

FINAL AGENDA

12-9-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION

8625 SW 124 Avenue, Miami

Tuesday, January 13, 2015 at 7:00 p.m.

CURRENT

- | | | | | | |
|----|-------------|--|--------|----------|---|
| 1. | 15-1-CZ11-1 | <u>IRIS MARMOLEJOS</u> | 12-14 | 02-55-39 | N |
| 2. | 15-1-CZ11-2 | <u>MORALES & SAINZ DEVELOPMENT II, LLC</u> | 12-131 | 29-54-39 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, JANUARY 13, 2015

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, 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

**I. Approval of Sunset Review
II. Selection of Chair and Vice Chair**

1. IRIS MARMOLEJOS 15-1-CZ11-1 (12-014)

**02-55-39
Area 11/Dist. 10**

NON-USE VARIANCE of zoning regulations requiring that written approval of the immediate adjacent townhouse owners is secured prior to the construction of the wood trellis; to waive same to allow the construction without the immediate adjacent townhouse owners signatures.

A plan is on file and may be examined in the Regulatory and Economic Resources entitled "Site, Floor and Elevation Plan" prepared by E.V.D. and dated stamped received 2/6/12. The plan may be modified at public hearing.

LOCATION: 13340 SW 88 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 20' X 100'

Department of Regulatory and
Economic Resources
Recommendation:

Deferral.

Protests: 1

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. MORALES & SAINZ DEVELOPMENT II, LLC 15-1-CZ11-2 (12-131)

**29-54-39
Area 11/Dist. 09**

DISTRICT BOUNDARY CHANGE from AU to RU-1M(a).

LOCATION: Lying South of SW 64 Street, approximately 100' West of SW 157 Place,
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 2.24 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval, subject to the acceptance of the
Covenant.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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.

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. 11**

PH: Z12-014 (15-01-CZ11-1)

January 13, 2015

Item No.1

Recommendation Summary	
Commission District	10
Applicants	Iris Marmolejos
Summary of Requests	The applicant is requesting to waive the requirement that the written consent of the abutting neighbors be obtained to permit a proposed wood trellis.
Location	13340 SW 88 Terrace, Miami-Dade County, Florida.
Property Size	20' x 100'
Existing Zoning	RU-TH
Existing Land Use	Townhouse
2020-2030 CDMP Land Use Designation	Medium Density Residential (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)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Deferral

REQUEST:

NON USE VARIANCE of zoning regulations requiring that written approval of the immediate adjacent townhouse owners is secured prior to the construction of the wood trellis; to waive same to allow the construction without the immediate adjacent townhouse owners' signatures.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Site, Floor and Elevation Plan" prepared by E.V.D. and dated stamped received 2/16/12 and consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Legalization of a wooden trellis at an existing townhouse residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
North	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
South	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
East	RU-TH; tennis courts	Medium Density Residential (13 to 25 dua)
West	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by townhouse residences developed under the RU-TH zoning district regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to keep the existing wooden trellis. Further, staff opines that since the wooden trellis exists on the subject property, no new visual impacts are created on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Medium Density Residential**. *This designation permits a density range of a minimum of 13 to a maximum of 25 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that this density category is generally characterized by townhouses and low-rise and medium-rise apartments.* The approval of the request will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the townhouse residential use. Since the applicant is not requesting to add additional dwelling units or change the townhouse residential use, approval of the application with conditions is **consistent** with the density threshold and the uses allowed under the Medium Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

When the subject request, to waive the requirement that the written approval of the immediate adjacent townhouse owners is secured prior to the construction of the wood trellis, is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

The reason for this zoning application is to legalize the existing wooden trellis without the required written consent of the abutting neighbor and to satisfy a violation notice issued to the property owners for a covered patio without a permit. Also, the approval of the subject request will allow the applicant the continued use of the outdoor amenity created by the wooden trellis.

Notwithstanding the aforementioned, this application needs to be deferred and re-advertised for the February 10, 2015 agenda due to an inadvertent error in the advertisement.

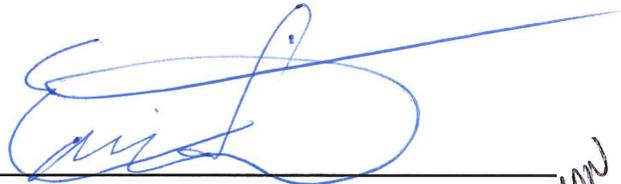
ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Deferral.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:CH:EJ

A handwritten signature in blue ink, appearing to be 'Eric Silva', written over a horizontal line. The signature is stylized and includes a long horizontal stroke extending to the right.

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

NON

ZONING RECOMMENDATION ADDENDUM

Applicant: *Iris Marmolejos*
PH: Z12-014

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Medium Density Residential use. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><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></p>
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1. IRIS MARMOLEJOS
(Applicant)

15-1-CZ11-1 (12-014)
Area 11/District 10
Hearing Date: 01/13/15

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

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

If so, who are the interested parties? **None**

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>
1980	Calusa Point	- Special Exception to request site plan approval for a townhouse development.	ZAB	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

Date: February 21, 2012

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

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

Subject: C-11 #Z2012000014
Iris Marmolgos
13340 SW 88 Terrace
Non Use Variance to Waive Neighbor Signature Required by Code
(RU-TH) (0.046 Acres)
02-55-39

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.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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

The storm water runoff from the open trellis must be retained on site, without causing any runoff into the abutting properties. Applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the open trellis, without causing any runoff into the adjacent properties.

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

According to the site plan submitted with this zoning application, the proposal to waive neighbor signature requirement by the code in order to permit an existing wood trellis will not impact tree resources. Please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 of the Code.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

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, Sustainability, Planning and Economic Enhancement

PH# Z2012000014
CZAB - C11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: IRIS MARMOLEJOS

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

29-FEB-12

Memorandum



Date: February 29, 2012
To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement
Thru: Maria I. Nardi, Chief *M-I*
Planning and Research Division
Parks, Recreation and Open Spaces Department
Subject: Z2012000014: IRIS MARMOLEJOS

Application Name: IRIS MARMOLEJOS

Project Location: The site is located at 13340 SW 88 TER, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance of setback requirements.

Impact and demand: Because the request in this application does not generate any additional 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.

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: 21-FEB-12
To: , Director
Department of Sustainability, Planning and Economic Enhancement
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2012000014

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2012000014
located at 13340 SW 88 TER, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1823 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: 7:01 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 57 - West Kendall - 8501 SW 127 Avenue
Rescue, Squad, Battalion 13

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: 14-FEB-12

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

IRIS MARMOLEJOS

13340 SW 88 TER, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000014

HEARING NUMBER

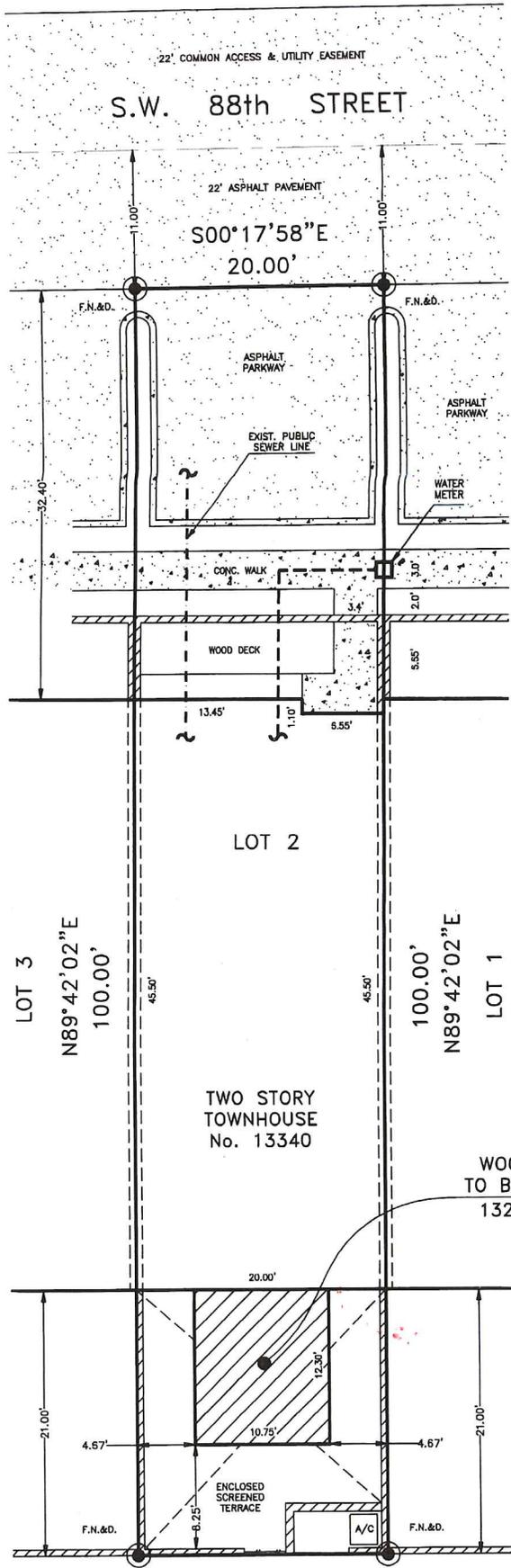
HISTORY:

ENFORCEMENT HISTORY: NC: No open or prior cases. BNC: A case was opened October 5, 2009 20100132864B for no permit for covered patio. NOV was posted October 27, 2009. Ticket posted August 31, 2010, hearing date October 21, 2010 but hearing was rescheduled. Hearing was withdrawn on February 2, 2011. Ticket paid July 14, 2011. Case was recommended for lien on November 29, 2011. Lien hearing scheduled February 14, 2012.

Iris Marmolejos

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

REPORTER NAME:



RECEIVED
 812-014
 FEB 06 2012
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

SITE PLAN

SCALE: 1/8" = 1'-0"



ENLARGED SITE PLAN

12

RU-4L

SW 88TH ST

SW 88TH TER

TRACT A

SW 88TH

RU-TH

SW 89TH TER

SW 90TH TER

SW 133RD PL

SW 133RD CT

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000014



Legend

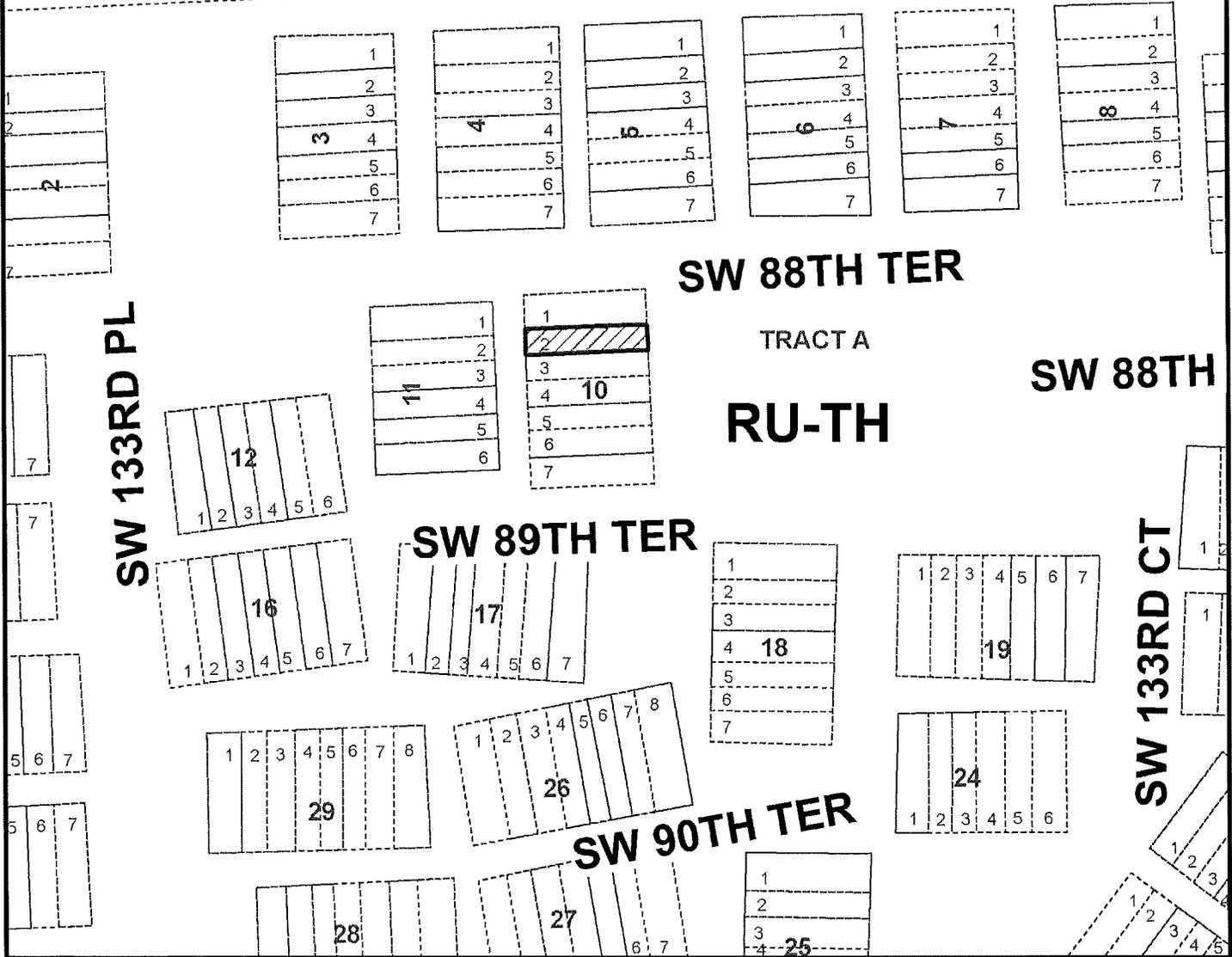
 Subject Property Case



Section: 02 Township: 55 Range: 39
Applicant: IRIS MARMOLEJOS
Zoning Board: C11
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY
		14





MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2012000014



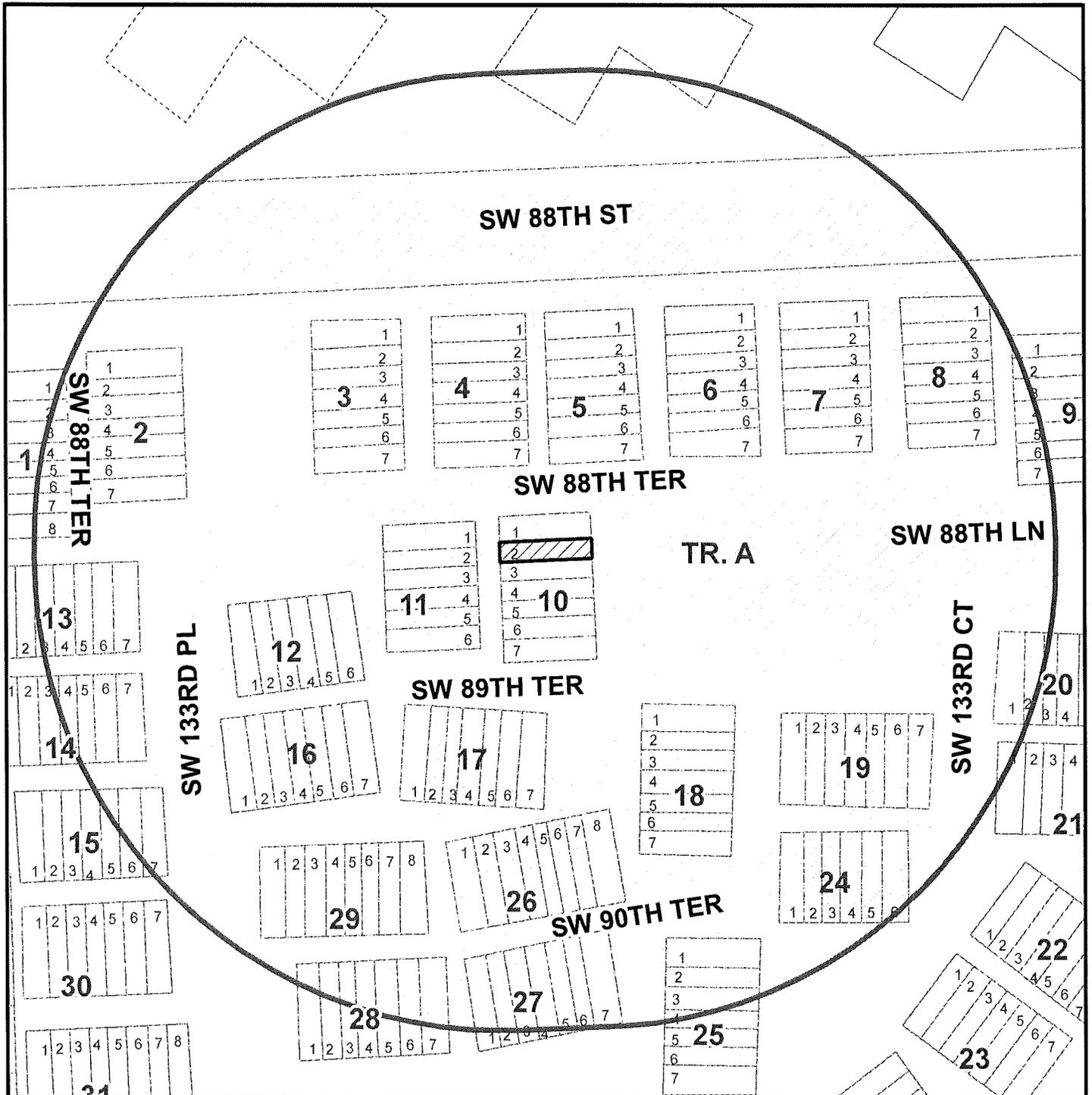
Section: 02 Township: 55 Range: 39
 Applicant: IRIS MARMOLEJOS
 Zoning Board: C11
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend
 Subject Property



SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY
		15



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2012000014
 RADIUS: 500



Section: 02 Township: 55 Range: 39
 Applicant: IRIS MARMOLEJOS
 Zoning Board: C11
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

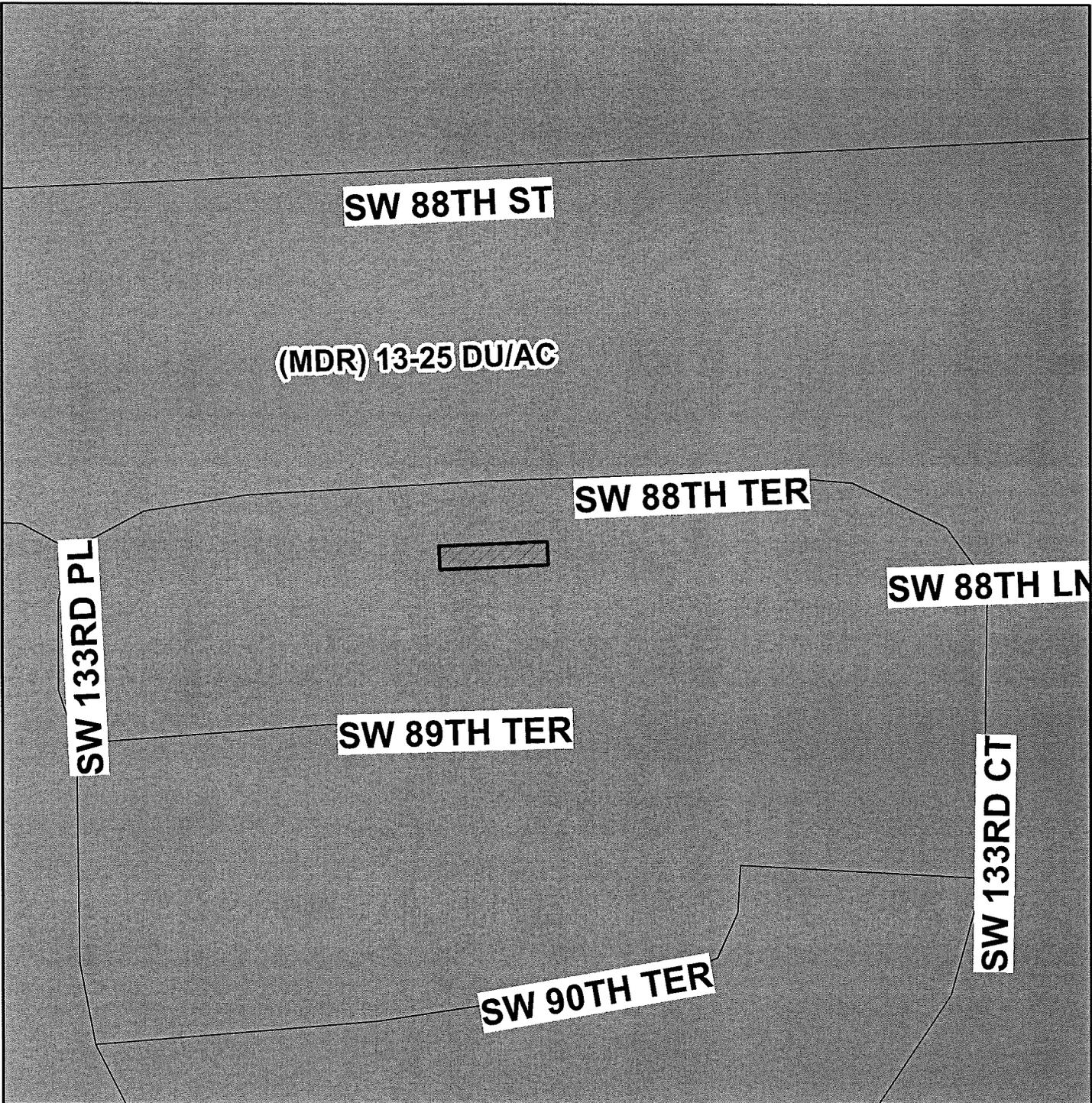
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2012000014



Section: 02 Township: 55 Range: 39
 Applicant: IRIS MARMOLEJOS
 Zoning Board: C11
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY

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

PH: Z12-131 (15-1-CZ11-1)

January 13, 2015

Item No. 2

Recommendation Summary	
Commission District	9
Applicant	Morales and Sainz Development II, LLC
Summary of Requests	The applicant is seeking approval of a district boundary change from AU to RU-1M(a).
Location	Lying south of SW 64 Street, approximately 100' west of SW 157 Place, Miami-Dade County, Florida.
Property Size	2.24 acres
Existing Zoning	AU
Existing Land Use	Vacant
2020 - 2030 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 dua (<i>see attached Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with the interpretative text 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, subject to the acceptance of the covenant

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1M(a).

PROJECT DESCRIPTION:

The applicant seeks to rezone the 2.24-acre vacant parcel from AU, Agricultural District to RU-1M(a).

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant land	Low Density Residential, 2.5 - 6 dua
North	RU-1M(a); single-family residences	Low Density Residential, 2.5 - 6 dua
South	RU-1M(a); single-family residences	Low Density Residential, 2.5 - 6 dua
East	RU-1M(a); single-family residences	Low Density Residential, 2.5 - 6 dua
West	RU-1M(a); single-family residences, lake	Low Density Residential, 2.5 - 6 dua

NEIGHBORHOOD COMPATIBILITY:

The 2.24 acre subject property is surrounded primarily by single-family residences on three (3) sides, some of which are two (2) stories in height.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, the proposed rezoning will have additional traffic impacts on the surrounding roadways, which, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, is within the Levels of Service for said roadways, and therefore, will not be detrimental to same.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. This would allow the applicant to develop the 2.24 acre parcel with a maximum of 13 residential units which is the maximum allowed under the density threshold of the LUP map. The applicant is requesting a district boundary change from AU, Agricultural District to RU-1M(a), Single-Family Residential District - 5,000 sq. ft. net, which would allow the applicant to develop the property with a maximum of 19 residential units under the RU-1M(a) zoning district regulations. Staff notes that the applicant has proffered a covenant that will restrict the development of the site to a maximum of ten (10) residential units.

Further, **Objective LU-4**, of the CDMP Land Use Element interpretative text states that *Miami-Dade County shall, 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.* The subject property abuts properties to the south, east and west that are also zoned RU-1M(a) and the properties located to the north are zoned RU-1M(b), Single-Family Modified Residential District - 6,000 sq. ft. net. Staff opines that the rezoning of the property from AU to RU-1M(a) brings the property into conformity with the developmental trend in this area, and therefore, is consistent with the CDMP LUP map Low Density designation. Therefore, subject to the acceptance of the proffered covenant, staff opines that the rezoning of the subject property to RU-1M(a) would be **consistent** with the density threshold of the Low Density Residential designation of the parcel on the CDMP Land Use Plan map and the CDMP's Land Use Element the interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

When the applicant's request to rezone the 2.23-acre parcel to RU-1M(a), is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that with the acceptance of the proffered covenant the approval of the applicant's request to rezone the property will be **consistent** with the Low Density Residential designation of the parcel on the CDMP Land Use Plan map, the density threshold allowed under Low Density designation on the LUP map. Further, staff opines that the proposed rezoning of the subject parcel will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) which states that the application meets the traffic concurrency criteria. Said memorandum also indicates that the development will generate 13 PM daily peak hour vehicle trips, which is within the Levels of Service (LOS) for the surrounding roadways. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates in its memorandum that approval meets all LOS

standards for an initial development order and that the application has been approved for concurrency subject to the comments and conditions outlined therein.

The subject property fronts onto SW 64 Street, a half-section line road, and is located approximately 400' to the west of SW 157 Avenue which is a section line road. Additionally, staff notes that apart from a lake that abuts a portion of the west property line, the subject property is surrounded by properties that are developed with single-family residences that are developed under the RU-1M(a) zoning district regulations. The applicant has proffered a declaration of restrictions, which apart from the restriction of the number of units, also provides for additional landscaping along SW 64 Street. Therefore, staff opines that approval of the applicant's request for district boundary change to RU-1M(a) will be **compatible** with the surrounding area. **Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change, subject to the Board's acceptance of the covenant.**

ACCESS, CIRCULATION AND PARKING: The subject property fronts onto SW 64 Street, a half-section line road, and is located approximately 400' to the west of SW 157 Avenue which is a section line road.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the covenant.

CONDITIONS FOR APPROVAL: None.

ES:MW:NN:EJ:CH


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

NSW

ZONING RECOMMENDATION ADDENDUM

*Morales and Saniz Developers II, LLC
Z12-131*

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

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

Low-Density Residential <i>(Pg. I-29)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Objective LU-4 <i>(Pg. I-9)</i>	<i>Miami-Dade County shall continue to 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>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<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> <p>(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></p> <p>(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></p>
--	---

ZONING RECOMMENDATION ADDENDUM

*Morales and Saniz Developers II, LLC
Z12-131*

	<p>(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></p> <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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2. MORALES & SAINZ DEVELOPMENT II, LLC.
(Applicant)

15-1-CZ11-2 (12-131)
Area 11/District 11
Hearing Date: 01/13/15

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

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

If so, who are the interested parties? **None**

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1996	Jorge Serra	- Unusual Use to permit a Covenant, retreat home and for an Entrance Feature. - Non-Use Variance of Lot Frontage, area requirement and of Set Back requirement.	ZAB	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



Date: August 15, 2014

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

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

Subject: C-11 #Z2012000131-2nd Revision
Morales & Sainz Development II LLC., a FL Limited Liability Co.
Along SW 64th Street West of SW 157th Avenue
District Boundary(zone) Changes from AU to RU-1Ma
(AU) (2.24 Acres)
29-54-39

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

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.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district, a covenant prohibiting hazardous materials and hazardous waste is not required; however all development shall comply with the requirements of Section 24-43.1(5) of the Code.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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

On August 12, 2014 a payment in the amount \$178,560 for the participation in the Stormwater Compensation Trust Fund, in lieu of the requirements of the Bird Drive Basin Fill Encroachment and Water Management Criteria required by Section 24-48.2(I)(B)(1)(h) of the Code, was received by the Miami-Dade County Stormwater Utility Section. Therefore, the subject application is in compliance.

Wetlands

The subject property is located within the Bird Drive Basin, and is a wetland area as defined by Section 24-5 of the Code. DERM Class IV Wetland Permit (FW 93-145) was issued for this site on March 6, 2003, and expired on March 6, 2005. However, a final inspection performed by staff revealed that the permitted filling had been completed to the limits of the project boundary prior to the permit expiration date. Any additional work in wetlands will require a new Class IV Wetland Permit.

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

There are no tree resources issues on the subject property.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

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.

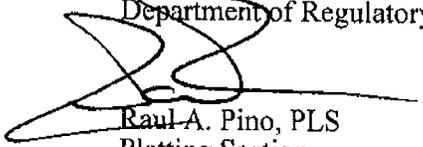
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: December 11, 2012

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

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

Subject: Z2012000131
Name: Morales & Saniz Developers II, LLC
Location: SW 64 Street and SW 157 Avenue
Section 29 Township 54 South Range 39 East

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

Lots 1A, 2A, 3A, 4A, 5A and 7A are to be owned and maintained by the owners of Lots 1, 2, 3, 4, 5 and 7 respectively.

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 application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **13 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-377	SW 8 St. e/o Krome Ave.	B	B
9112	Bird Dr. Ext. w/o SW 147 Ave.	C	C
9275	SW 56 St. w/o SW 147 Ave.	B	B
9665	SW 72 St. w/o SW 157 Ave.	D	D

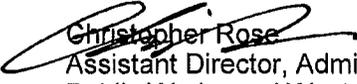
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: November 30, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # 12-131
Morales and Sainz Development II, LLC.

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-131 Morales and Sainz Development II, LLC.

Application: *Morales and Sainz Development II, LLC.* is requesting a District Boundary Change from Agricultural (AU) to Modified Single Family Residential uses (RU-1M(a)) to develop single family homes.

Size: The subject property is approximately 2.23 acres.

Location: The subject property is generally located on SW 64th Street and SW 158th Avenue, 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 28, 2012, 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 Sustainability, Planning and Economic Enhancement 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

The property as mentioned in the application falls within the PWWM solid waste collection service area. The District Boundary Change to develop single family residences on the on the property will likely meet the County Code definition of "residential units." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, residential units on the property, once developed, shall receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

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. **The PWWM has no objections to the proposed application.**

Memorandum



Date: 29-NOV-12
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2012000131

Fire Prevention Unit:

No objection to site plan date stamped received 11/05/12 via case Z2012000131.

Service Impact/Demand

Development for the above Z2012000131
located at LYING SOUTH OF SW 64 STREET, APPROXIMATELY 495' WEST OF SW 157 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.
in Police Grid 1698 is proposed as the following:

<u>10</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: 2.7 alarms-annually.
The estimated average travel time is: 5:31 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 56 - West Sunset - 16250 SW 72 Street
Rescue, ALS Engine Haz Mat Support

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 11/05/12. 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.

DATE: 26-NOV-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

MORALES & SAINZ
DEVELOPMENT II, LLC

LYING SOUTH OF SW 64 STREET,
APPROXIMATELY 495' WEST OF
SW 157 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000131

HEARING NUMBER

HISTORY:

NC OPEN:

Case #201412005088, was opened on July 24, 2014, for Failure to Perform Lot Maintenance in a Residential District [Overgrown Grass and Weeds Exceeding 12 ins in height]. Civil Violation Notice #T047987, was issued the same day. The property has been cleared. Further Enforcement is pending the expiration of the timeframe given for the payment of the Citation. The current pending amount is \$510.00.

NC CLOSED:

Case #201312008960, was opened on October 15, 2013, For Failure to perform Lot Maintenance in a Residential district [Grass and Weeds exceeding 12 in height]. Civil Violation Notice #T041294, was issued on October 24, 2013. The property has been cleared and the Citation has been paid. The case is closed.

Case #201312001832, was opened on February 14, 2013, For Failure to Perform Lot Maintenance in a Residential District [Grass and Weeds Exceeding 18 in height]. Civil Violation Notice #T035212, was issued the same day. The property was cleared. The case was forwarded to the Lien/Collections Department for the non-payment of the Citation. The Lien Payment was fulfilled and the case has been closed.

Case #201312005790, was opened on June 20, 2013, for Failure to Perform Lot Maintenance [Grass and Weeds Exceeding 18 in height]. Civil Violation Notice #T038430, was issued on June 26, 2014. The property has been cleared. The case was forwarded to the Lien/collections Department for the non-payment of the Citation. The Lien Payment was fulfilled and the case has been closed.

BLDG OPEN: There are no current open Building Support Regulations Cases.

BLDG CLOSED:

Case No. A2009004812-X was opened on 8/12/09 for expired permit no. 2004052800. Companion Citations no. P000569 and P000570 were issued and subsequently voided after the permit was renewed. The case was closed on 4/3/10.

Case No. 20090126488-B was opened on 11/24/08 for a chain link fence not surrounded the entire property. The inspector visited the site on 12/26/08 and was not able to observe any violation. Fence Permit No. 2009014141 was obtained and the case was subsequently closed on 12/29/08.

Morales & Sainz Development, II LLC

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

\$510.00

REPORTER NAME:

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: Morales & Sainz Development II, LLC., a Florida Limited Liability Company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Juan Carlos Sainz, Managing Director _____ 14442 SW 22 Terrace Miami, Florida 33175 _____	50% _____ _____
Efrain Morales, Managing Director _____ 14442 SW 22 Terrace Miami, Florida 33175 _____	50% _____ _____

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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____ _____ _____ _____ _____	_____ _____ _____ _____ _____

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: Morales & Sainz Development II, LLC., a Florida Limited Liability Co.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
Juan Carlos Sainz _____ 14442 SW 22 Terrace Miami, Florida 33175 _____	50% _____ _____
Efrain Morales _____ 14442 SW 22 Terrace Miami, Florida 33175 _____	50% _____ _____

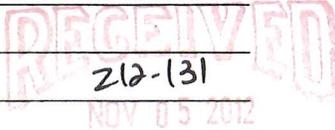
If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other 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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



Date of contract: _____

ZONING BOARD OF APPEALS
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY Att

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: X Juan Carlos Sainz X Efrain Morales
 Juan Carlos Sainz (Applicant) Efrain Morales

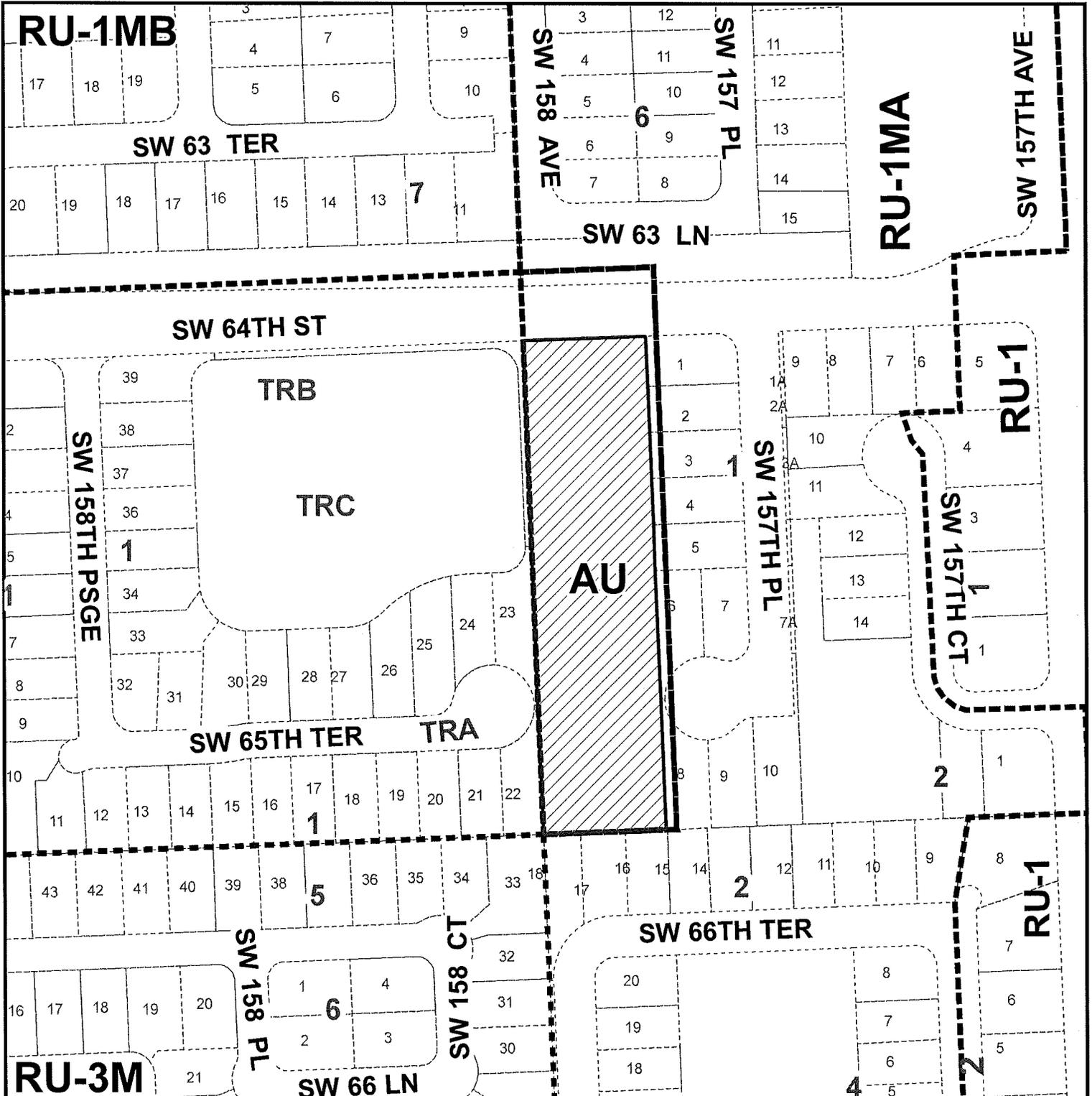
Sworn to and subscribed before me this 9 day of Sept, 20 12. Affiant ^{are} personally know to me or has produced _____ as identification.

[Signature]
 (Notary Public)



My commission expires: 8-26-2013

*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

Z2012000131



Section: 29 Township: 54 Range: 39
 Applicant: MORALES & SANIZ DEVELOPERS II, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

- Subject Property Case
- Zoning



REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000131



Section: 29 Township: 54 Range: 39
 Applicant: MORALES & SANIZ DEVELOPERS II, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

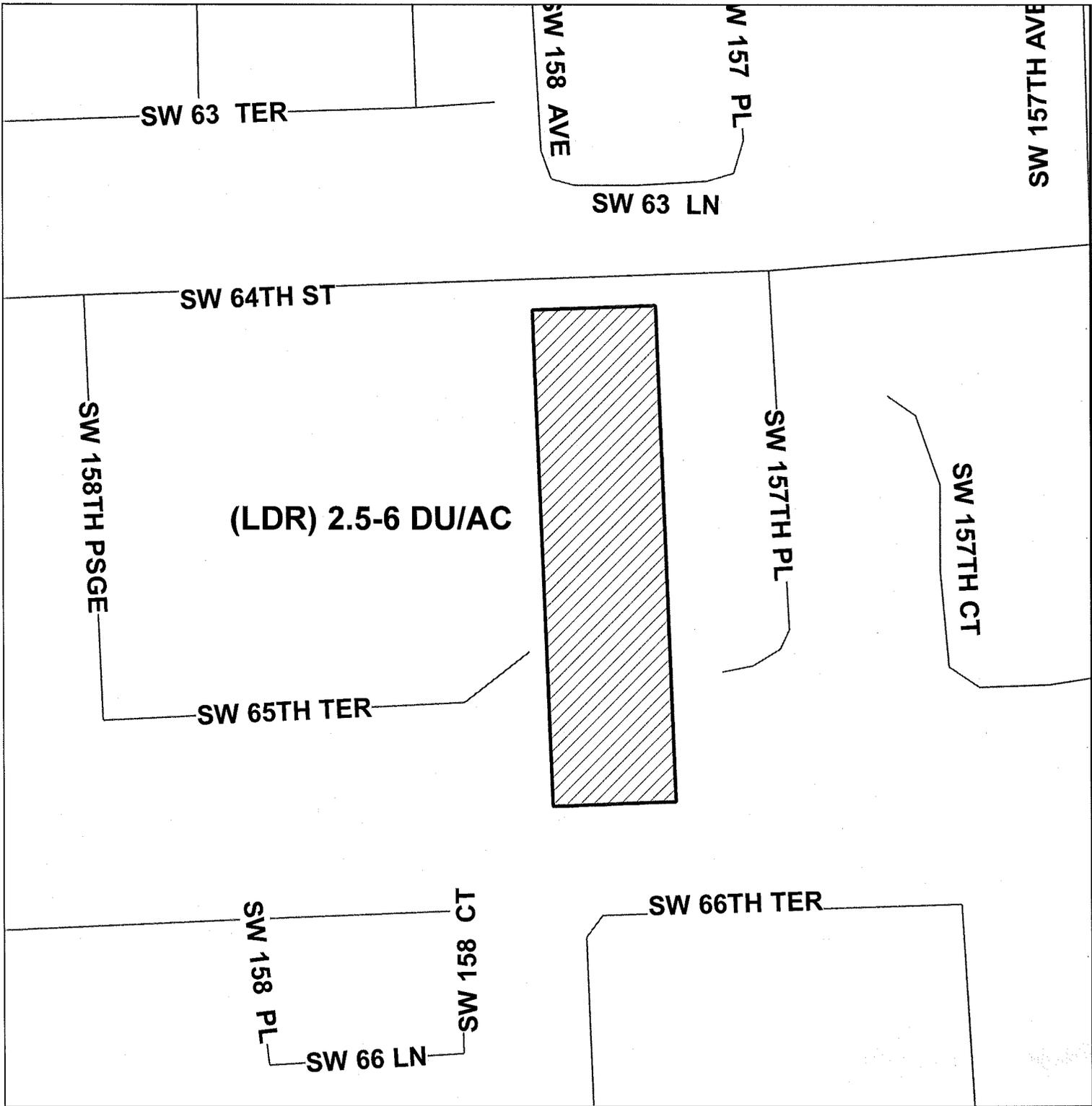
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, November 27, 2012

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2012000131



Section: 29 Township: 54 Range: 39
 Applicant: MORALES & SANIZ DEVELOPERS II, LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, November 27, 2012

REVISION	DATE	BY
		21