the abutting roadways is minimal.

Therefore, based on the foregoing analysis of the requests for non-use variances (requests #8 through #11), staff opines that approval of the proposed junkyard and scrap metal storage yard with the variances indicated in requests #8 through #9 and #11, would be not be overly intensive for the 4.26 acre parcel, will not have negative visual and traffic impacts on the surrounding area and would be **compatible** with same. However, staff opines that to the contrary, the approval of request #10 would be visually intrusive and therefore **incompatible** with the surrounding area. **Therefore, staff recommends approval with conditions of requests #8, through #9 and #11; and denial without prejudice of request #10 under Section 33-311(A)(4)(b) NUV standards.**

Accordingly, staff opines that the approval of the applicant's requests for a zone change and the ancillary requests for variances to the BU-3 regulations (requests #1 through #3) along with the approval of request #10 would be **incompatible** with the surrounding area. However, staff opines that the approval with conditions of the remainder of the application which would allow the junkyard and salvage yard with the electronically charged fence along with variances to the regulations pertaining to said facility and parking and landscaping (requests #4 through #9 and #11, would be **compatible** with the area and the planned development under the MCUCD regulations.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate ingress and egress points for the existing facility along NW 27 Avenue, NW 25 Avenue and NW 41 Street. However, said plans also indicate that the applicant is only able to provide approximately 35% of the required parking for the facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

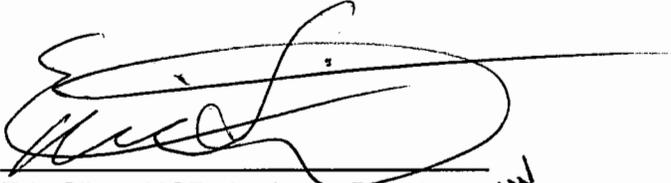
OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice of requests #1 through #3 and request #10; and approval with conditions of requests #4 through #9 and #11.

CONDITIONS FOR APPROVAL : (For requests #4 through #9 and #11 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources and upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing As-Built Plans For: Investments Specialists Enterprises, Inc.," as prepared by Miami Engineering Services, sheets A1 and L1 dated stamped received 1/9/12 and the remaining 4 sheets dated stamped received 5/20/11, for a total of 6 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the hedge along the front (east) property line be maintained at a minimum height of 8'.
5. That no storage of materials shall be permitted above the height of the wall and between the buildings and the property line abutting NW 27 Avenue.
6. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
7. That the use be permitted to operate only between the hours of 7:00 A.M. to 6:00 P.M. on Mondays through Fridays and from 8:00 A.M. to 5:00 P.M. on Saturdays and that the facility shall not operate on Sundays.
8. That the applicant provide the required radius return at both street intersections abutting the subject property:
 - At the intersection of NW 27 Avenue and NW 41 Street.
 - At the intersection of NW 25 Avenue and NW 41 Street.
9. That any structure encroaching into the right-of-way resulting from meeting the radius return requirement be removed prior to the issuance of a Certificate of Use.
10. That the applicant complies with all applicable conditions and requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources.

ES:MW:NN:AN:CH

A handwritten signature in black ink, appearing to read 'Eric Silva', written over a horizontal line. The signature is stylized and somewhat illegible.

Eric Silva, AICP, Assistant Director
Development Services
Miami-Dade County
Department of Regulatory and Economic Resources

NDW

ZONING RECOMMENDATION ADDENDUM

*Investments Specialist Enterprise, Inc.
Z10-060*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces (PROS)</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Urban Centers (Page I-46)</p>	<p><i>Diversified Urban Centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the Downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility. The locations of Urban Centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them. The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour. Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned Urban Centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall be, at a minimum, developed in accordance with the Community Center policies established below. Following are policies for Development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of</i></p>
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ZONING RECOMMENDATION ADDENDUM

*Investments Specialist Enterprise, Inc.
Z10-060*

	<p><i>this section shall govern. All development and redevelopment in Urban Centers shall conform with the guidelines provided below.</i></p> <p>Streets and Public Spaces</p> <p><i>Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in Urban Centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject Urban Center to the extent that it would better serve the quality and functionality of the center.</i></p> <p>Parking</p> <p><i>Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.</i></p> <p>Buildings</p> <p><i>Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.</i></p>
<p>Objective LU-4 (Pg. I-11)</p>	<p><i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>
<p>Land Use Policy LU-4A (Page I-11)</p>	<p><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></p>

ZONING RECOMMENDATION ADDENDUM

*Investments Specialist Enterprise, Inc.
Z10-060*

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>

ZONING RECOMMENDATION ADDENDUM

*Investments Specialist Enterprise, Inc.
Z10-060*

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
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MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

A

APPLICANT'S NAME: **INVESTMENTS SPECIALISTS ENTERPRISES, INC.**

REPRESENTATIVE: Alan Krischer

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-2-CZ8-1 (10-060)	March 20, 2013	CZAB8	13

REC: Denial without prejudice of requests #1 through #3 and #10; and approval with conditions of requests #4 through #9 and #11.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: April 25, 2013 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: To allow the applicant to meet with the neighbors.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE	X		
COUNCIL WOMAN		Dr. Joy J. DAVIS	X		
COUNCILMAN		Arthemon JOHNSON	X		
COUNCIL WOMAN	M	Voncarol Yvette KINCHEN	X		
CHAIRMAN	S	Fredericke Alan MORLEY	X		
VOTE:			4	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **DAVID HOPE**

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP**



APPLICANT'S NAME: **INVESTMENTS SPECIALISTS ENTERPRISES, INC.**

REPRESENTATIVE: **Hugo Arza**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-2-CZ8-1 (10-060)	February 27, 2013	CZAB8	13

REC: Denial without prejudice of requests #1 through #3 and #10; and approval with conditions of requests #4 through #9 and #11.

WITHDRAW: APPLICATION ITEM(S): _____
 DEFER: INDEFINITELY TO: March 20, 2013 W/LEAVE TO AMEND
 DENY: WITH PREJUDICE WITHOUT PREJUDICE
 ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS
 APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS
 OTHER: Deferred per staff's request to correct an error in the advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRMAN	S	Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE	X		
COUNCIL WOMAN		Dr. Joy J. DAVIS	X		
COUNCILMAN	M	Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
CHAIRMAN		Fredericke Alan MORLEY	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **DAVID HOPE**

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP**

#1

APPLICANT'S NAME: **INVESTMENTS SPECIALISTS ENTERPRISES, INC.**

REPRESENTATIVE: **Juan Mayol**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-2-CZ8-1 (10-060)	February 15, 2012	CZAB8	12

REC: Deferral with leave to amend.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: _____ W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

OTHER: Deferred in order to allow for re-advertisement and a revised analysis under the

Urban Center standards.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE			X
COUNCILMAN		Arthemon JOHNSON	X		
COUNCIL WOMAN	S	Voncarol Yvette KINCHEN	X		
VICE CHAIRMAN	M	Fredericke Alan MORLEY	X		
CHAIRWOMAN		Joy J. DAVIS	X		
VOTE:			6	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **DARON FITCH**

**A. INVESTMENTS SPECIALISTS
ENTERPRISES, INC.
(Applicant)**

**12-2-CZ8-1 (10-060)
Area 08/District 03
Hearing Date: 04/25/13**

Property Owner (if different from applicant) **Investments Specialists Ent., Inc.**

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

If so, who are the interested parties?

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>
1953	William & Gene Whiteaker	- Zone change to IU-1.	BCC	Approved

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

Memorandum



Date: January 30, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the "From:" field of the memorandum.

From: Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

Subject: C-08 #Z2010000060-1st Revision
Investments Specialists Enterprises, Inc.
4101 N.W. 27 Avenue
District Boundary Change from IU-1 to BU-3, Unusual Use to Permit a
Junkyard and Automobile truck, Machinery and Scrap Metal Salvage, Non-
Use Variance to Permit the Outdoor Storage of Junk Vehicles, Materials and
Equipment Within an Area Enclosed by a 6 Foot High Chain Link Fence
Interwoven with Wooden, Metal or Plastic Strips to Create a Solid Screen, a
Landscape Hedge with a Height at Maturity of Up to 8 Feet (4 Feet High
Permitted Within Front Side Street Setback Areas), to Permit the Outdoor
Storage to Exceed the Height of the Fence and Hedge, Non-Use Variance to
Permit 9/14% of Landscape Open Space, to Permit 25 Parking Space and
Non-Use Variance Requiring a Continuous 5 Foot High Masonry Wall
(IU-1) (4.26 Acres)
22-53-41

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and it meets the minimum requirements of the Code. Accordingly, the application 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 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

No paving grading and drainage improvements are included within this application. The applicant is seeking a change in zoning districts from IU-1 to BU-3 & NUV.

Pollution Remediation

There are records of current petroleum contamination assessment/remediation issues on these properties (Specialist Parts, Inc., 4101 NW 27th Avenue, UT-1691/F-5857). The contaminated site is in a state funded program awaiting allocation of funds for cleanup.

Please be advised that there are records of petroleum contamination assessment/remediation issues abutting these properties to the north (United Rentals (North America), Inc. (Penske Truck Leasing, Co., L.P.), 4301 NW 27th Avenue, UT-2090/F-8314). The contaminated site is currently under assessment. Except as noted above, there are no records of current contamination assessment/remediation issues on any of the other abutting properties.

Additionally, there are no historical records of contamination assessment/remediation issues regarding non-permitted sites associated with these properties or abutting these properties.

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 tree resources along the right of way of NW 25th Avenue. Section 24-49 the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal/Relocation 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 of the Code. Said 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. 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 the Tree Program for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

The subject properties have two (2) open records and one (1) closed enforcement record for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information regarding open and/or closed enforcement cases.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of the Code.

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

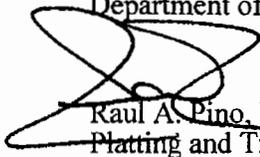
Cc: Eric Silva - Permitting, Sustainability, Planning and Economic Enhancement

Memorandum



Date: January 23, 2013

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2010000060
Name: Investments Specialists Enterprises, Inc.
Location: 4101 NW 27 Ave.
Section 22 Township 53 South Range 41 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections subject to the following:

The 25 foot radius lot corners are required at both street intersections at time of platting. Any structures that encroach into the right-of-way as a result of the radius dedications must be removed.

This Department has no objections to the request to permit fewer parking spaces than required.

Driveways to NW 27 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: February 8, 2012

To: Jack Osterholt, Interim Director
Sustainability, Planning and economic Enhancement

From: Maria I. Nardi, Chief *M.I.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2010000060: INVESTMENTS SPECIALISTS ENTERPRISES, INC.
Revised Documents Dated Stamped Received through 1/10/2012

Application Name: INVESTMENTS SPECIALISTS ENTERPRISES, INC.

Project Location: The site is located west of 4101 N.W. 27 AVENUE, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from IU-1 to BU-3, an unusual use and non-use variances to permit a junkyard and salvage yard. Revised Documents Dated Stamped Received through 1/10/2012 have 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, Parks Property Management Supervisor



Memorandum

Date: 17-JAN-12
To: , Director
 Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
 Miami-Dade Fire Rescue Department
Subject: Z2010000060

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated June 7, 2011.
 APPROVAL
 No objection via Case # Z2010000060. Site plan date stamped received January 9, 2012.

Service Impact/Demand

Development for the above Z2010000060
 located at 4101 N.W. 27 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1019 is proposed as the following:

<u>N/A</u>	dwelling units	<u>86,966</u>	square feet
residential		<u>industrial</u>	
<u>2,721</u>	square feet	<u>N/A</u>	square feet
Office		<u>institutional</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 4.35 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 2 - Model Cities - 6460 NW 27 Avenue
 Rescue, BLS 65' Aerial, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
 None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received January 9, 2012. Substantial changes to the plan will require additional service impact analysis.

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

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

Investment Specialist Enterprises

4101 NW 27 Avenue, Miami-Dade
County, Florida

APPLICANT

ADDRESS

Z20100000060

HEARING NUMBER

HISTORY:

Current Enforcement History:

Folio Number 3031220000730/3031220000721

Enforcement History: NC: 3031220000730 - Currently there are (7) open cases. Case 201104000551 was opened on January 25, 2011 for failure to remove illegally stored materials. A citation was posted/mailed on January 26, 2011 and citation was personally served to property owner Jenny Guerra, also spoke with attorney Juan Mayol. Hearing was scheduled March 14, 2011 but was rescheduled per Ron Szep. On April 13, 2011 hearing was rescheduled by NCS Albury. On October 25, 2011 Jim Byers advised NCO Brown to schedule cases hearing because owners continue to operate without CU. Sma HEARING WAS SCHEDULED January 12, 2012 and at hearing hearing officer Sanford Youkilis rescheduled due to department renegotiating. CVN was paid January 24, 2012. Case 201104000552 was opened for all zoning violations on January 25, 2011. A citation was posted/mailed on January 26, 2011 and violation observed by Transit safety officer Frank Hernandez and NCS Albury. Hearing scheduled March 14, 2011 and was rescheduled by Ron Szep. On April 13, 2011 case rescheduled per NCS Albury. On December 7, 2011 case reviewed for zoning review. Hearing scheduled for January 12, 2012. At hearing, Sanford Youkilis rescheduled due to department renegotiating. Case 201104000553 was opened on January 25, 2011 for unauthorized use in industry IU-1. CVN posted on January 26, 2011. Hearing scheduled March 14, 2011. Violation observed corrected on March 10, 2011. Per Jim Byers on October 25, 2011 cases need to be scheduled for hearing because still operating without CU. At SMA Hearing on January 12, 2012 Sanford Youkilis rescheduled due department renegotiating. Citation paid on January 24, 2012. On January 26, 2011 case 201104000554 was opened for failure remove junk/trash. Hearing scheduled for March 14, 2011 and was rescheduled by Ron Szep. SMA Hearing scheduled for January 12, 2012 and was rescheduled due department renegotiating. Case 201104002859 was opened May 25, 2011 for failure

to remove illegally stored materials and citation posted because property owner previously cited. On July 15, 2011 appeal filed and on August 23, 2011 hearing rescheduled. Hearing rescheduled January 12, 2012 and hearing officer rescheduled due department renegotiating. Violation corrected January 13, 2012 and CVN paid January 24, 2012. Case 201104002860 was opened May 25, 2011 for unauthorized use in industry and CVN issued. Appeal filed July 15, 2011 and hearing pending. On January 12, 2012 hearing officer Sanford Youkilis rescheduled due department renegotiating. Violation corrected on January 19, 2012. BNC: No open cases for this folio.

Folio 303122000721; NC: Case 201004003019 was issued a warning May 12, 2010 for unauthorized use in industry. NCO Williams spoke with property owner on May 12, 2010 and explained nature of violation. On May 27, 2010 company representative hand delivered extension request which was denied. On June 1, 2010 NCO met with owner wife and was advised counsel had filed application for zoning hearing. Email received on June 2, 2010 from Attorney Torres with copy of intent. Extension was granted until August 9, 2010 per Compliance manager Ron Williams and another extension was granted til October 10, 2010. On October 26, 2010 another request was made for additional time but was under; review by Ron Szep. Citation was issued on October 28, 2010. Inspection done on December 16, 2010 violation remains. Appeal filed January 6, 2011 and hearing scheduled March 14, 2011, at SMA hearing on January 12, 2012 hearing officer Sanford Youkilis rescheduled due department renegotiating. On May 12, 2010 warning was issued for maintaining razor wire fence. Spoke to property owner wife who stated company installed fence and was advised they pulled permits. On May 21, 2010 Mrs. Green met with Cindy Vaughan director of Sentry security who advised was applying for public hearing. Extension request was received on May 26, 2010 and submitted to NCS Albany. On June 2, 2010 extension was denied. On June 2, 2010 attorney Torres advised Director knew of his action. On June 8, 2010 extension granted til August 9, 2010, then another extension until October 10, 2010. On October 28, 2010 was issued. On December 16, 2010, violation remains. An assessment appeal was filed on January 6, 2011 and hearing scheduled March 14, 2011. Case originally scheduled on May 14, 2011 but was not heard and rescheduled for future date. Hearing scheduled January 12, 2012 but hearing officer rescheduled due department renegotiating.

Case 201104000556 was opened January 25, 2011 for failure to remove illegally stored materials and a CVN was posted. An appeal was filed and hearing scheduled for March 14, 2011 but was rescheduled 30 days per Ron Szep. SMA hearing was rescheduled April 13, 2011. A new SMA hearing date is pending. Per Jim Byers instructed Officer Brown to schedule cases because owner continued to operate without a certificate. Violation corrected on January 12, 2012 and hearing January 12, 2012 but hearing officer Sanford Youkilis rescheduled for department to renegotiate.

Case 20110400557 was opened January 25, 2011 for unauthorized use (storage of material) and CVN issued. Appeal was filed and hearing scheduled for March 14, 2011. Violation was corrected on March 10, 2011. Hearing was rescheduled for January 12, 2012 but hearing officer Sanford Youkilis reschedule so department can renegotiate.

Case 201104000558 was opened January 26, 2011 for assorted junk and debris and CVN posted. Appeal filed and hearing scheduled for March 14, 2011 but rescheduled 30 days per Ron Szep. Hearing was rescheduled for January 12, 2012 but hearing officer Sanford Youkilis rescheduled so department can renegotiate. Violation corrected January 19, 2012 and CVN paid January 24, 2012.

Case 201104000567 was opened January 26, 2011 for operating a recycling facility without certificate of use. Citation posted January 26, 2011 and CVN appeal and hearing scheduled for March 14, 2011. Per Ron Szep hearing was rescheduled for 30 days. At SMA hearing on January 12, 2012 hearing officer Sanford Youkilis rescheduled so department can renegotiate. CVN was paid January 24, 2012.

Case 201104002856 was opened May 25, 2011 for unauthorized storage of material and CVN was posted. Appeal was filed July 15, 2011. SMA Hearing was scheduled for January 12, 2012 but hearing officer Sanford Youkilis rescheduled due department renegotiating. Violation corrected on January 13, 2012 and CVN paid January 24, 2012.

Case 201104002858 was opened May 25, 2011 for failure to remove illegally stored material. Appeal filed July 15, 2011. Hearing was rescheduled for January 12, 2012 but hearing officer Sanford Youkilis rescheduled due department renegotiating. CVN was paid January 24, 2012.

BNC: Folio 3031220000721.

Case 20100139598-B was opened September 17, 2010 for mezzanine. On December 28, 2010 initial inspection delayed due no access. NOV mailed August 3, 2011, compliance inspection nov requested November 7, 2011.

Case 20070108482-B was opened March 9, 2007 for 2nd floor addition, electrical and mechanical work without permits. NOV mailed March 12, 2007, compliance inspection requested April 23, 2007. Ticket mailed May 16, 2007. Noncompliance on July 23, 2007, CVN paid July 30, 2007. Recommended for lien August 20, 2007. Hearing officer approved lien September 17, 2008 and it was recorded September 23, 2008. On October 26, 2011 notice of intent to lien/lien compliance inspection requested.

Case 20110142543-B was opened February 4, 2011 from complaint received from neighborhood Compliance. Nov mailed August 15, 2011. Compliance inspection for NOV requested November 22, 2011.

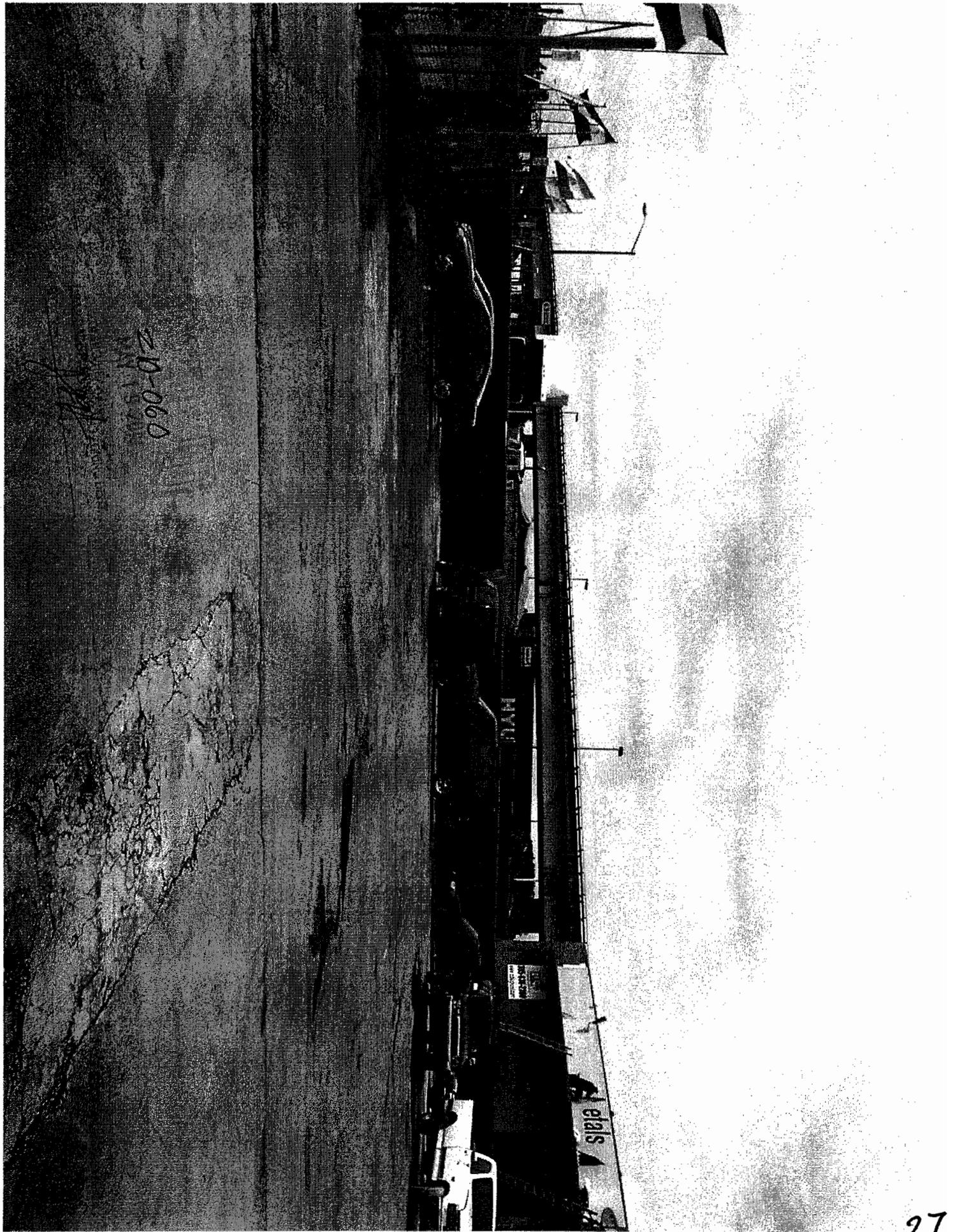
Case A2008004740-X was opened July 23, 2008 and NOV mailed. Ticket personally served September 2, 2008. Ticket paid September 24, 2008. Noncompliance affidavit requested November 14, 2008. Lien checklist approved by FUS on August 2, 2010. Final notice of intent to lien/demand for payment mailed August 9, 2010. Hearing Officer approved lien on December 22, 2010. Lien recorded December 23, 2010.

Case F2010110012-U was opened on March 31, 2010. Unsafe sign posted on building January 25, 2011 and NOV posted January 26, 2011. An extension was request pending supervisor approval on February 7, 2011.

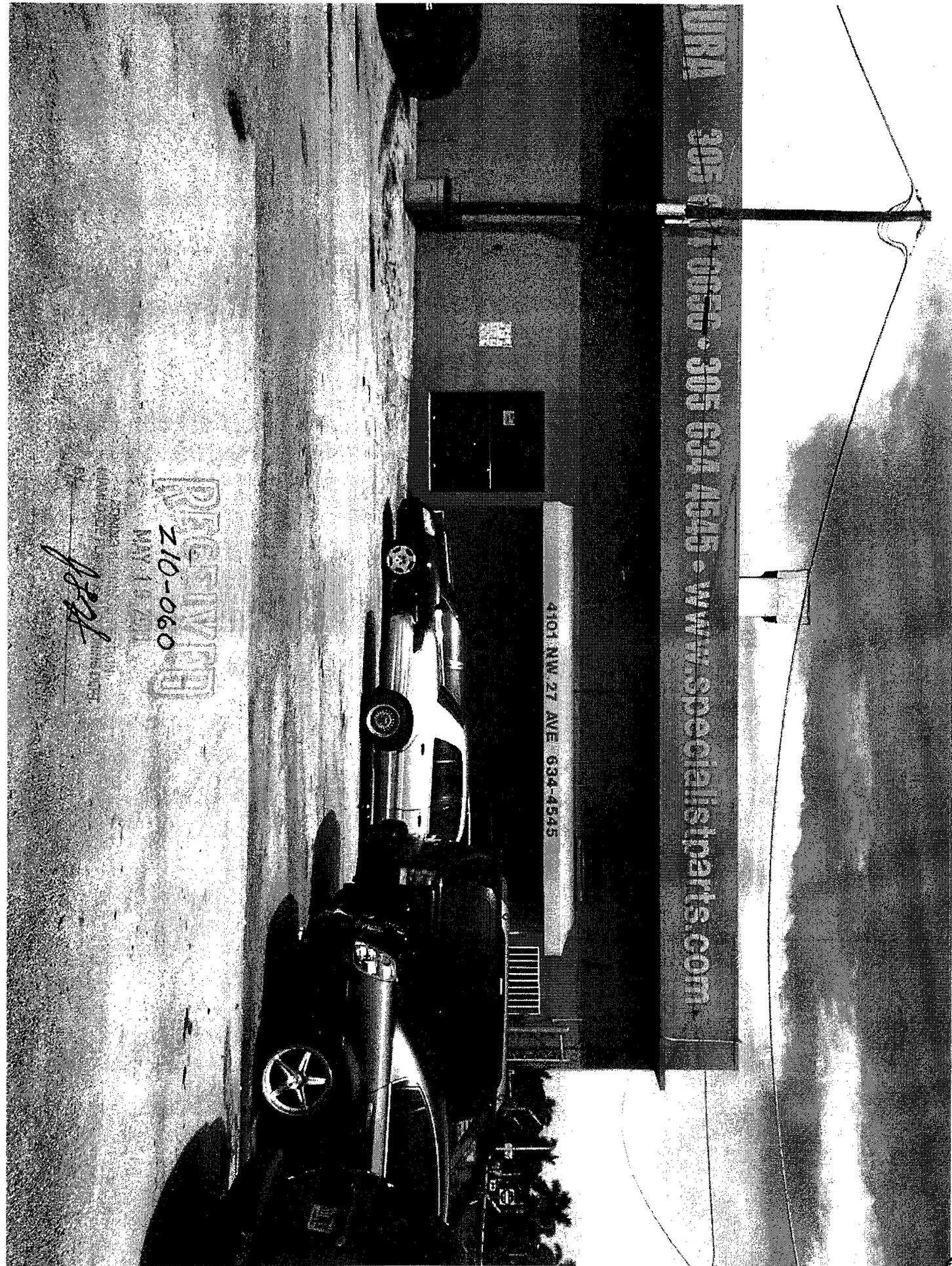
Extension denied February 21, 2011. Posted notice of hearing August 22, 2011. 40 year documents received from property owner on October 4, 2011. 40 year recertification approved November 16, 2011.

Case is ready for billing as of December 10, 2011. Recording of board decision was completed by clerk of courts.

December 14, 2011. Bill signed, notarized and mailed December 29, 2011.



090-02



305 681 0050 • 305 681 4545 • www.specialistsparts.com

4101 NW 27 AVE 634-4545

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210-060
MAY 1 2008

Handwritten signature

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Date

Evaluator: CARL HARRISON

08/22/11

Process #: Z2010000060
Applicant's Name: INVESTMENTS SPECIALISTS ENTERPRISES, INC.
Locations: 4101 N.W. 27 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
Size: 4.26 ACRES
Folio #: 3031220000730

Request:

1 IU-1 to BU-3

10 Applicant is requesting to waive the zoning regulations requiring a continuous 5-foot high masonry wall setback 10 feet from the secondary frontage (east) property line and said 10-foot strip to be landscaped; to waive same to permit a 7-foot wide greenbelt and a 6-foot high C.B.S. wall setback 2'-6" from the secondary frontage (east) property line penetrated by an existing driveway opening onto N.W. 25th Avenue.

11 Applicant is requesting to permit a landscape hedge with a height at maturity of up to 8 feet and 6-foot high C.B.S. walls within the front and side street setback areas (4 feet high permitted within front and side street setback areas).

12 Applicant is requesting to permit a minimum of 9.2% (16% required) of landscaped open space.

2 Unusual Use to permit a junkyard.

3 UNUSUAL USE to permit an automobile, truck, machinery and scrap metal salvage yard.

4 Special Exception to permit a fence charged with electricity around the perimeter of the property.

5 Applicant is requesting to permit the fence charged with electricity around the perimeter of the Property with a height of 10 feet (8 feet permitted) and to permit a landscape hedge with a height at maturity of up to 8 feet (4 feet high permitted within the front and side street setback areas).

5 Applicant is requesting to permit the use of razor wire around the perimeter of the property (not permitted).

6 Applicant is requesting to waive the zoning regulations requiring junkyards to be surrounded by a solid wall 8 feet in height or an 8-foot high cyclone wire fence interwoven with wooden, metal or plastic strips; to permit the proposed junkyard and automobile, truck, machinery and scrap metal salvage yard to be surrounded by a combination 6-foot high chain-link fence interwoven with wooden, metal or plastic strips along the front (west), interior side (north), side street (south) property lines, and a 6-foot high C.B.S. wall along the secondary front (east) property lines to create a solid screen.

7 Applicant is requesting a waiver of zoning regulations requiring junkyards, if fenced, to have the fence surrounded by a two-foot concrete (on footing) or heavy sheet metal curb (imbedded at least two (2) feet in ground) adjacent to and inside the fence.

8 Applicant is requesting to permit 33 parking spaces (351 required).

9 Applicant is requesting a waiver of zoning regulations restricting the piling of junk or scrap to the height of wall, fence or hedge; to permit storage of junk vehicles, materials or equipment and scrap to exceed the height of the fence and hedge up to a height of 13'-6".

EXISTING ZONING

Subject Property IU-1,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

THE SUBJECT PROPERTY HAS 2 BUILDING ON SITE. ONE IS ON THE WEST SIDE OF THE PROPERTY, THE OTHER ONE IS ON THE SOUTHEAST CORNER OF THE PROPERTY.

USE(S) OF PROPERTY:

THE BUILDING ON THE WEST SIDE OF PROPERTY IS DIVIDED BY A CHAIN LINK FENCE. NORTH SIDE OF BUILDING IS USES FOR SCRAP METAL, THE SOUTHSIDE OF BUILDING IS USES FOR AUTO AND TRUCK PARTS. THE SOUTHEAST BUILDING IS USES FOR A JUNK YARD.

FENCES/WALLS:

ZONING INSPECTION REPORT

THE SUBJECT PROPERTY HAS 6 TO 8 FT FENCE ALL AROUND THE PROPERTY. THE PROPERTY ALSO HAS AN ELECTRICAL CHARGE .FENCE ON PROPERTY.

LANDSCAPING:

THE PROPERTY HAS SOME LANDSCAPE TREE ON EAST SIDE OF PROPERTY WHERE IT ABUTS RESIDENTIAL AREA.

BUFFERING:

FENCE WITH NYLONO WHERE IT ABUTS RESIDENTIAL HOMES.

VIOLATIONS OBSERVED:

EAST SIDE NEEDS A 5 FT WALL WHERE IT ABUTS THE RESIDENTIAL AREA.

OTHER:

Process # Applicant's Name

Z2010000060 INVESTMENTS SPECIALISTS ENTERPRISES, INC.

SURROUNDING PROPERTY

NORTH:

IU-1-ONE SYORY BUILDING FOR HEAVY EQUIPMENT RENTAL.

SOUTH:

NONE-OPEN FIELD/EXIT OF THE EXPRESSWAY, SR # 112

EAST:

BU-2-VACANT STORE WITH RESTORATION OF THE BUILDING

WEST:

RU-2; ONE STORY SINGLE FAM

SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS:

COMMENTS:

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DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY
PROCESS #: 210-060

DATE: JAN 10 2012
BY: DAB

Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Investments Specialist Enterprises, Inc., a Florida corporation

NAME AND ADDRESS Percentage of Stock

Investments Specialist Enterprises, Inc., a Florida corporation

4101 NW 27 Ave, Miami, Fl. 33142

GUERRA, KAREL
16200 SW 173 AVE
MIAMI FL 33187

GUERRA, YENI B
16200 SW 173 AVE
MIAMI FL 33187

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210-060
MAY 19 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *[Signature]*

50%

50%

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

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PURCHASER: _____

MIAMI-DADE COUNTY

PROCESS # 210-060

ADDRESS (if applicable) _____

Percentage of Interest _____

DATE: JAN 10 2012

BY: DAH

Date of contract: _____

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

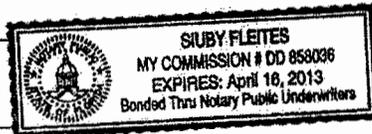
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: Karel Guerra [Signature]
(Applicant)

Sworn to and subscribed before me this 17th day of May, 2010. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires _____

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

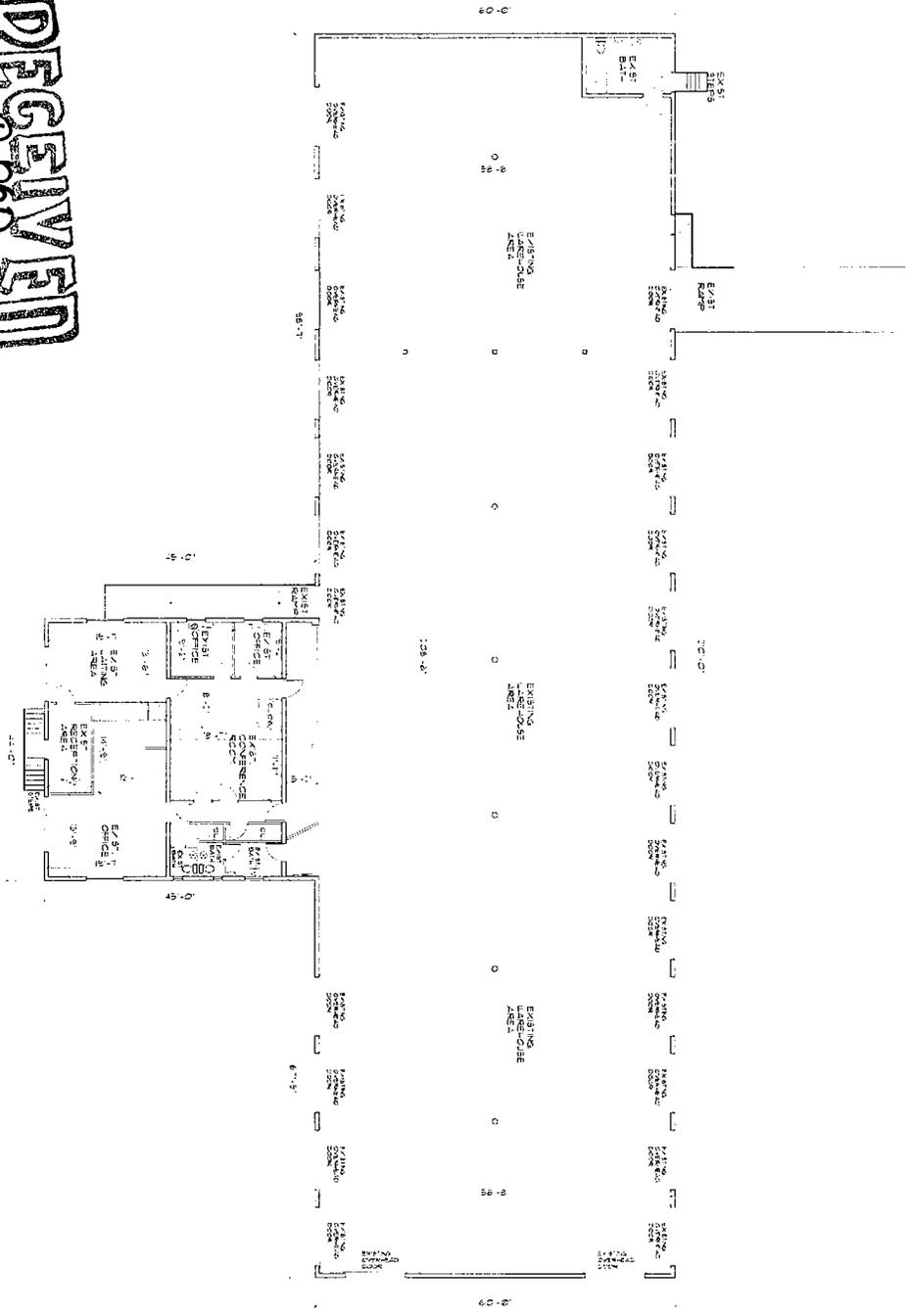
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MAY 19 2010

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

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 MAY 20 2011

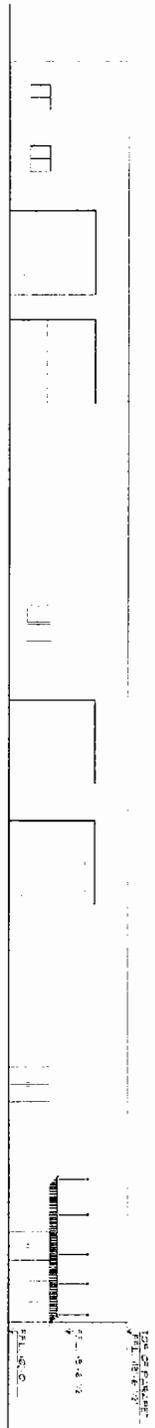
ZONING HERALD
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

EXISTING FLOOR PLAN (2501 NW 41 ST)
 SCALE: 1/8" = 1'-0"

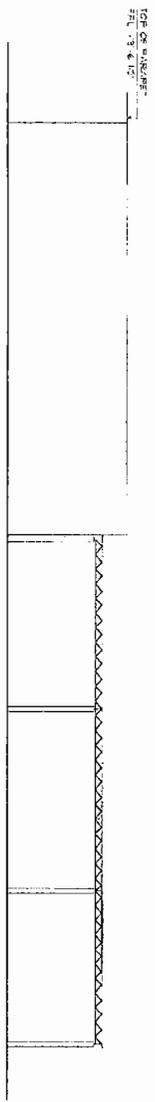


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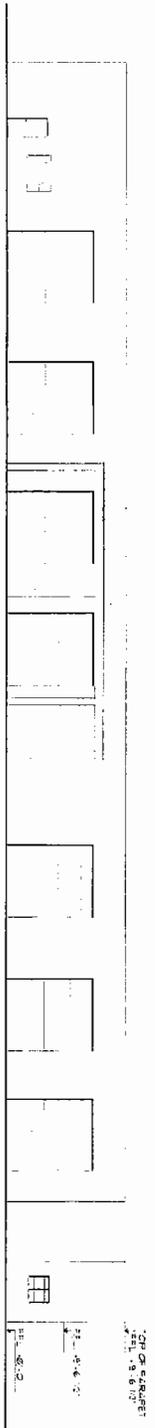
ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY



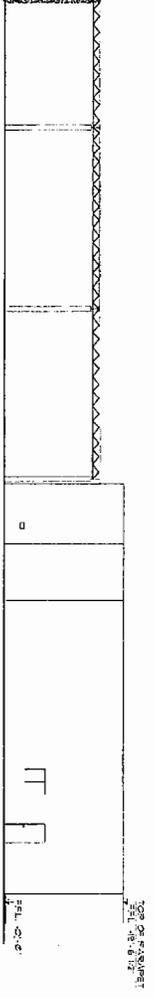
WEST ELEVATION (4101 NW 27 AVE)
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (4101 NW 27 AVE)
 SCALE: 1/8" = 1'-0"



EAST ELEVATION (4101 NW 27 AVE)
 SCALE: 1/8" = 1'-0"



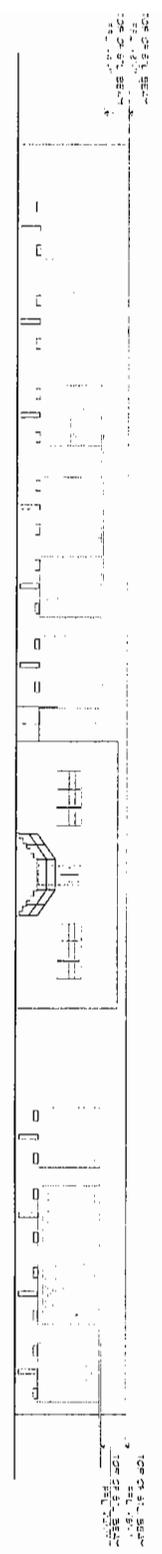
NORTH ELEVATION (4101 NW 27 AVE)
 SCALE: 1/8" = 1'-0"



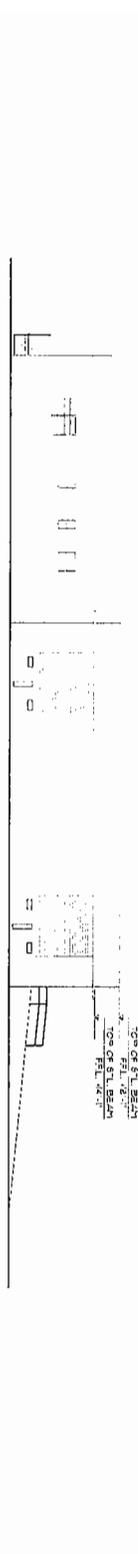
DATE	BY
7/7/09	AS
NO. 10	
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY 

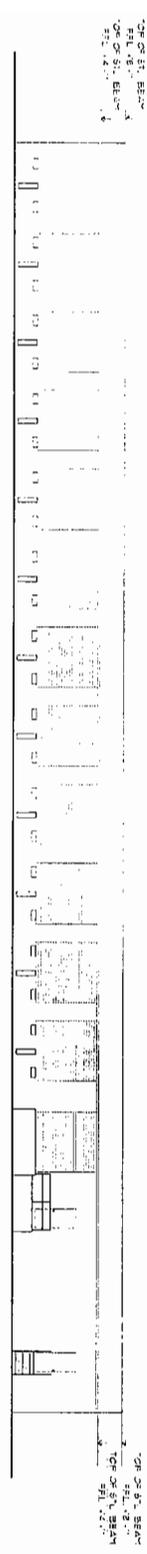
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 210-0667
 MAY 20 2011



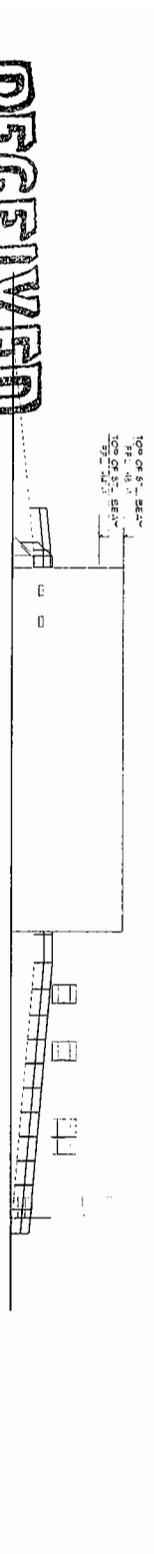
SOUTH ELEVATION (2501 NW 41 ST)
 SCALE: 1/8" = 1'-0"



EAST ELEVATION (2501 NW 41 ST)
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION (2501 NW 41 ST)
 SCALE: 1/8" = 1'-0"



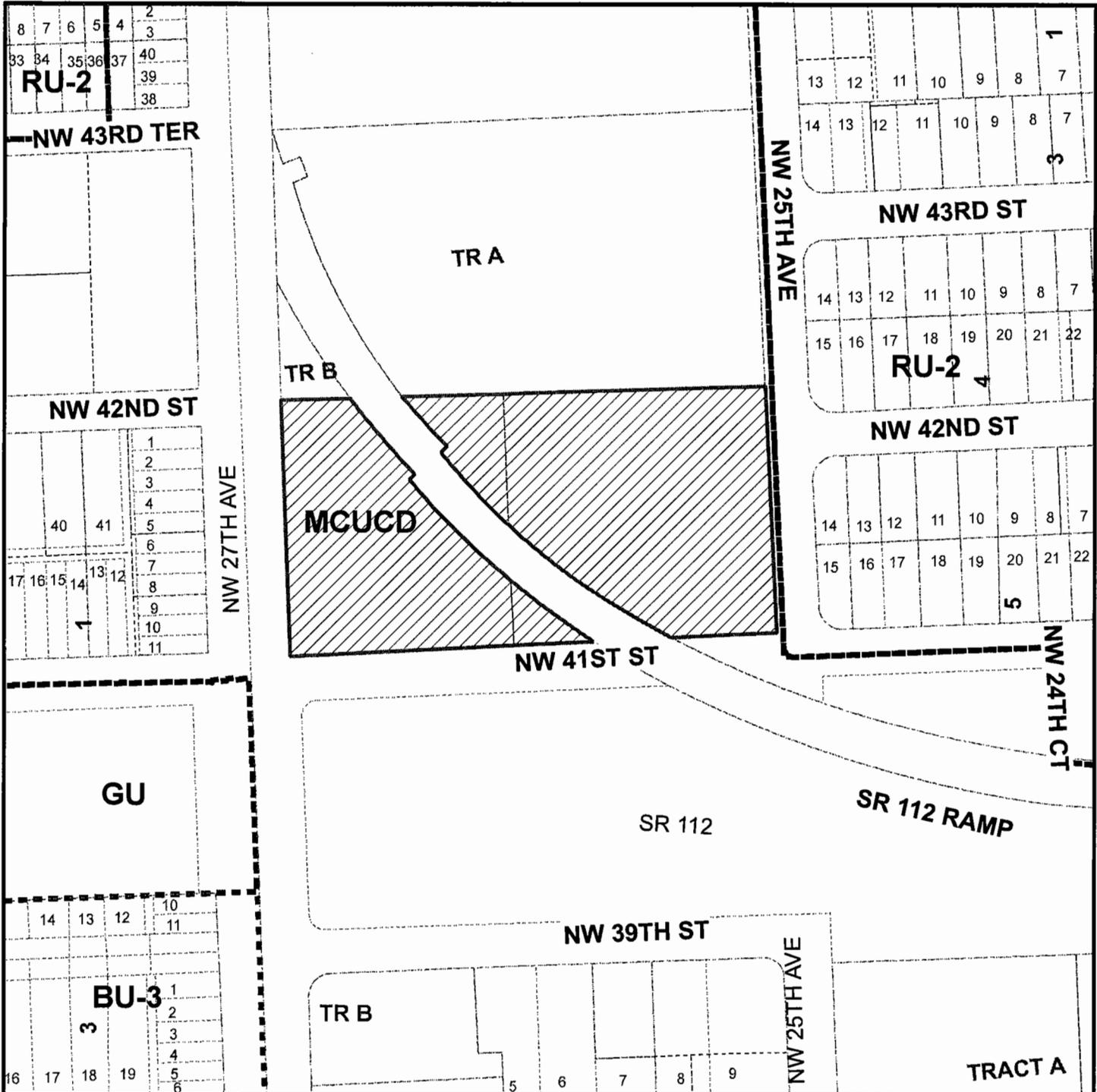
WEST ELEVATION (2501 NW 41 ST)
 SCALE: 1/8" = 1'-0"

ESPANING BUSINESS PLANS FROM
**INVESTMENTS SPECIALISTS
 ENTERPRISES INC.**
 4101 N.W. 27th AVE & 2501 NW 41 ST
 MIAMI, FLORIDA 33142



40

A-5



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000060



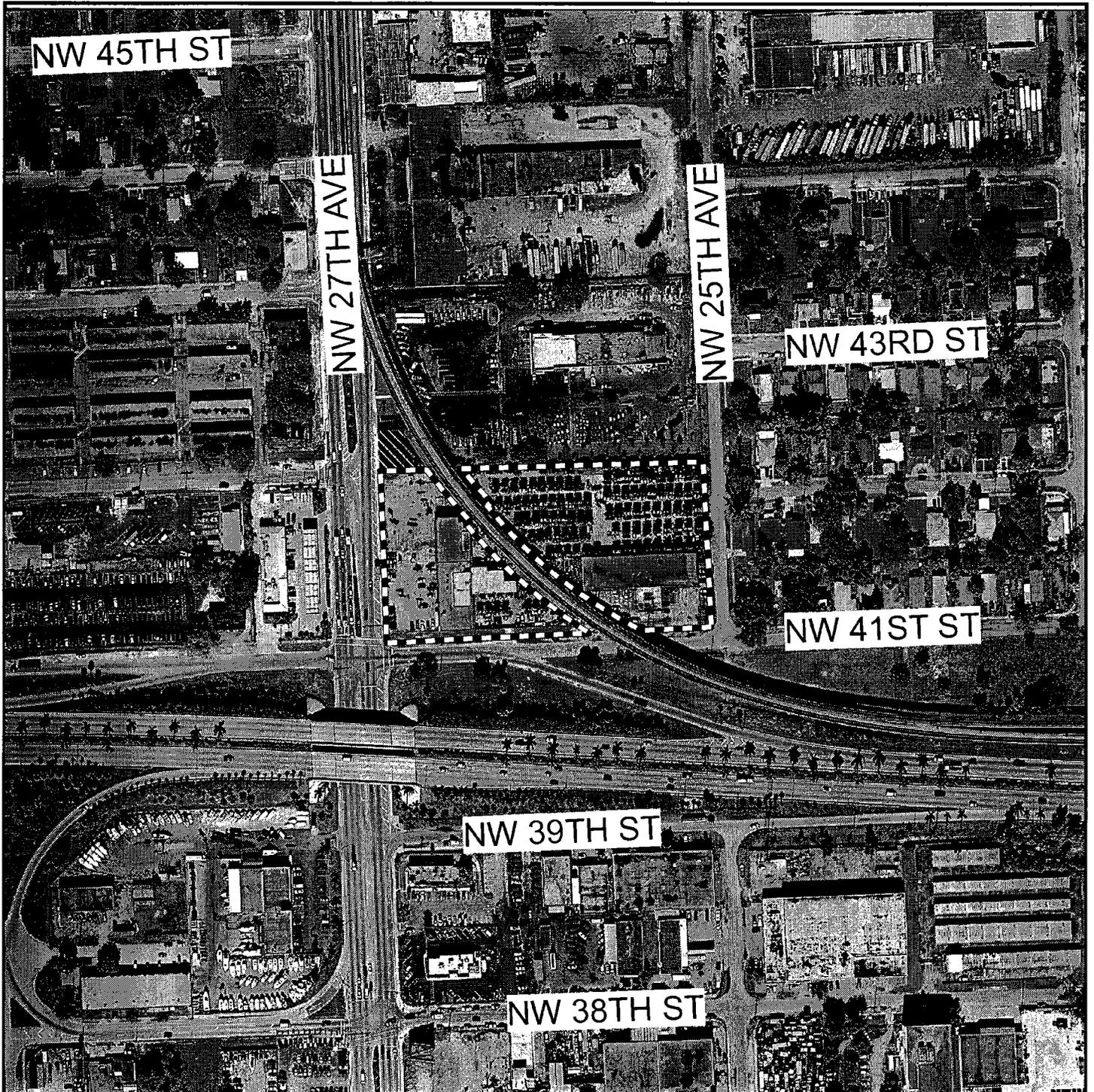
Section: 22 Township: 53 Range: 41
 Applicant: INVESTMENTS SPECIALISTS ENTERPRISES, INC.
 Zoning Board: C8
 Commission District: 3
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property Case



SKETCH CREATED ON: Wednesday, December 5, 2012

REVISION	DATE	BY
		41



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000060



Section: 22 Township: 53 Range: 41
 Applicant: INVESTMENTS SPECIALISTS ENT., INC.
 Zoning Board: C8
 Commission District: 3
 Drafter ID: KEELING
 Scale: NTS

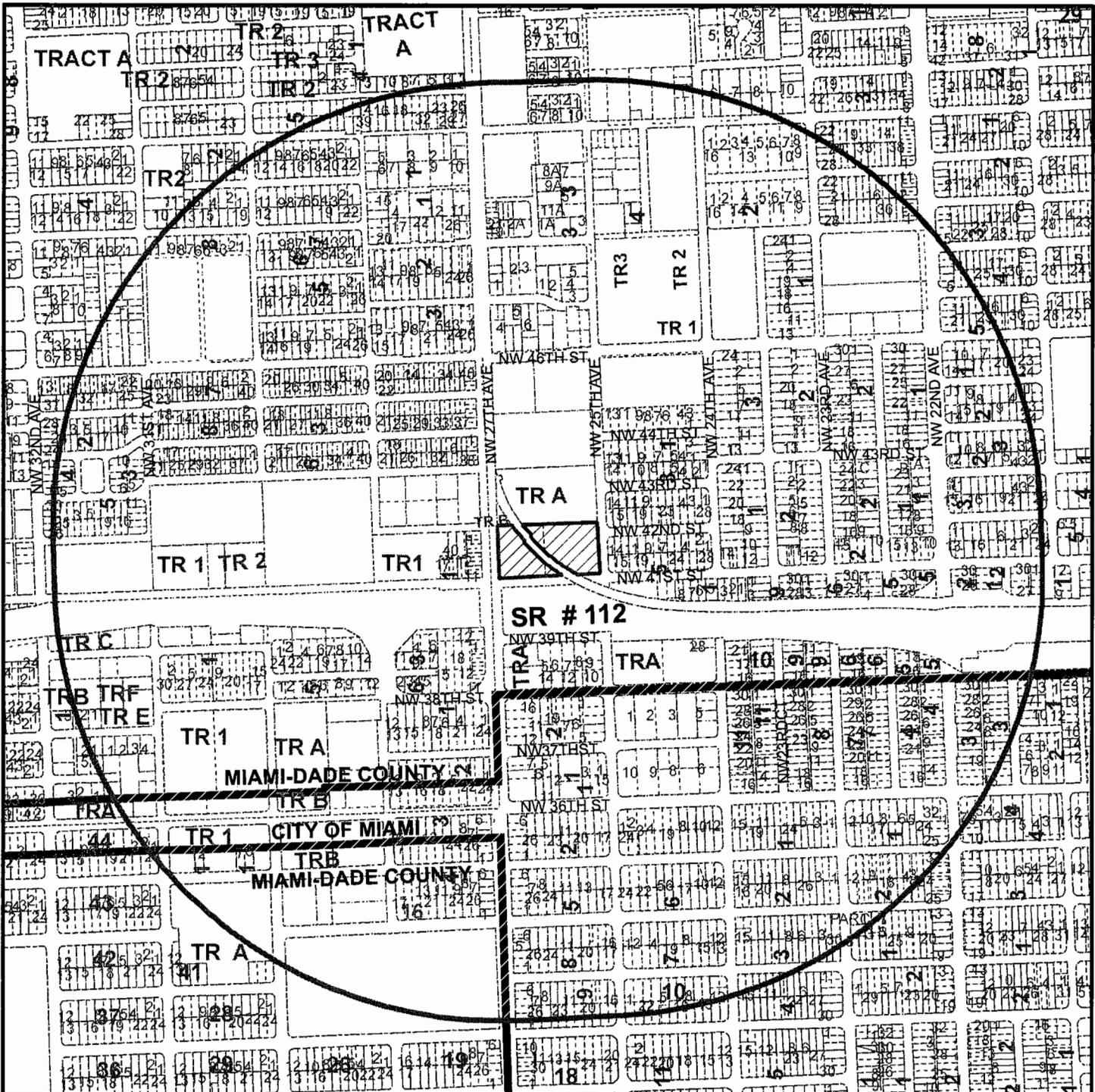
Legend

 Subject Property



SKETCH CREATED ON: Friday, May 28, 2010

REVISION	DATE	BY
		42



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 22 Township: 53 Range: 41
 Applicant: INVESTMENTS SPECIALISTS ENT., INC.
 Zoning Board: C8
 Commission District: 3
 Drafter ID: KEELING
 Scale: NTS

Process Number
Z2010000060
 RADIUS: 2640

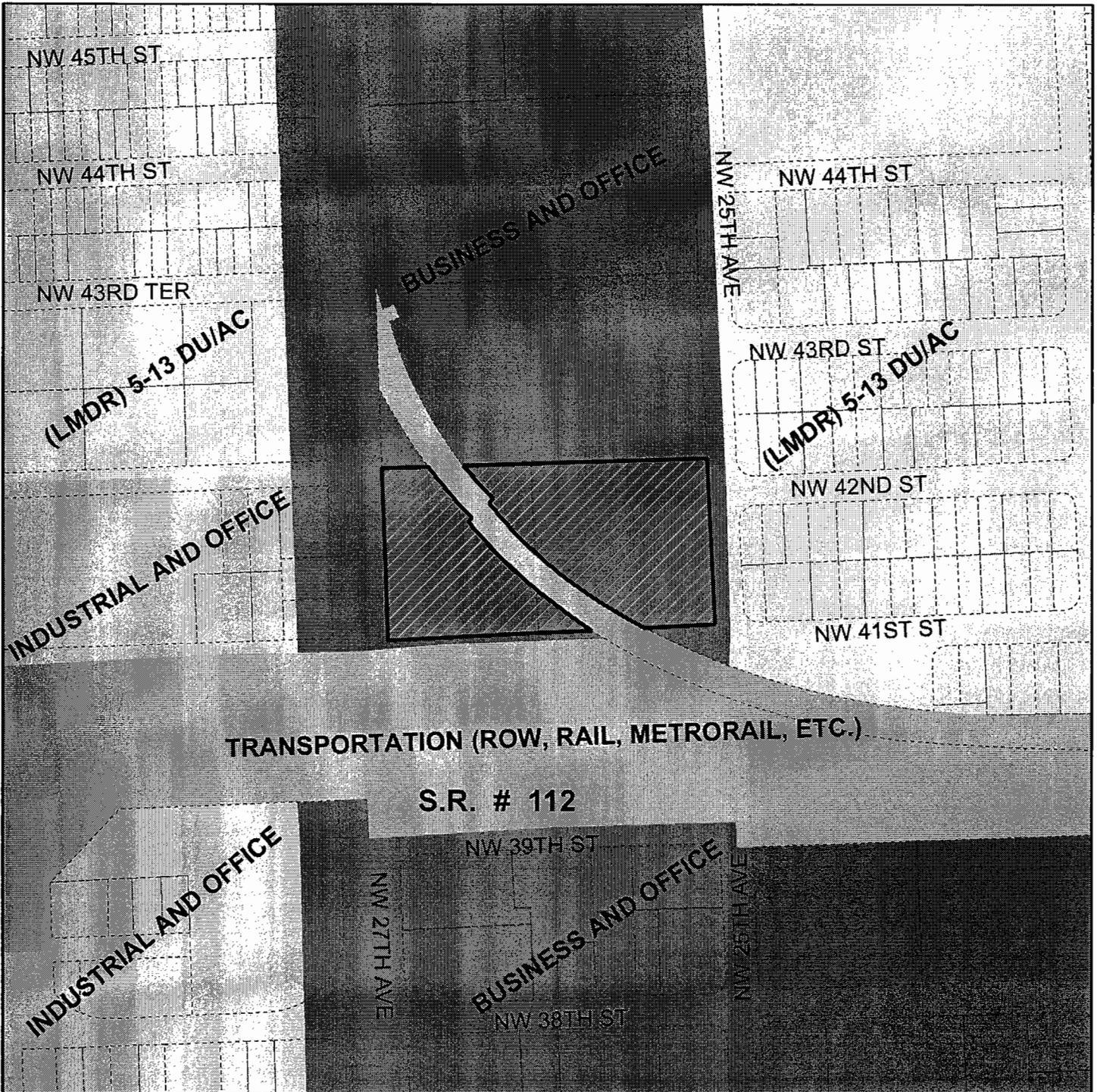
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, May 28, 2010

REVISION	DATE	BY
		43



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

S.R. # 112

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2010000060



Section: 22 Township: 53 Range: 41
 Applicant: INVESTMENTS SPECIALISTS ENT., INC.
 Zoning Board: C8
 Commission District: 3
 Drafter ID: KEELING
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, May 28, 2010

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council 8**

PH: Z11-024 (13-4-CZ8-1)

April 25, 2013

Item No. 1

Recommendation Summary	
Commission District	12
Applicant	Miami-Dade County Aviation Department
Summary of Requests	The applicant is seeking to rezone a parcel of land from IU-1 to BU-1A.
Location	Lying east of NW 72 Avenue, between NW 36 Street and NW 41 Street, Miami-Dade County, Florida
Property Size	2.5-acres
Existing Zoning	IU-1, Light Industrial Manufacturing District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

REQUEST:

DISTRICT BOUNDARY CHANGE from IU-1 to BU-1A.

PROJECT DESCRIPTION: N/A

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; vacant land	Business & Office
North	IU-2; warehouse	Restricted Industrial & Office
South	IU-2; MIA property	Terminals
East	IU-2; MDCD property	Institutions, Utilities and Communication
West	IU-2; truck storage, truck sales and gas station	Business & Office Restricted Industrial & Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located east of NW 72 Avenue, between NW 36 Street and NW 41 Street. Vacant land, warehouse, storage and institutional uses characterize the surrounding area.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maximize commercial development opportunities in order to generate crucial revenue needed for the Capital Improvements Program debt service through third-party leaseholds by permitting reasonable and flexible

(commercial) non-aviation development. However, the new development could impact traffic in the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, 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.* The approval of this application will permit the applicant to rezone the subject property from IU-1, Light Industrial Manufacturing District to BU-1A, Limited Business District. Staff opines the requested BU-1A District, is **consistent** with the Business and Office designation of the subject property on the CDMP Land Use Plan map.

Further, the CDMP Land Use Element interpretative text for the Business and Office designation states that *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.* Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Division of Environmental Resources Management of the Regulatory and Economic Resources, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested district boundary change. Therefore, staff opines that the proposed district boundary change is **consistent** with the Business and Office designation and the Land Use Element interpretative text for Business and Office.

The Land Use Element interpretative text and Future Aviation Facilities Section of the Aviation Subelement indicates that *the location for aviation related and non-aviation uses is where general public access is not restricted and may include aviation, aviation-related, and non-aviation uses that are compatible with airport operations and consistent with applicable law.*

The subject parcel is located in an area that is designated non-aviation uses on the Miami International Airport (MIA) Land Use Master Plan map. Non-aviation uses at the MIA are limited to the following percentages of the land area designated for aviation related and non-aviation uses: 20 to 85 percent for industrial uses, 5 to 50 percent for commercial uses and/or office uses, 0 to 50 percent for hotels and motels, and 0 to 20 percent for institutional uses. Further, the distribution, range, intensity and types of non-aviation uses shall vary based on location, availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures), at Opa-Locka Executive and Miami International airports, impact on roadways, access and compatibility with neighboring development. *Freestanding retail and personal service uses and shopping centers shall front major access roads preferably near major intersections, where practical, and have limited access to major roadways. Non-aviation uses shall comply with applicable law, including but not limited to FAA regulations and the current airport layout plan on file with the MDAD governing permissible uses on the entire airport property. The following non-aviation uses may be approved in those areas designated for non-aviation uses on the MIA Land Use Master Plan maps:*

- *lodgings such as hotels and motels (except for Homestead General),*

- *office buildings (except for Homestead General),*
- *lodgings and office buildings at Miami International Airport (except in terminal concourses),*
- *industrial uses such as distribution, storage, manufacturing research and development and machine shops (except for Homestead General),*
- *agricultural uses,*
- *retail, restaurants, and personal service establishments (except for Homestead General), and*
- *gaming establishments (limited to Miami International Airport only).*

Staff opines that this application will allow new development on Miami-Dade Aviation Department property and further the CDMP Transportation Element Policy **TE-1B** and Aviation Subelement Policies **AV-6A**, **AV-7B**, **AV-7E** and **AV8-B** which address the compatibility of the development with the surrounding area including the natural environment. In staff's opinion approval of this application is **compatible** with the surrounding area and **consistent** with the CDMP LUP map Business and Office designation, Land Use Element interpretative text for Business and Office, the Miami International Airport Land Use Master Plan 2012-2025 map (figure 8), Future Aviation Facilities Section of the Aviation Subelement, Transportation Element Policy **TE-1B**, Aviation Subelement Policies **AV-7B**, **AV-7E** and **AV-8B**.

ZONING ANALYSIS:

When analyzing the request to rezone a the subject 2.5 acre parcel from IU-1 to BU-1A, under Section 33-311 of the Code, staff opines that the approval of this request would be **consistent** with the CDMP's LUP map Business and Office designation and the Land Use Element and Aviation Subelement interpretative text under "Future Aviation Facilities". The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. Further, staff opines that said request would not have an unfavorable impact on the environmental and natural resources, or economy nor burden water, sewer solid waste disposal, recreation, education or public transportation facilities as evidenced by memoranda submitted by the Departments of Public Works and Waste Management; Parks, Recreation and Open Spaces; and Miami-Dade Fire Rescue. Additionally, said departments indicate in their memoranda that they do not object to this application. As such, staff opines that the applicant's request for a zone change to BU-1A will not have a negative impact on the surrounding area. Further, staff notes that any proposed development will be subject to limits outlined in the CDMP Land Use Element interpretative text and Future Aviation Facilities Section of the Aviation Subelement.

Although the surrounding properties are zoned IU-2, staff notes that the existing uses are similar to those found in the BU-1A zoning district. Currently, two self-service gas stations are located to the west of the subject property on the north and south corners of NW 36 Street said use is permitted in the BU-1A zoning district. Also, located to the north of the subject property is a warehouse type building, that houses a variety of uses including office uses, which are also permitted in the BU-1A zoning district. Based on the forgoing, staff opines that the requested BU-1A zoning district is **compatible** with the existing uses in the immediate area and **therefore, staff recommends approval of the request under Section 33-311 Standards for District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Approval

CONDITIONS FOR APPROVAL: None

ES:MW:NN:CH:AN

A large, stylized handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. To the right of the signature, the letters 'NDN' are handwritten vertically.

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Miami-Dade County Aviation Department
11-024

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Public Works & Waste Management	No objection
Parks, Recreation and Open Space	No comment
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in the Department's attached memorandum.	

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

<p>Business and Office (Pg. I-41)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, 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.</i></p>
<p>Transportation Element Policy TE-1B (Pg. II-2)</p>	<p><i>Miami-Dade County shall continue to maintain programs for optimal development and expansion of the Port of Miami and the Miami-Dade County aviation system, and shall continue to support viable operation and enhancement of the Port of Miami River. The County shall also accommodate and facilitate provision of inter-city and inter-state commuter rail and bus, high-speed intrastate rail, and freight rail services. These activities will be conducted in accordance with the respective subelements of this element and other applicable elements of the CDMP including the Land Use and Capital Improvement Elements.</i></p>
<p>Aviation Subelement Policy AV-6A (Pg. II-48)</p>	<p><i>The Miami-Dade County Aviation Department shall expand existing aviation facilities, and locate and develop future aviation facilities so as to produce no significant adverse impact on the South Florida Water Management District Conservation Areas, Everglades National Park, Biscayne National Park, other environmental protection areas and wildlife protection areas in accordance with the provisions of the Airport Zoning and Land Use Compatibility Ordinances; the policies of the Land Use; Conservation, Aquifer Recharge and Drainage; and Coastal Management Elements of the Miami-Dade County Comprehensive Development Master Plan; and pertinent regulations governing facility siting and development.</i></p>

ZONING RECOMMENDATION ADDENDUM

*Miami-Dade County Aviation Department
11-024*

<p>Aviation Subelement Policy AV-7B (Pg. II-48)</p>	<p><i>Miami-Dade County shall update its airport compatible zoning ordinances to promote compatible land use around Miami International, Opa-locka Executive, Kendall-Tamiami Executive, and Homestead General Aviation Airports. These ordinances updates shall be based on the guidelines recommended in the following federal and state documents. Due to operational differences, all listed documents may not pertain to all airports.</i></p> <p style="text-align: center;"><i>(Federal) – Department of Transportation – Federal Aviation Regulation Part 77 (Objects affecting Navigable Airspace)</i></p> <p style="text-align: center;"><i>(Federal) – Department of Defense Air Installation Compatible Use Zone Report (AICUZ) for HAFB (August 1988)</i></p> <p style="text-align: center;"><i>(State) – Chapter 333, Florida Statutes, (Airport Zoning)</i></p>
<p>Aviation Subelement Policy AV-7E (Pg. II-49)</p>	<p><i>To the extent feasible, utilize the CDMP Land Use Element to maximize compatibility of land use around airports, reflecting recommendation in the federal and State guidance documents cited in Policy AV-7B.</i></p>
<p>Aviation Subelement Policy AV-8B (Pg. II-49)</p>	<p><i>When consistent with aviation facility locational objectives for airspace safety and environmental and community compatibility, the Aviation Department shall provide additional facility and operational capacity in the aviation systems in locations that offer greatest potential for expansion of aviation-related economic development and redevelopment in the vicinity and opportunities for aviation-related employment for Miami-Dade County residents.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i>
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ZONING RECOMMENDATION ADDENDUM

*Miami-Dade County Aviation Department
11-024*

	<p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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1. MIAMI-DADE COUNTY AVIATION DEPARTMENT
(Applicant)

13-4-CZ8-1(11-024)
Area 08/District 12
Hearing Date: 04/25/13

Property Owner (if different from applicant) **MIAMI DADE COUNTY AVIATION DEPARTMENT**

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>
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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: January 14, 2013

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: #Z2011000024-1st Revision
Miami-Dade County Aviation Department
East of N.W. 72nd Avenue Between N.W. 36th Street and
N.W. 41st Street
District Boundary Change from IU-1 to BU-1A
(IU-1) (2.39 Acres)
26-53-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Upper/Lower Miami Springs and Preston Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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

Any future development in this 2.39 acres must comply with the following requirements:

An Environmental Resource Permit from the South Florida Water Management District may be required. It is the applicant's responsibility to contact this agency for more information.

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 plans shall comply with the requirements of Chapter 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 for this proposed development order.

Wetlands

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

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

Tree Preservation

The above referenced folio is for two parcels, the parcel to the south contains specimen-sized trees (Trunk diameter 18 inches or greater). According to Section 24-49 of the Code, specimen-sized trees must be preserved on site whenever reasonably possible. Both parcels (north and south) contain prohibited trees as referenced in Chapter 24-49.9 of the Code. Per Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development.

Please be advised that an After the Fact Tree Removal Permit 2008-TREE-PER-00301 (PEN #00001273) was issued for this property to Miami-Dade County Public Works on behalf of Miami-Dade Aviation, on September 12, 2008 and expired on September 12, 2009.

This permit has expired, therefore the required replanting and final inspection as per this permit must take place. The applicant should renew this permit or request a final inspection to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection.

A Tree Removal Permit is required for the removal or relocation of any trees that have not been previously permitted. Please contact the Tree Program at (305) 372-6600, voice option #2, for information regarding tree permits.

Enforcement History

The subject properties have one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

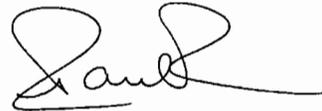
PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI-DADE COUNTY AVIATION DEPARTMENT

This Department has no objections to this application.

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.

18-APR-11

Memorandum



Date: 15-MAR-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2011000024

Fire Prevention Unit:

No objection to Letter of Intent date stamped February 22, 2011.

Service Impact/Demand:

Development for the above Z2011000024
located at LYING EAST OF NW 72 AVENUE, BETWEEN NW 36 STREET AND NW 41 STREET, MIAMI-DADE
COUNTY, FLORIDA.

in Police Grid 4009 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:18 minutes

Existing services

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

Station 17 - Virginia Gdns - 7050 NW 36 Street
ALS 75' Ladder, Hazardous Material Unit, Battalion 11

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 07-MAR-13
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MIAMI-DADE COUNTY AVIATION
DEPARTMENT

LYING EAST OF NW 72 AVENUE,
BETWEEN NW 36 STREET AND
NW 41 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000024

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY;No open cases. BNC; No BSS cases open/closed

Miami Dade Aviation Department

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: EDWARDS, RALPH

Inspection Date

Evaluator: AMINA NEWSOME

01/04/12

Process #: Z2011000024
Applicant's Name: MIAMI-DADE COUNTY AVIATION DEPARTMENT

Locations: LYING EAST OF NW 72 AVENUE, BETWEEN NW 36 STREET AND NW 41 STREET, MIAMI-DADE COUNTY, FLORIDA.

Size: 2.50 ACRES

Folio #: 3030260000021

Request:

1 DBC FROM IU-1 TO BU-1A.

EXISTING ZONING

Subject Property IU-1,

EXISTING USE SMALL BLDG

SITE CHARACTERISTICS

STRUCTURES ON SITE:

VACANT LOT

USE(S) OF PROPERTY:

VACANT LOT

FENCES/WALLS:

THE PROPERTY HAS A CONCRET ROAD BARRIER ON THE NORTHSIDE

LANDSCAPING:

THE SUBJECT PROPERTY HAS 40

BUFFERING:

VIOLATIONS OBSERVED:

OTHER:

Process # Z2011000024
Applicant's Name MIAMI-DADE COUNTY AVIATION DEPARTMENT

ZONING INSPECTION REPORT

SURROUNDING PROPERTY

NORTH:

SOUTH:

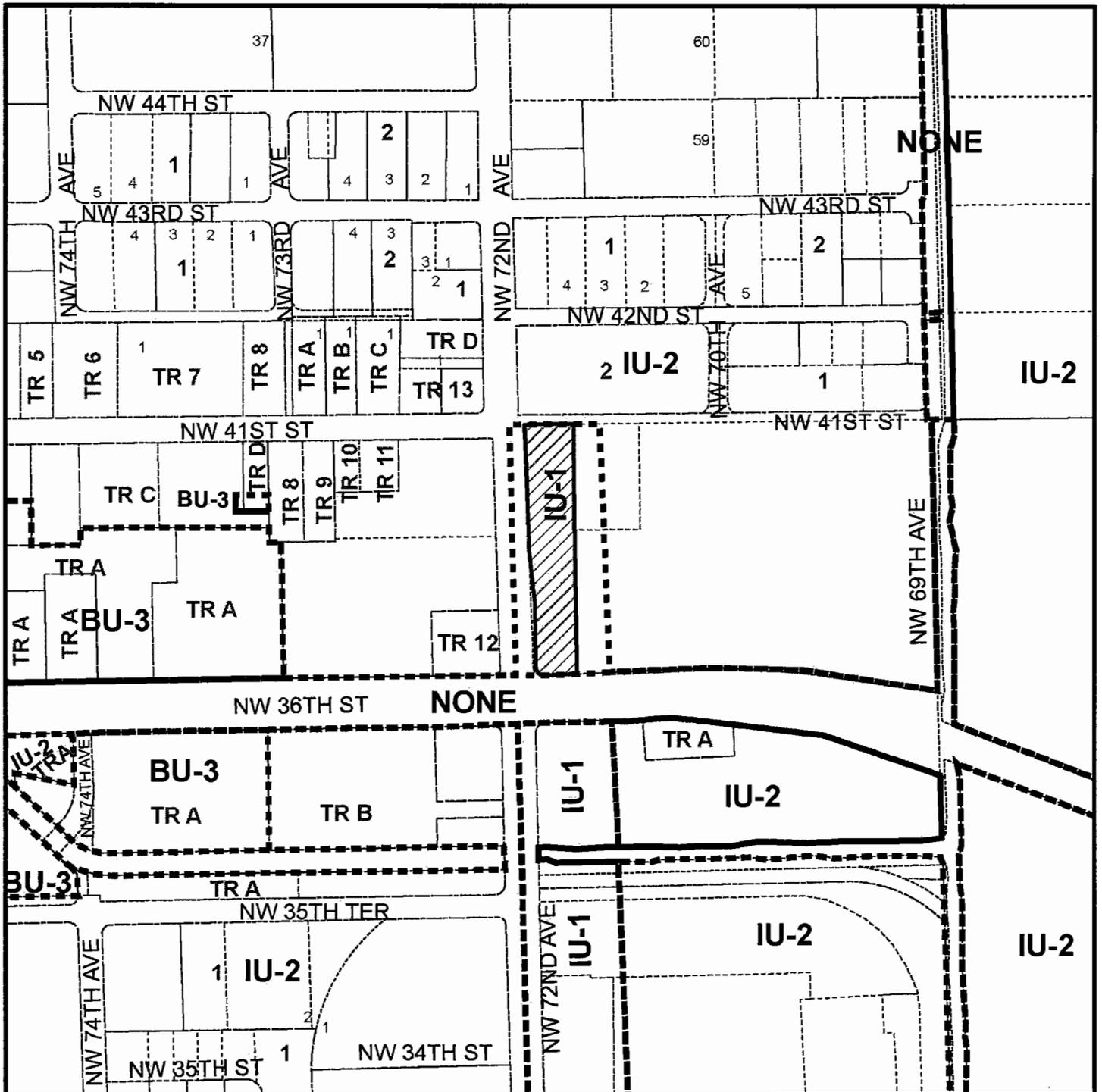
EAST:

WEST:

SURROUNDING AREA

NEIGHBORHOOD CHARACTERISTICS:

COMMENTS:



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000024



Section: 26/23 Township: 53 Range: 40
 Applicant: MIAMI DADE COUNTY AVIATION DEPARTMENT
 Zoning Board: C08
 Commission District: 12
 Drafter ID: KEELING STENNETT
 Scale: NTS

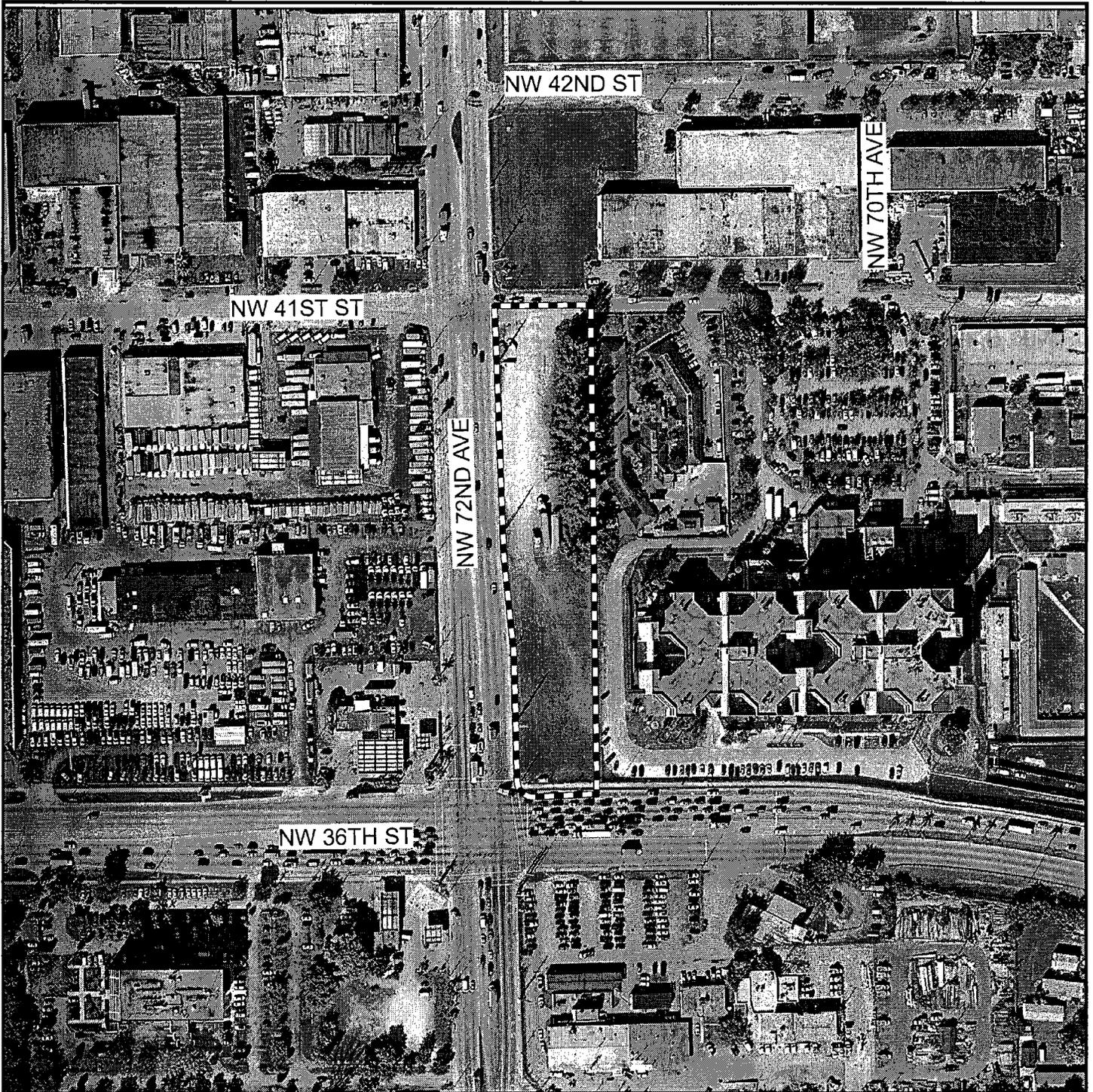
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-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000024



Section: 26/23 Township: 53 Range: 40
 Applicant: MIAMI DADE COUNTY AVIATION DEPARTMENT
 Zoning Board: C08
 Commission District: 12
 Drafter ID: KEELING STENNETT
 Scale: NTS

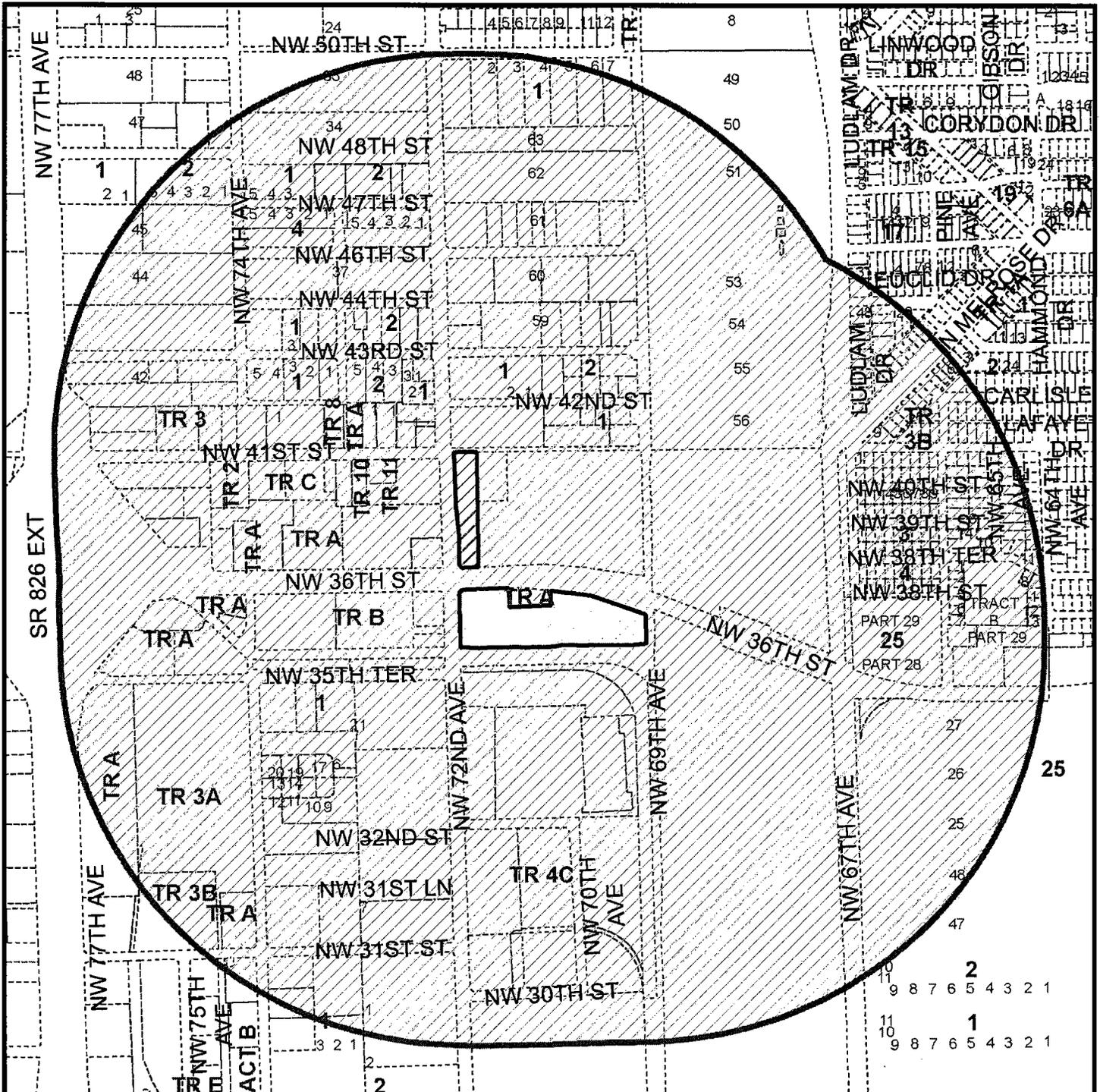
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 Subject Property



SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY
		18



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2011000024
RADIUS: 2640

Section: 26/23 Township: 53 Range: 40
 Applicant: MIAMI DADE COUNTY AVIATION DEPARTMENT
 Zoning Board: C08
 Commission District: 12
 Drafter ID: KEELING STENNETT
 Scale: NTS

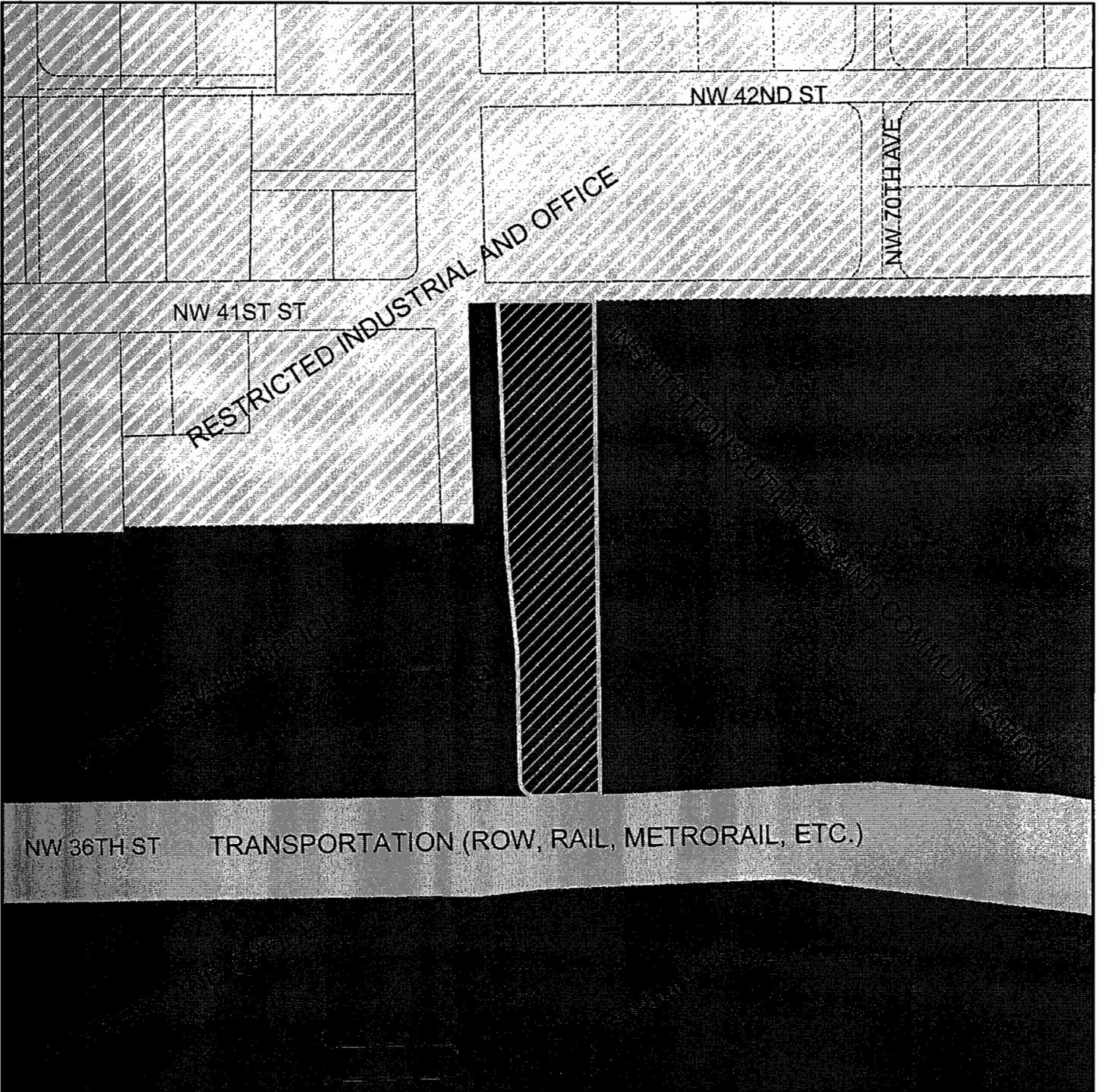
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-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000024



Section: 26/23 Township: 53 Range: 40
 Applicant: MIAMI DADE COUNTY AVIATION DEPARTMENT
 Zoning Board: C08
 Commission District: 12
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY