FINAL AGENDA

2-12-2014 Version # 2

COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION
8625 SW 124 Avenue, Miami
Tuesday, March 11, 2014 at 7:00 p.m.

CURRENT

1.	14-3-CZ11-1	ARIES INVESTMENTS & FINANCIAL SERVICES, INC	13-104	22-55-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, MARCH 11, 2014

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8265 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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

I. **Election of Chair and Vice-Chair.**
II. **Commission on Ethics and County Attorney's briefing/updates to Board members on the Sunshine and Jennings Law.**
III. **Discussion for a future Sunshine Meeting.**

1. **ARIES INVESTMENTS & FINANCIAL SERVICES, INC. 14-3-CZ11-1 (13-104)** **22-55-39**
Area 11/ Dist. 11

ARIES INVESTMENTS & FINANCIAL SERVICES, INC.

MODIFICATION of Condition #5 of Resolution CZAB11-19-09, passed and adopted by the Community Zoning Appeals Board #11, reading as follows:

FROM: "5. That lights be permitted up to and no later than 11:00 PM with the proper shielding."

TO: "5. That lights be permitted up to and no later than 2:00 AM with the proper shielding."

The purpose of the request is to extend the hours for the use of the lights for a previously approved mini soccer facility.

LOCATION: 14275 SW 139 Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.93 Acre

Department of Regulatory and Economic Resources Recommendation: Denial without prejudice

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), 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 for challenge or appeal.

Miami-Dade County Department of Regulatory And Economic Resources
Staff Report to Community Council No. 11

PH: Z13-104(14-3-CZ11-1) **March 11, 2014**
Item No. 1

Recommendation Summary	
Commission District	11
Applicant	Aries Investments and Financial Services, Inc.
Summary of Requests	The applicant is seeking to modify a condition of a previously approved resolution to allow the extension of the operating hours for the previously approve recreational facility.
Location	14275 SW 139 Court, Miami-Dade County, Florida.
Property Size	0.93-acre
Existing Zoning	IU-C, Conditional Industrial District
Existing Land Use	Recreational facility
2015-2025 CDMP Land Use Designation	Industrial and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without prejudice.**

REQUEST:

Modification of Condition #5 of Resolution #CZAB11-19-09 passed and adopted by Community Zoning Appeals Board #11, and reading as follows:

From: "5. That lights be permitted up to and no later than 11:00 PM with the proper shielding."

To: "5. That lights be permitted up to and no later than 2:00 AM with the proper shielding"

The purpose of the request is to extend the hours for the use of the lights for a previously approved mini soccer facility.

PROJECT DESCRIPTION AND HISTORY:

The subject site is an existing .93-acre parcel that was approved with conditions, pursuant to Resolution #CZAB11-19-09, to permit recreational facility consisting of three (3) mini soccer fields and a concession stand.

The applicant now seeks to modify one of the approved conditions in order to extend the hours of operation of the previously approved recreational facility.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	IU-C; recreational facility	Industrial and Office
North	IU-C; warehouses	Industrial and Office
South	IU-C; warehouses	Industrial and Office

East	RU-3M; vacant	Industrial and Office
West	IU-C: warehouses	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 14275 SW 139 Court. A vacant parcel lies to the east of the subject property that was recently approved to allow a multi-family residential development and warehouse buildings surround the subject property to the north, south and west.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to extend the hours of operation for an existing recreational facility consisting of two (2) mini soccer fields and a concession stand. However, same could have a negative visual impact on the surrounding area and could create additional aural impact on any future residential development on the abutting parcel to the east.

CDMP ANALYSIS:

The subject property is designated for **Industrial and Office** use on the Adopted 2020-2030 Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This category accommodates uncommon commercial uses such as amusement uses, and others with unusual sitting requirements may also be considered at appropriate locations. Since the applicant is not requesting to add any additional uses to the existing IU-C zoning and the existing previously approved recreational facility use, approval of the application is **consistent** with the CDMP LUP Map designation.

ZONING ANALYSIS:

When the requested modification is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that approval of this request would be **incompatible** with the surrounding area. Staff notes that pursuant to Resolution #CZAB11-19-09, the subject property was approved with a condition to allow the lights to be on up to and no later than 11:00 PM with the proper shielding. At the CZAB hearing in 2009, staff recommended that the use of the mini soccer fields to be limited to day light hours only in order to diminish the aural impact on the surrounding area, more specifically on the adjacent property lying to the east of the subject property which is presently vacant but could be developed with residential use in the future. However, the Board did not include that condition in its resolution and allowed for lights to be permitted up to and no later than 11:00 PM with the proper shielding.

Staff also notes that the property to the east was recently approved for a residential development, pursuant to Resolution #CZAB11-7-13. Staff opines that extending the time allowed for lighting for the existing facility will have negative visual and aural impacts on the proposed residential development on the adjacent property to the east, which will detrimentally impact the way of life for future residents. Additionally, approval of this application will intensify the uses on the subject parcel by extending the hours of use for the recreational facility, which staff does not support due to the reasons outlined above.

Therefore, staff opines that the approval of the applicant's requests to modify the condition of the prior resolution would have a negative aural and visual impact on the surrounding area and would be **incompatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the

area. **As such, staff recommends denial without prejudice of this application under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: **N/A**

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: **N/A**

RECOMMENDATION: **Denial without prejudice.**

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:JV

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

ZONING RECOMMENDATION ADDENDUM

Aries Investments and Financial Services, Inc.
Z13-104

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

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

Industrial and Office (Page I-39)	*Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	*The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.*

1. ARIES INVESTMENTS & FINANCIAL SERVICES, INC. **14-3-CZ11-1 (13-104)**
(Applicant) **Area 11/District 11**
Hearing Date: 03/11/14

Property Owner (if different from applicant) **ARIESINVESTMENTS&FINANCIALSERVINC.**

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:

Year	Applicant	Request	Board	Decision
2009	Aries Investments & Financial Services, Inc.	- Unusual Use to permit a private recreational facility; to wit: 3 outdoor mini soccer fields with a concession stand and locker room facility.	C11	Approved with condition(s)

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

Memorandum

MIAMI-DADE COUNTY

Date: November 27, 2013

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

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

Subject: Pinecrest #Z2013000104
Aries Investments & Financial Services Inc
14275 SW 139th Court
Modify condition of previous resolution to change the hours that lights can be on in a mini-soccer field
(IU-C) (.93 Acres)
22-55-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) 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.

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

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

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Memorandum

MIAMI-DADE COUNTY

Date: January 10, 2014

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

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

Subject: Z2013000104
Name: Aries Investment & Financial Services, Inc.
Location: 14275 SW 139 Court
Section 22 Township 55 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 17, Block 1 of Plat Book 109, Page 18.

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

Memorandum

MIAMI-DADE COUNTY

Date: December 12, 2013

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

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: Aries Investments and Financial Services, Inc. (#13_104)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: ***Aries Investments and Financial Services, Inc.*** is requesting a modification of Resolution No. CZAB 11-19-09 to extend the hours of operation for mini-soccer facilities on the property, located in an Industrial district (IU-C).

Size: The subject property is approximately .93 acre.

Location: The subject property is located at 14275 SW 139th Court, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the mini-soccer facilities on the property will be considered a commercial establishment. Per the Code the following is required of commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed.

3. Recycling

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

Date: 03-DEC-13

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000104

Fire Prevention Unit:

No objection to the existing survey with a November 19, 2013 Zoning Department received date.

Service Impact/Demand

Development for the above Z2013000104
located at 14275 SW 139 CT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2018 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:12 minutes

Existing services

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

Station 43 - Richmond - 13390 SW 152 Street
Rescue, ALS 65' Aerial, (TRT)

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: 11-FEB-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

ARIES INVESTMENTS & FINANCIAL SERVICES, INC

APPLICANT

14275 SW 139 CT, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2013000104

HEARING NUMBER

HISTORY:

THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS OR BUILDING SUPPORT REGULATION CASES

ARIES INVESTMENTS & FINANCIAL SERVICES, INC

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

REPORTER NAME:

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DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ARIES INVESTMENT & FINANCIAL SERVICES, INC.

NAME AND ADDRESS	Percentage of Stock
JORGE FERRER 8567 CORAL WAY S. 381	100%
MIAMI, FLORIDA 33155	

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
RECEIVED NOV 19 2013 2/3-104 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY R	RECEIVED 1013.09 OCT 21 2013 ZONING ADMINISTRATIVE REVIEW SECT. MIAMI-DADE PLANNING AND ZONING DEPT. BY

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

RECEIVED
NOV 19 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

Date of contract: _____

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

_____

_____

_____

_____

_____

RECEIVED
OCT 21 2013
ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 26 day of Sep, 2013. Affiant is personally know to me or has produced _____ as identification.

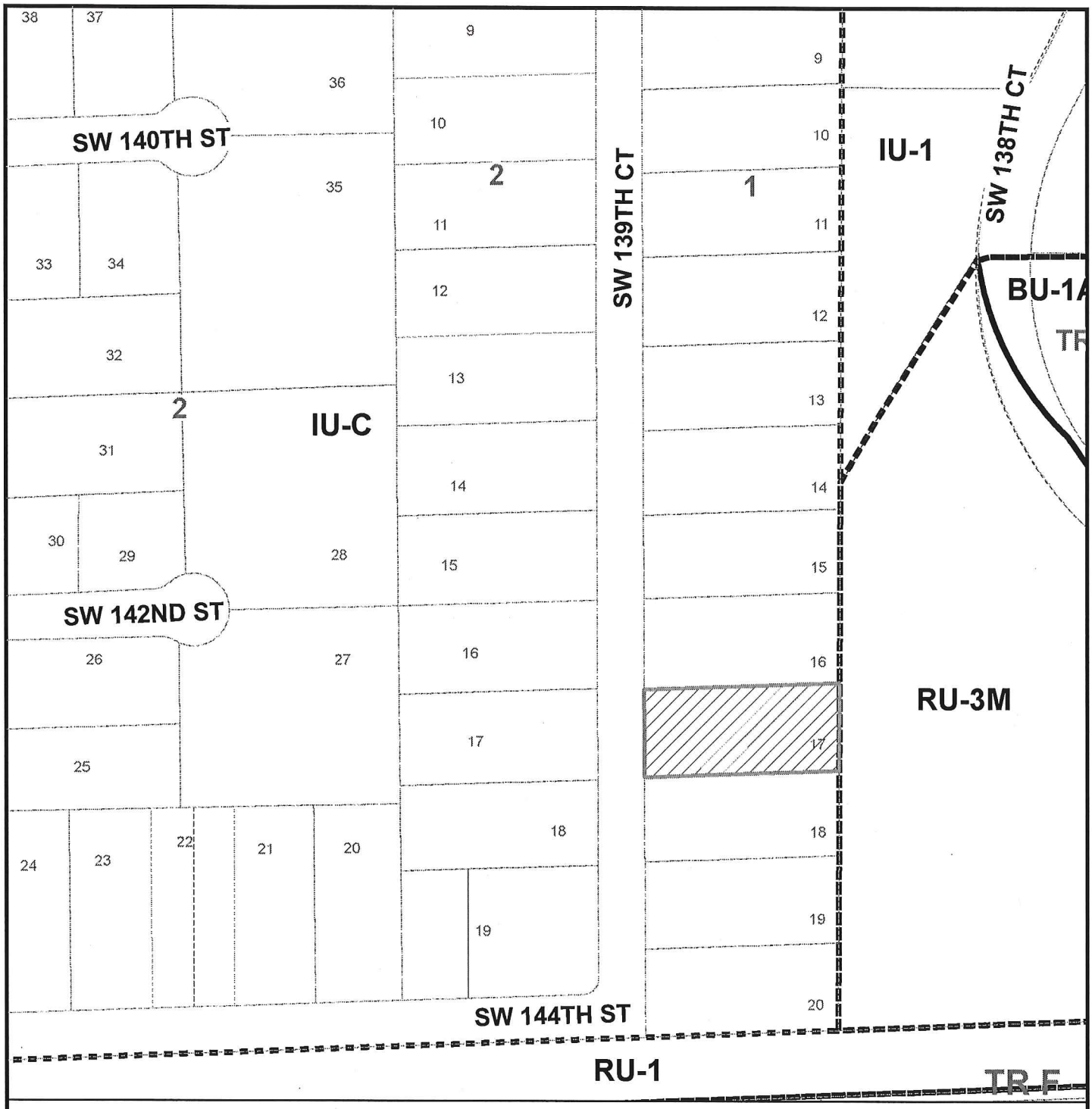
_____
(Notary Public)

My commission expires: 6/12/16

Seal

YVETTE OW
MY COMMISSION # EE206305
EXPIRES June 12, 2016
(407) 398-0153 FloridaNotaryService.com

*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.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2013000104

Section: 22 Township: 55 Range: 39
Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

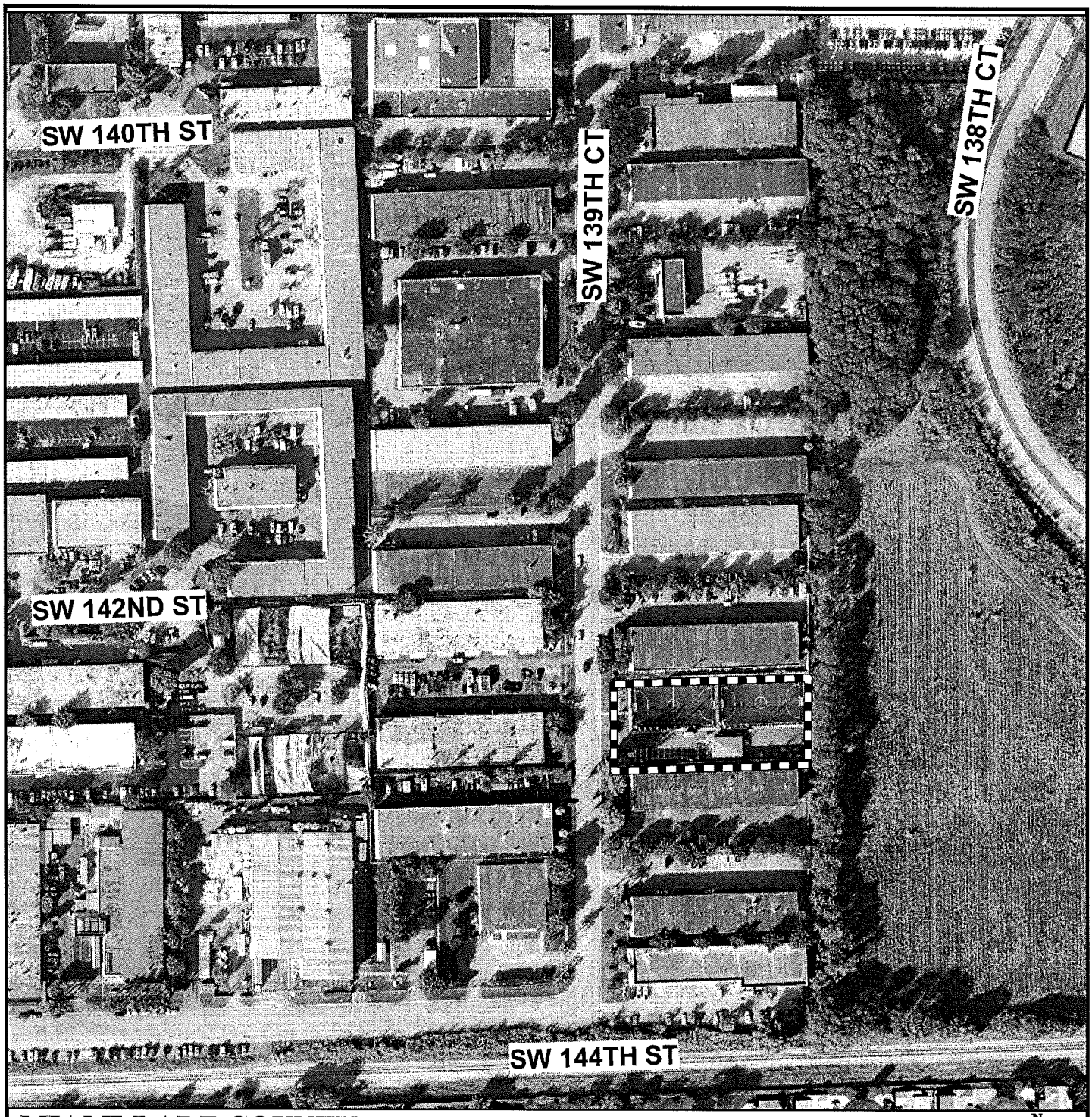
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		14



MIAMI-DADE COUNTY

AERIAL YEAR 2012

Process Number

Z2013000104

N
W E
S

Section: 22 Township: 55 Range: 39
Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		15

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2013000104

RADIUS: 2640

Section: 22 Township: 55 Range: 39
Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

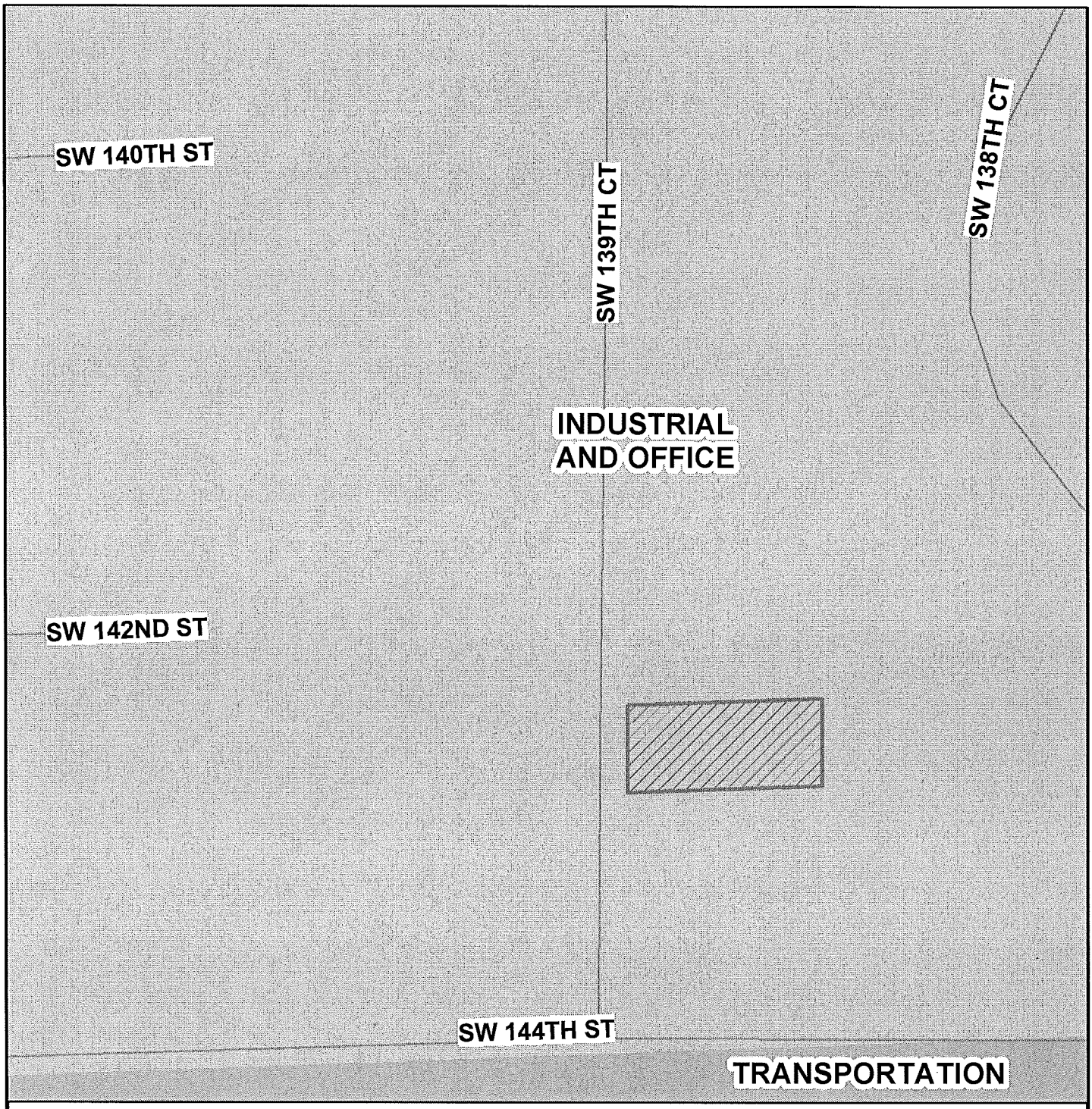
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000104

N
W E
S

Section: 22 Township: 55 Range: 39
Applicant: ARIES INVESTMENTS & FINANCIAL SERVICES, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, December 3, 2013

REVISION	DATE	BY