

# FINAL AGENDA

3-18-2015 Version # 2



COMMUNITY ZONING APPEALS BOARD 11  
KENDALL VILLAGE CENTER - CIVIC PAVILION  
8625 SW 124 Avenue, Miami  
Tuesday, April 21, 2015 at 7:00 p.m.

## PREVIOUSLY DEFERRED

A. 15-1-CZ11-1 IRIS MARMOLEJOS 12-14 02-55-39

## CURRENT

1. 15-4-CZ11-1 LENNAR HOMES, LLC 15-4 20-55-39 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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**COMMUNITY ZONING APPEALS BOARD - AREA 11**

**MEETING OF TUESDAY, APRIL 21, 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**

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**I. Vacancy Review of Eligible Candidate(s) for Sub-Area 113**

**II. Applications:**

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

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

SPECIAL EXCEPTION of zoning regulations requiring that written approval of the immediate adjacent townhouse owners is secured for the construction of a 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, Unit B, Miami-Dade County, Florida

SIZE OF PROPERTY: 20' X 100'

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: 1

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**Deferred from March 17, 2015**

**1. LENNAR HOMES, LLC 15-4-CZ11-1 (15-004)**

**20-55-39  
Area 11/Dist. 09**

DELETION of Paragraph #1 of declaration of Restrictions recorded in Official Record Book 24300, Pages 1802 – 1810, reading as follows:

"1. Site Plan. That said property shall be developed substantially in accordance with the plans previously submitted entitled "Crestview West" prepared by Pascual Perez Kiliddjian & Associates, Inc., last revised 12/27/05, said plans (The "Plans") being on file with Planning and Zoning and by reference made a part of this agreement."

The purpose of the above request is to allow the applicant to delete the approved hearing plans in order to allow the applicant to develop the property in accordance with the underlying zoning district.

LOCATION: Lying South of SW 136 Street and East of theoretical SW 162<sup>nd</sup> Avenue, MIAMI-DADE COUNTY, FLORIDA.



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

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

**April 21, 2015**

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	10
<b>Applicants</b>	Iris Marmolejos
<b>Summary of Requests</b>	The applicant is requesting to waive the requirement that the written consent of the abutting neighbors be obtained to permit a proposed wood trellis.
<b>Location</b>	13340 SW 88 Terrace, Miami-Dade County, Florida.
<b>Property Size</b>	20' x 100'
<b>Existing Zoning</b>	RU-TH
<b>Existing Land Use</b>	Townhouse
<b>2020-2030 CDMP Land Use Designation</b>	Medium Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

The application was deferred from the January 13, 2015 hearing of Community Zoning Appeals Board (CZAB) #11 to allow staff to re-advertise the application to correct an error in the advertisement. Subsequently, the application was deferred from the February 10, 2015 by the Board to allow staff the time to research whether any code enforcement liens have been on the subject property, such that the Board could not approve this application unless the lien is satisfied. The application was also deferred from the March 17, 2015 by the Board because the applicant was out of town.

**REQUEST:**

SPECIAL EXCEPTION 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 Site, Floor and Elevation Plan" prepared by unknown and dated stamped received 2/27/15 and consisting of 1 sheet. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Legalization of a wooden trellis at an existing townhouse residence. Site plan shows wood trellis with clear plastic sun roof and screen enclosure.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
<b>North</b>	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
<b>South</b>	RU-TH; townhouse residence	Medium Density Residential (13 to 25 dua)
<b>East</b>	RU-TH; tennis courts	Medium Density Residential (13 to 25 dua)
<b>West</b>	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)(3), Special Exceptions, Unusual Uses and New Uses, 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. Staff notes that this structure meets all other zoning code requirements. Also, the approval of the subject request will allow the applicant the continued use of the outdoor amenity created by the wooden trellis.

Staff opines that based on memoranda from the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), Miami-Dade Fire Rescue Department (MDFRD) and the Department of Public Works and Waste Management, the approval of the requests would not generate or result in excessive noise or traffic. Further, staff opines that the proposed request would not cause undue or excessive burden on public facilities or services.

Although no property in the surrounding area has requested a similar variance, staff opines that approval of the subject request will not be visually intrusive to the surrounding area. Furthermore, any negative visual or aural impact from this request is adequately mitigated by the existing 6' high CBS wall along the interior side (north) and interior side (south) property lines, which staff recommends, should be maintained as a condition for approval.

As such, staff opines that approval with conditions of this application would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. **Therefore, staff recommends approval with conditions of the subject request under Section 33-311(A)(4)(b), Non-Use Variance standards.**

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

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

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site, Floor and Elevation Plan" prepared by unknown and dated stamped received 2/27/15 and consisting of 1 sheet.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant maintains the existing 6' CBS wall along the interior side (north) and interior side (south) property lines.
5. That the applicant secure a building permit for all existing non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources or its successor Department within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.

ES:MW:NN:CH:EJ

A handwritten signature in blue ink, consisting of several loops and 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

NDW

# ZONING RECOMMENDATION ADDENDUM

Applicant: *Iris Marmolejos*  
PH: Z12-014

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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><b>Medium Density Residential</b> (Pg. I-31)</p>	<p><i>The Adopted 2020 and 2030 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><b>33-311(A)(3) Special Exception, Unusual and New Uses</b></p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
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**A. IRIS MARMOLEJOS**  
**(Applicant)**

**15-1-CZ11-1 (12-014)**  
**Area 11/District 10**  
**Hearing Date: 04/21/15**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
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.

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 11  
MOTION SLIP

#A

APPLICANT'S NAME: IRIS MARMOLEJOS

REPRESENTATIVE: IRIS MARMOLEJOS

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
15-1-CZ11-1 (12-014)	March 17, 2015	CZAB11	15

**REC: Deferral.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: 4/21/15       W/LEAVE TO AMEND

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

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

WITH CONDITIONS

Deferred at applicant's request. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. <b>ALVAREZ</b>	X		
VICE CHAIRWOMAN	<b>S</b>	Carolina <b>BLANCO</b>	X		
COUNCILMAN		Socrates <b>DE JESUS</b>			X
COUNCILMAN		Alex <b>DIAZ</b>			X
COUNCILMAN	<b>M</b>	Jose Miguel <b>SOTO</b>	X		
CHAIR WOMAN		Beatriz <b>SUAREZ</b>	X		
VOTE:			4	0	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: EDDIE KIRTLEY

**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 11  
MOTION SLIP**

**#A**

APPLICANT'S NAME: IRIS MARMOLEJOS

REPRESENTATIVE: IRIS MARMOLEJOS

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-1-CZ11-1 (12-014)	February 10, 2015	CZAB11	2	15

**REC: Approval with conditions.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: 3/17/15       W/LEAVE TO AMEND

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

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

WITH CONDITIONS

NOTE: Item was deferred to research lien.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. <b>ALVAREZ</b>			X
VICE CHAIRWOMAN		Carolina <b>BLANCO</b>		X	
COUNCILMAN		Socrates <b>DE JESUS</b>		X	
COUNCILMAN	<b>M</b>	Alex <b>DIAZ</b>	X		
COUNCILMAN	<b>S</b>	Jose Miguel <b>SOTO</b>	X		
CHAIR WOMAN		Beatriz <b>SUAREZ</b>	X		
VOTE:			3	2	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: Dennis Kerbel

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 11  
MOTION SLIP

#1

APPLICANT'S NAME: IRIS MARMOLEJOS

REPRESENTATIVE: IRIS MARMOLEJOS

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
15-1-CZ11-1 (12-014)	January 13, 2015	CZAB11	15

**REC:**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: 2/10/15       W/LEAVE TO AMEND

DENY:       WITH PREJUDICE       WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT       ACCEPT REVISED PLANS

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

WITH CONDITIONS

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Andres F. <b>ALVAREZ</b>	X		
VICE CHAIRWOMAN	<b>S</b>	Carolina <b>BLANCO</b>	X		
COUNCILMAN		Socrates <b>DE JESUS</b>	X		
COUNCILMAN	<b>M</b>	Alex <b>DIAZ</b>	X		
COUNCILMAN		Mauricio <b>RODRIGUEZ-VALERA</b>	X		
COUNCILMAN		Jose Miguel <b>SOTO</b>	X		
CHAIR WOMAN		Beatriz <b>SUAREZ</b>	X		
VOTE:			7		

EXHIBITS:  YES       NO

COUNTY ATTORNEY: Dennis Kerbel

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

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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

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**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

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## Fire Prevention Unit:

Not applicable to MDFR 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.

# ***Building and Neighborhood Compliance***

## **ENFORCEMENT HISTORY**

IRIS MARMOLEJOS

13340 SW 88 TER, UNIT B  
MIAMI-DADE COUNTY, FLORIDA

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APPLICANT

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ADDRESS

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TENTATIVE

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Z2012000014

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DATE

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HEARING NUMBER

### **REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

April 15, 2015

### **Neighborhood Regulations:**

THERE ARE NO CURRENT OPEN OR CLOSED CASES

### **BUILDING SUPPORT REGULATIONS:**

#### **Neighborhood Regulations:**

There are no current open or closed Neighborhood Regulations cases.

**Building Support:** case 20100132884-B opened on 10/5/09. Notice of Violation was issued for Failure to obtain required building permit(s) prior to commencing work on: WOOD STRUCTURE WITH PLASTIC ROOF AND A CEILING FAN INSTALLED INSIDE SCREEN ENCLOSURE. Civil Violation Notice no. B096185 was issued due to non-compliance, citation was appealed on 9/17/10 and hearing was held on 2/1/11. Citation was paid on 7/14/11 and a Final Notice of Intent to Lien was issued on 11/29/11. A lien was recorded on 2/15/12, case remains open as no permits to correct violation were obtained. The Lien was paid and satisfied on April 15, 2015. A release of the Lien has been filed. Closure of the case is under review.

### **VIOLATOR:**

IRIS MARMOLEJOS

### **OUTSTANDING LIENS AND FINES:**

As of April 15, 2015, There are no Outstanding Liens or Fines



**RU-4L**

**SW 88TH ST**

**SW 88TH TER**

TRACT A

**SW 88TH**

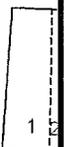
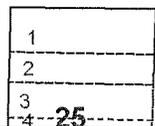
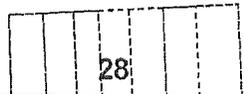
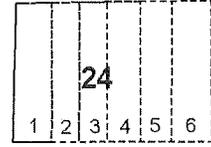
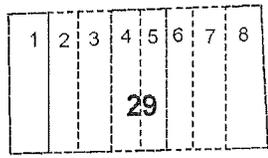
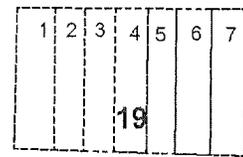
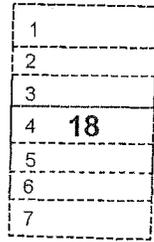
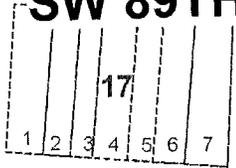
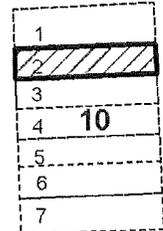
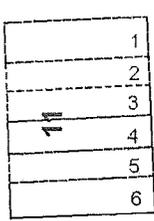
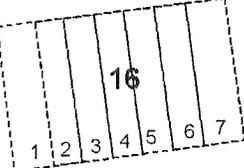
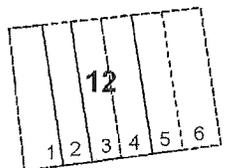
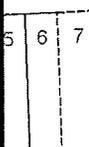
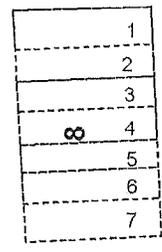
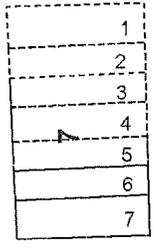
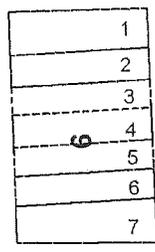
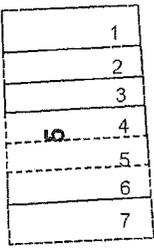
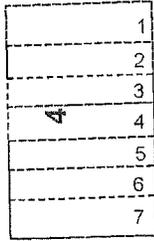
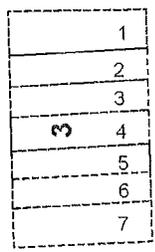
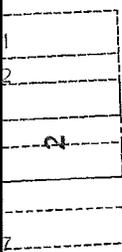
**RU-TH**

**SW 89TH TER**

**SW 90TH TER**

**SW 133RD PL**

**SW 133RD CT**



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2012000014**



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
		17



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2012000014**



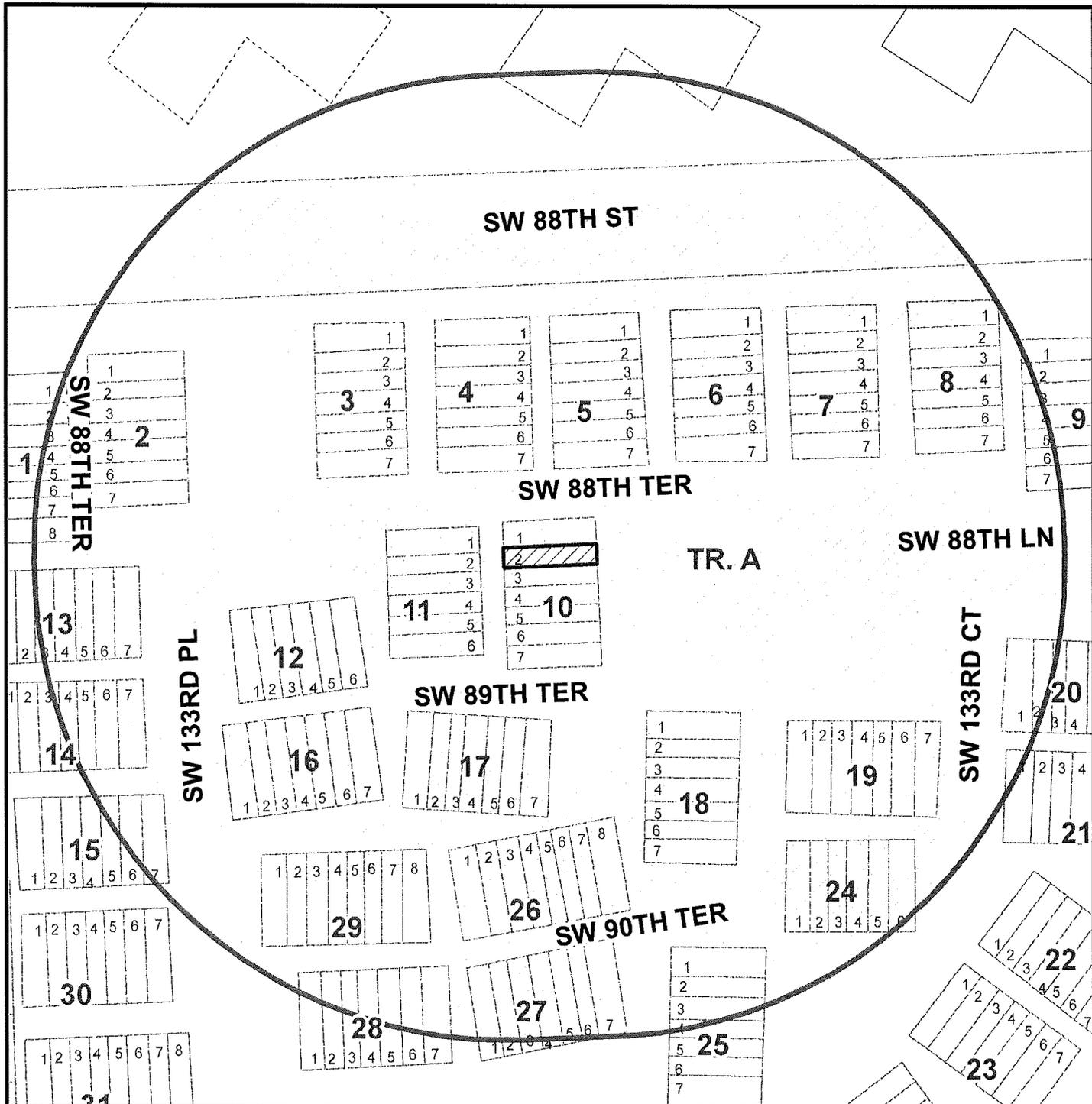
Section: 02 Township: 55 Range: 39  
 Applicant: IRIS MARMOLEJOS  
 Zoning Board: C11  
 Commission District: 7  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**  
 Subject Property



SKETCH CREATED ON: Wednesday, February 15, 2012

REVISION	DATE	BY
		18



**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**

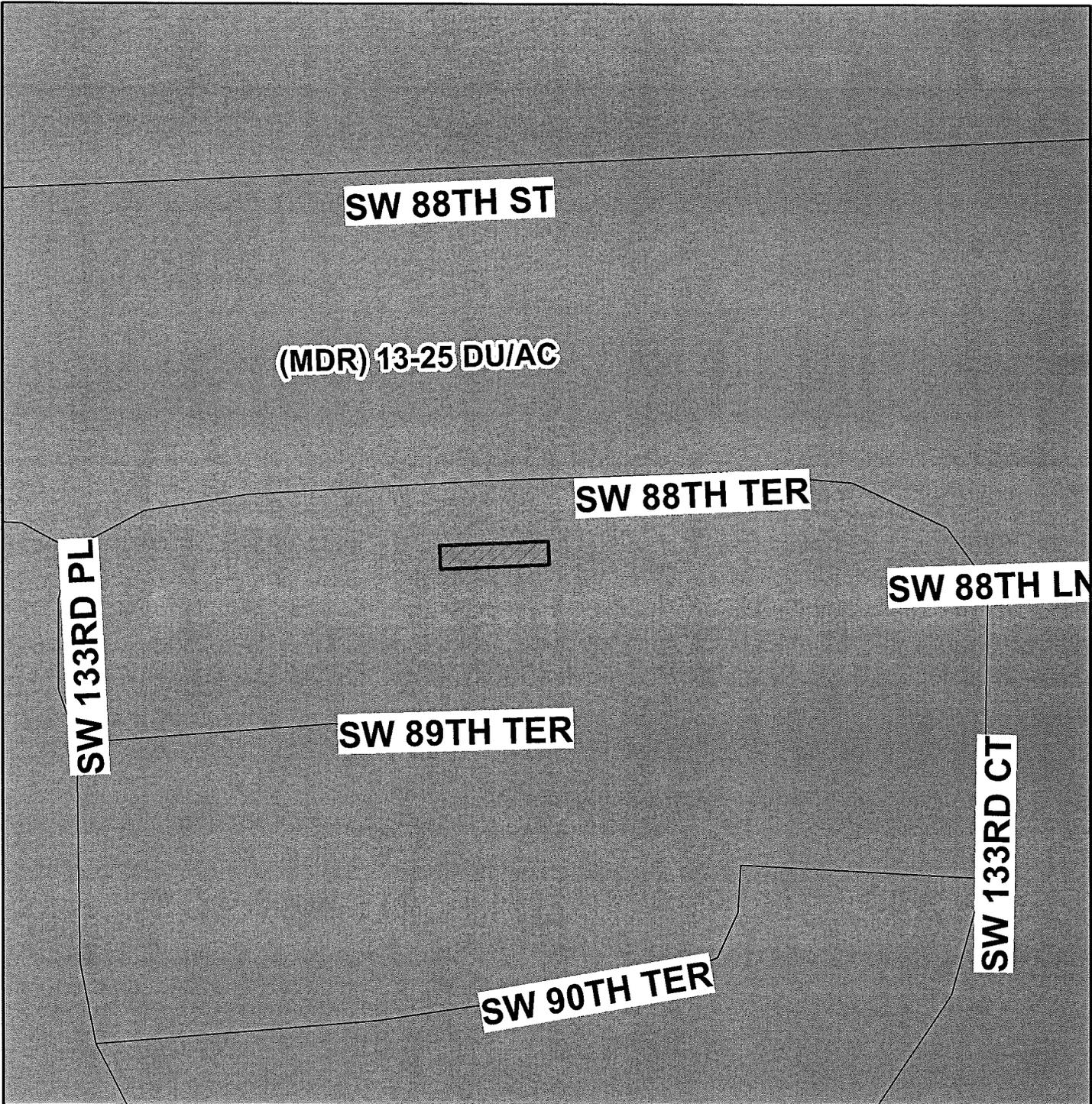
-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, February 6, 2013

REVISION	DATE	BY
		19





**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: Z15-004 (15-4-CZ11-1)**

**April 21, 2015**

**Item No. 1**

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Lennar Homes, LLC.
<b>Summary of Request</b>	The applicant is seeking approval to delete the approved hearing plans in order to develop the property in accordance with the underlying zoning district.
<b>Location</b>	Lying South of SW 136 Street and East of theoretical SW 162 <sup>nd</sup> Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	25.25 Acres
<b>Existing Zoning</b>	RU-1M (a) (Modified Single Family 5,000 sq. ft. net)
<b>Existing Land Use</b>	Vacant
<b>2020-2030 CDMP Land Use Designation</b>	Low-Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions, subject to the Board's acceptance of the proffered covenant.</b>

**REQUEST:**

DELETION of Paragraph #1 of Declaration of Restrictions recorded in Official Record Book 24300, Pages 1802 – 1810, reading as follows:

“1. Site Plan. That said property shall be developed substantially in accordance with the plans previously submitted entitled “Crestview West” prepared by Pascual Perez Kiliddjian & Associates, Inc., last revised 12/27/05, said plans being on file with the Miami-Dade County Department of Regulatory and Economic Resources and by reference made a part of this agreement.”

The purpose of the above request is to allow the applicant to delete the approved hearing plans in order to allow the applicant to develop the property in accordance with the underlying zoning district.

**PROJECT HISTORY:**

Staff notes that the subject property was approved, pursuant to Resolution #CZAB11-11-06, to permit a residential development for 114 units. A site plan was submitted showing the proposed 114 units, along with a covenant limiting the development of the site to a maximum of 114 units, restricting development of the site to the submitted site plan, limiting development on the 3.6026 acre portion of the property located within the Outer Safety Zone to two (2) units per acre, incorporating a 25 db Noise Level Reduction (NLR) into the design and construction of the structures and providing notice to the potential residents for every contract for the sale and/or rental of any residential unit that the property is located in proximity to the Kendall-Tamiami Executive Airport and is therefore subject to increased noise levels from same.

The applicant is seeking approval to delete the approved hearing plans in order to develop the property in accordance with the underlying zoning district, while maintaining the rest of the restrictions in the previously approved covenant.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua)
<b>North</b>	GU; cultivated fields AU; Kendall-Tamiami Executive Airport	Agriculture Terminals
<b>South</b>	RU-1 & RU-1M(a); railroad and Single-family residences	Low Density Residential (2.5 to 6 dua)
<b>East</b>	IU-1; vacant	Industrial and Office
<b>West</b>	GU; cultivated fields	Low Density Residential (2.5 to 6 dua)

**NEIGHBORHOOD CHARACTER:**

The subject property is surrounded by single-family residences, an airport, cultivated fields and vacant lands.

**SUMMARY OF IMPACT:**

The approval of this application will allow the applicant to develop the subject property in accordance with the underlying zoning district. Staff opines that approval of the proposal will not create a negative impact on the County resources based on the memoranda from County staff.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this property for **Low Density Residential** use. The applicant is seeking approval to delete the approved hearing plans in order to develop the property in accordance with the underlying zoning district. As such, staff notes that the approval of the request sought in the application will not add additional dwelling units to the site beyond what was previously approved and will not change the single-family residential use. Therefore, staff opines that approval of the application would be **consistent** with the uses allowed under the Low Density Residential land use designation threshold of the CDMP LUP map.

**ZONING ANALYSIS:**

When this application is analyzed under Section 33-311(A)(7), General Modification Standards, staff opines that approval of the same would be **compatible** with the surrounding area. The applicant is seeking approval to delete the approved hearing plans in order to develop the property in accordance with the underlying zoning district. As a condition for approval, staff recommends that the remaining restrictions pertaining to density, and the proximity to the adjacent airport to the north be maintained. Further, staff recommends as a condition that the development be substantially in accordance with the approved T-Plat (#T-22456) entitled "Crestview West" as approved on 8/15/14.

Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new PM daily peak hour trips, and that this application meets the traffic concurrency criteria for an initial development order. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection, and the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposal will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(7) Generalized Modification Standards.**

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

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

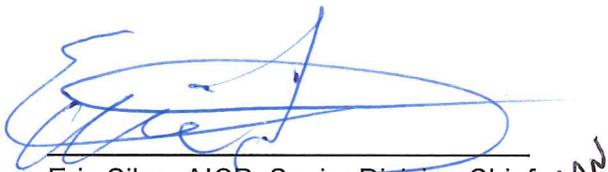
**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with conditions, subject to the Board's acceptance of the proffered covenant.

**CONDITION FOR APPROVAL:**

That all other paragraphs of Declaration of Restrictions recorded in Official Record Book 24300, Pages 1802 – 1810 remain in full force and effect, except as herein modified.

ES:MW:NN:CH:JV



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

NDN

# ZONING RECOMMENDATION ADDENDUM

Lennar Homes, LLC.  
PH: Z15-004

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review 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

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

<p><b>Low Density Residential</b> (Pg. I-29)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster 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></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p><i>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, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
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**1. LENNAR HOMES, LLC**  
**(Applicant)**

**15-4-CZ11-1 (15-004)**  
**Area 11/District 09**  
**Hearing Date: 04/21/15**

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>
2006	Garoe Holdings L.L.C.	- Zone change from GU to RU-1MA.	C11	Approved

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

# Memorandum



**Date:** January 28, 2015

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

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

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

**Subject:** C-11 #Z2015000004  
Lennar Homes, LLC  
Lying between theoretical SW 158<sup>th</sup> Court and theoretical SW 162<sup>nd</sup>  
Avenue, between SW 136<sup>th</sup> Street and the Seaboard Airline  
Railroad right-of-way, Miami-Dade County, Florida.  
Modification of Declaration or Covenant: Deletion of Paragraph 1,  
ORB 24300, Pages 1802-1810  
(RU-1(M)(a)) (25.25 Acres)  
20-55-39

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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: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** February 06, 2015

**To:** Eric Silva, Development Coordinator  
Department of Regulatory and Economic Resources

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

**Subject:** Z2015000004  
Name: Lennar Homes LLC  
Location: SW 136 & SW 162 Ave.  
Section 20 Township 55 South Range 39 East

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

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.

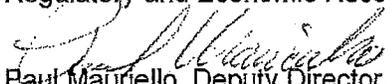
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

# Memorandum



**Date:** March 6, 2015

**To:** Eric Silva, Development Coordinator  
Regulatory and Economic Resources Department

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

**Subject:** Lennar Homes, LLC (DIC #15\_004)

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The Public Works & Waste Management Department (PWWM), Waste Operations, 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, Fiscal Management and Planning Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

**Application:** *Lennar Homes, LLC*, requests a deletion of Paragraph No. 1 of the Declaration of Restrictions recorded at Official Records Book 24300, at Pages 1802-1810, to develop the Property in accordance with the underlying Modified Single Family Residential (RU-1M(a)) zoning land development regulations.

**Size:** The subject property is approximately 25.25 acres.

**Location:** The subject property is located between theoretical SW 158<sup>th</sup> Court and theoretical SW 162<sup>nd</sup> Avenue, and between SW 136<sup>th</sup> Street and the Seaboard Airline Railroad right-of-way, 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 18, 2014, 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, development to accommodate Modified Single Family Residential units on the property, meets the County Code definition of "residential units." As such, residential units constructed on the property will 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 on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

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.

# Memorandum



**Date:** January 20, 2015  
**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department  
**From:** Maria I. Nardi, Chief *M. I.*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department  
**Subject:** Z2015000004: LENNAR HOMES, LLC

**Application Name:** LENNAR HOMES, LLC

**Project Location:** The site is located in that area LYING SOUTH OF SW 136 STREET AND EAST OF THEORETICAL SW 162 AVE, Miami-Dade County.

**Proposed Development:** The applicant is requesting Modification of Declaration or Covenant: Deletion of Paragraph 1, ORB 24300, Pages 1802-1810.

**Impact and demand:** The application proposes a development of 114 single-family dwelling units with an estimated population of 371. When measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons, the 114 dwelling units would generate the need for approximately 1.02 acres of local parks.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 (PBD2) which has a surplus capacity of 491.32 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

**Current Park Benefit District Area Conditions:** County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (local only)  
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Sugarwood Park	Neighborhood park	7.82
Water Oaks Park	Neighborhood park	5.05
Hammocks Community Park	Community park	21.51
Sandpiper Park	Neighborhood park	4.74
Oak Creek Park	Neighborhood park	5.03
Kings Grant Park	Neighborhood park	6.42
Wild Lime Park	Community park	11.81
Chuck Pezoldt Park	Community park	39.88
Three Lakes Park	Single purpose park	15.72
Forest Lakes Park	Neighborhood park	5.67

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

## **Gutierrez, Franklin (RER)**

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**From:** Castillo, Guillermo (MDFR)  
**Sent:** Thursday, April 09, 2015 10:52 AM  
**To:** Henderson, Cassandra (RER)  
**Cc:** Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)  
**Subject:** Zoning Hearing Document Distribution (Case #Z2015000004)

This memo supersedes MDFR memorandum dated March 19, 2015.

The Miami-Dade Fire Rescue Department has no objection to the above mentioned application.

Thank you,

Guillermo E. Castillo, Principal Planner  
Planning Section  
Miami Dade Fire Rescue Department  
9300 NW 41 St., Miami - FL 33178  
786-331-4545 Direct Phone  
786-331-4540 Main Phone  
786-331-5259 Fax Number  
[Castilo@miamidade.gov](mailto:Castilo@miamidade.gov)  
[www.miamidade.gov](http://www.miamidade.gov)  
"Delivering Excellence Every Day"

DATE: 30-JAN-15

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

LENNAR HOMES, LLC

LYING SOUTH OF SW 136 STREET  
AND EAST OF THEORETICAL SW  
162 AVE, MIAMI-DADE COUNTY,  
FLORIDA.

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APPLICANT

---

ADDRESS

Z2015000004

---

HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: No cases open. BNC: No bss cases open.

Lennar Homes LLC

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

**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: LENNAR HOMES LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Please see attached	
_____	_____
_____	_____
_____	_____

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 n/a

<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: n/a

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



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

Attachment - 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: Lennar Homes, LLC\*

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Lennar Homes, LLC</u> <u>701 NW 107<sup>th</sup> Avenue</u> <u>Miami, Florida 33172</u>	<u>99%</u>
<u>US Home Corporation</u> <u>(A Wholly owned subsidiary of Lennar Corporation)</u>	<u>1%</u>



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

NAME OF PURCHASER: n/a

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**NOTICE:** For 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) *Graig McPherson*

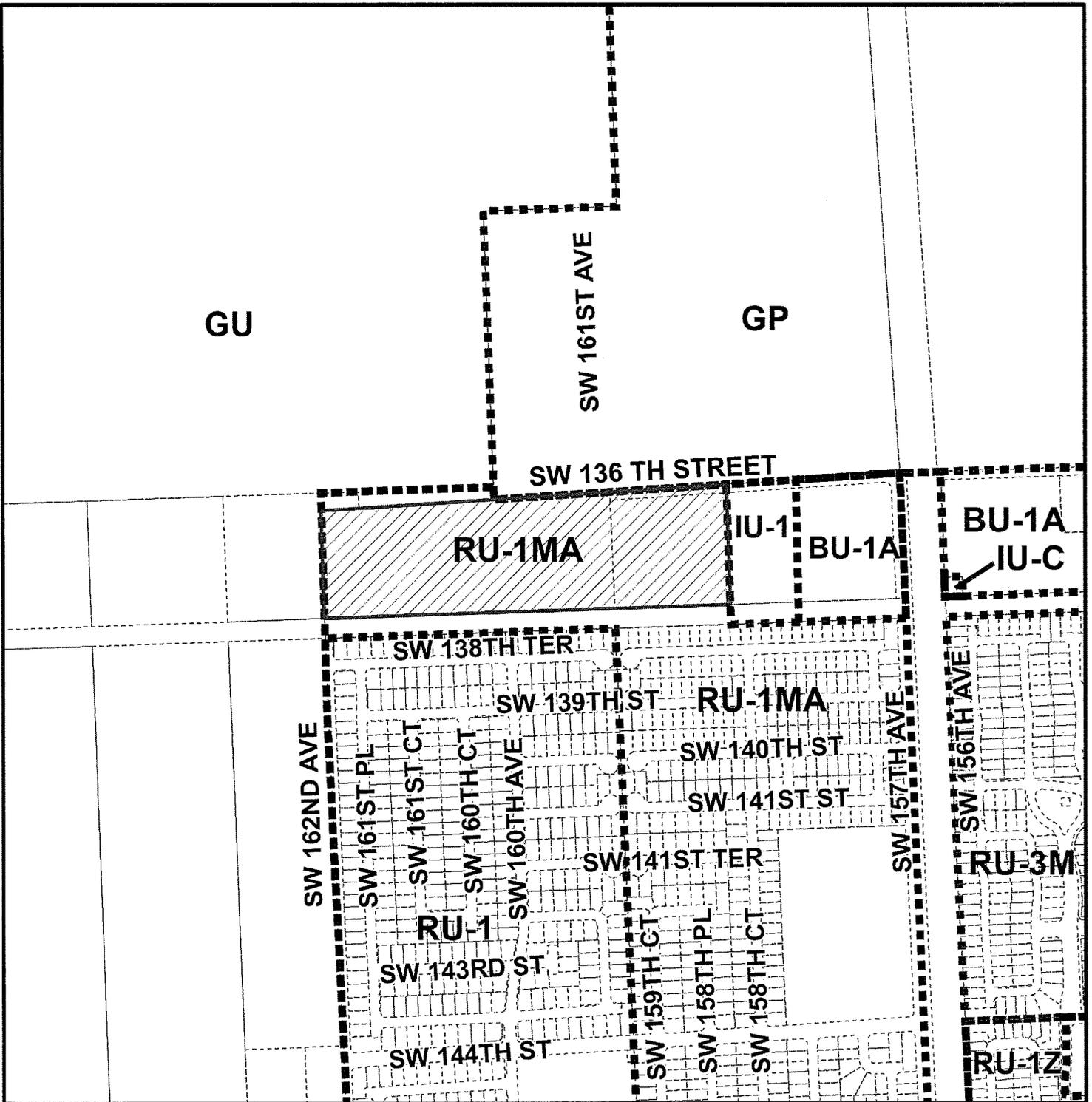
Sworn to and subscribed before me this 10<sup>th</sup> day of January, 20 15 Affiant is personally know to me or has produced \_\_\_\_\_ as identification

*[Signature]*  
(Notary Public)

My commission expires 9/1/15

Seal

\*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



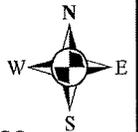
**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number

**Z2015000004**

**Legend**

-  Subject Property Case
-  Zoning

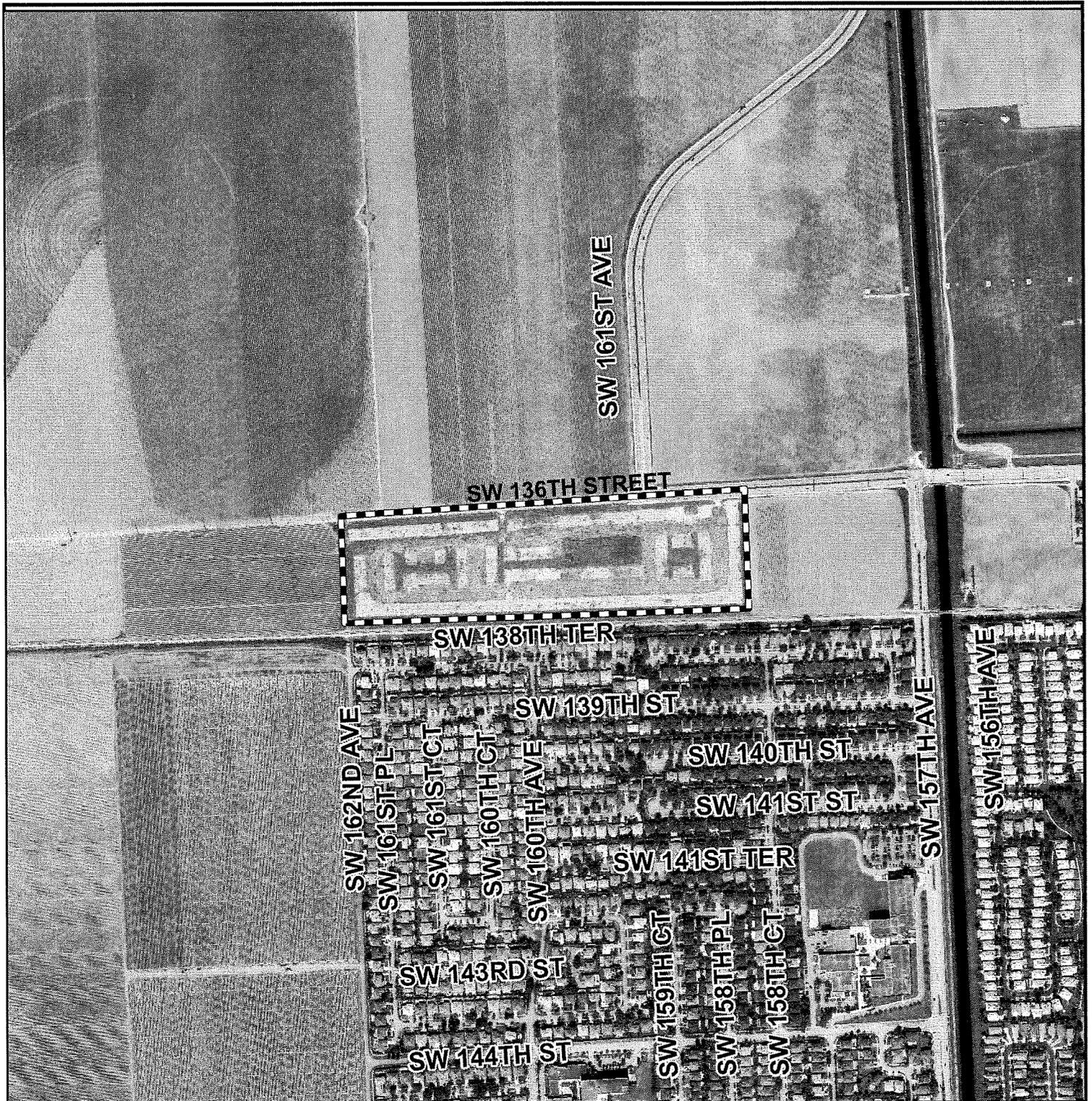


Section: 20 Township: 55 Range: 39  
 Applicant: LENNAR HOMES, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Wednesday, January 28, 2015

REVISION	DATE	BY
		17



**MIAMI-DADE COUNTY**

Process Number

Legend

AERIAL YEAR 2014

**Z2015000004**

 Subject Property

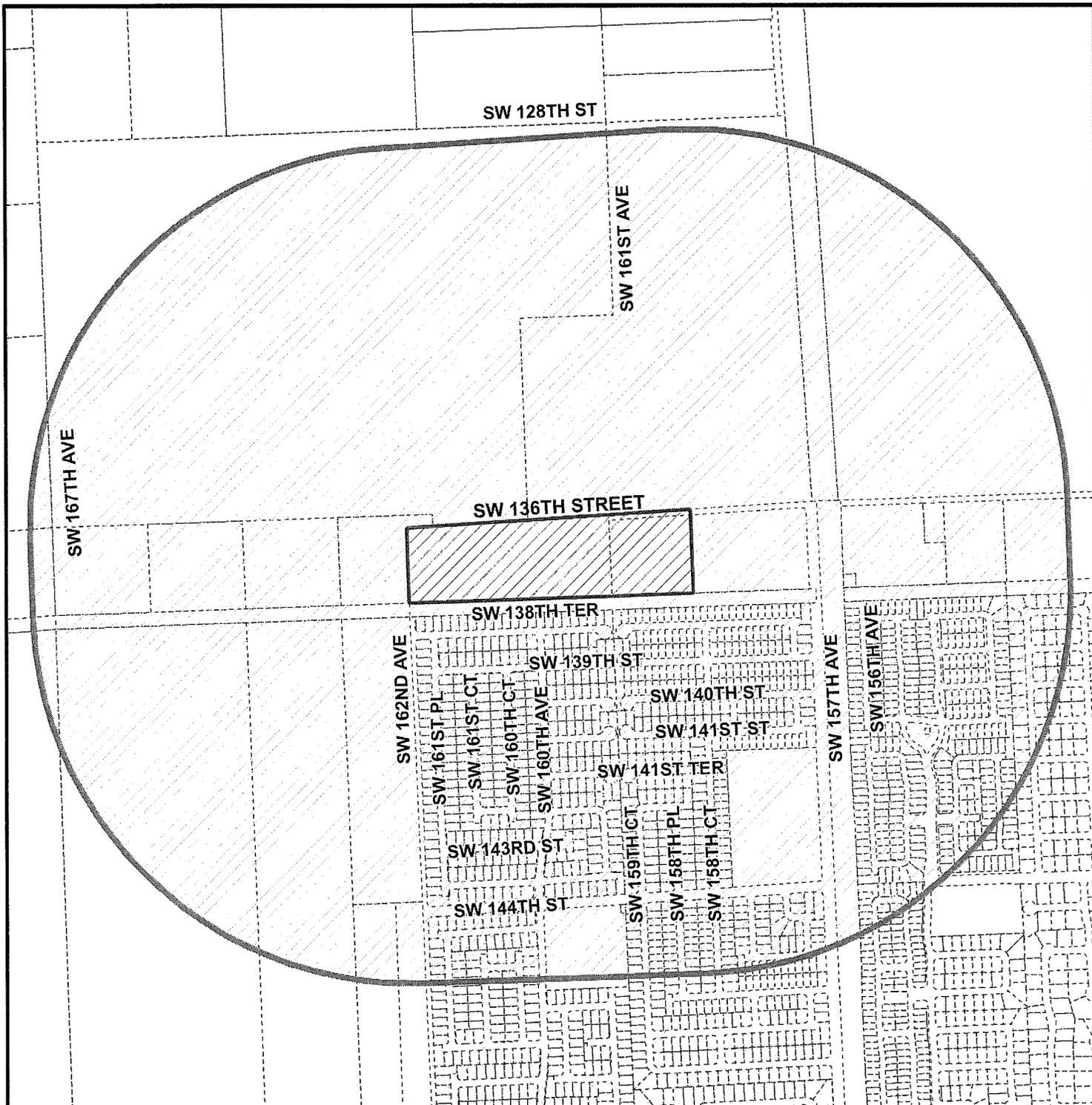


Section: 20 Township: 55 Range: 39  
 Applicant: LENNAR HOMES, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Wednesday, January 28, 2015

REVISION	DATE	BY
		18



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 20 Township: 55 Range: 39  
 Applicant: Lennar Homes, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS

Process Number  
**Z2015000004**  
 RADIUS: 2640

**Legend**

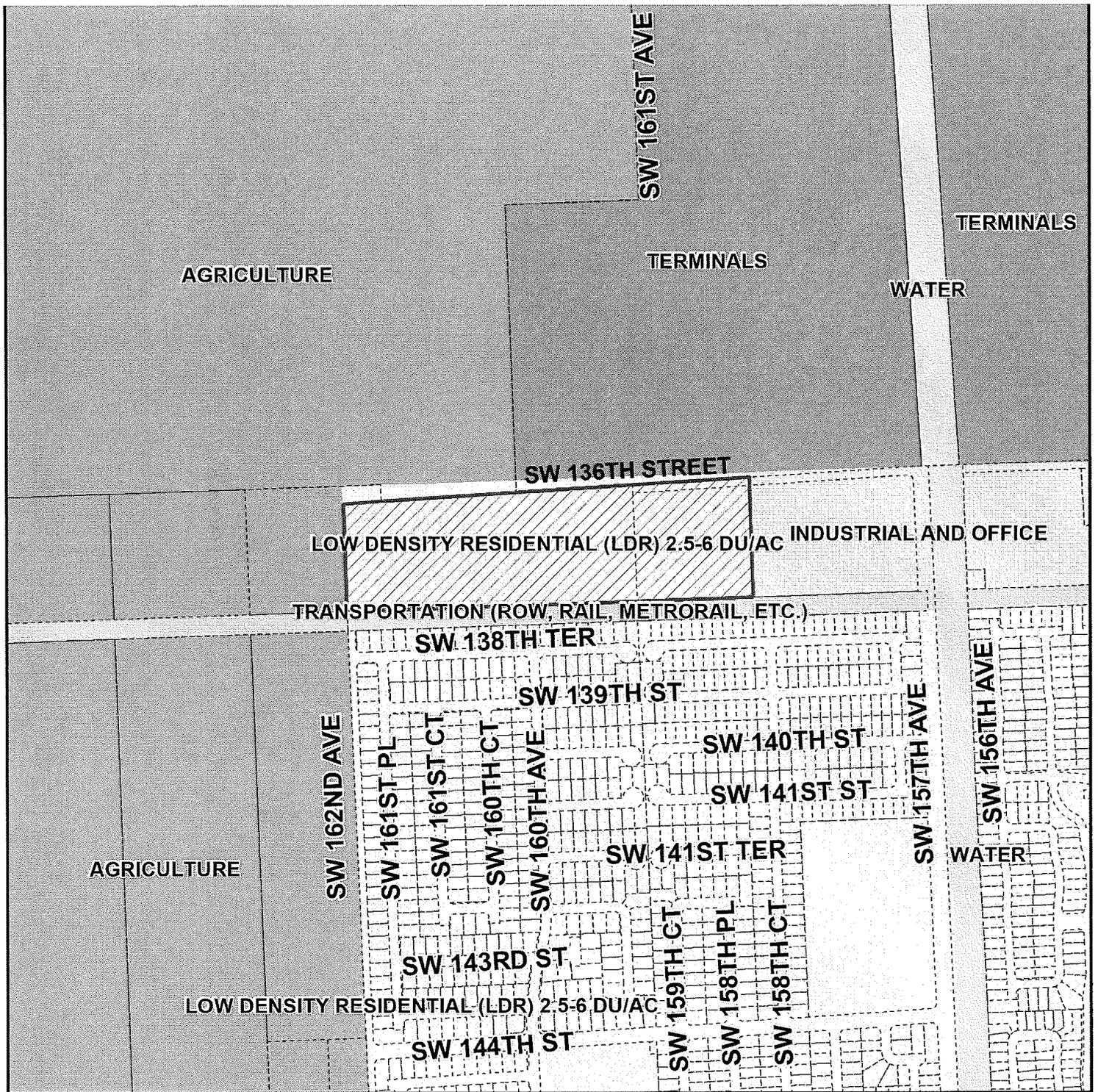
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, January 28, 2015

REVISION	DATE	BY
		19





**MIAMI-DADE COUNTY**

**CDMP MAP**

Process Number

**Z2015000004**

**Legend**

 Subject Property Case



Section: 20 Township: 55 Range: 39  
 Applicant: LENNAR HOMES, LLC  
 Zoning Board: C11  
 Commission District: 11  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Wednesday, January 28, 2015

REVISION	DATE	BY

PLANNING AND ZONING  
AGENDA OFFICE

2015 APR 14 P 12:10

Lennar Homes LLC  
CZAB11 4/21/15  
215-004  
v. 3 4/14/15  
Draft

This instrument was prepared by:

Name: Juan J. Mayol, Jr., Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue  
Suite 3000  
Miami, Florida 33131

(Space reserved for Clerk of Court)

**AMENDMENT AND RESTATEMENT OF DECLARATION OF RESTRICTIONS  
RECORDED AT OFFICIAL RECORDS BOOK 24300 AT PAGES 1802 - 1810**

THIS MODIFICATION OF DECLARATION OF RESTRICTIONS (the "Modification") is made this 13<sup>th</sup> day of April, 2015, by the undersigned Lennar Homes, LLC, a Florida limited liability company (the "Owner"), in favor of Miami-Dade County, a political subdivision of the State of Florida (the "County").

**WITNESSETH:**

**WHEREAS**, the Owner holds fee simple title to that certain parcel of land located in unincorporated Miami-Dade County, Florida, which is more particularly described in the attached Exhibit "A" (the "Property"); and

**WHEREAS**, the Miami-Dade County Community Zoning Appeals Board 11 held a public hearing on February 7, 2006 wherein it adopted Resolution No. CZAB11-11-06 (the "Resolution") to approve a district boundary change of the Property to RU-1M(a) and accept a proffered Declaration of Restrictions; and

**WHEREAS**, a Declaration of Restrictions in favor of Miami-Dade County, was recorded in the Public Records of Miami-Dade County in Official Records Book 24300 at Pages 1802 – 1810 (the "2009 Declaration"), which governs the development of the Property; and

**WHEREAS**, the 2009 Declaration includes, among other things, Paragraph No. 1, which states in relevant part:

"(1) **Site Plan**. That said Property shall be developed substantially in accordance with the plans previously submitted, entitled "Crestview West" prepared by Pascual Perez Kiliddjian & Associates, Inc., last revised December 27, 2005, said plans (the "Plans") being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

**WHEREAS**, since the date of the acceptance of the 2009 Declaration, Section 20-8.8 of the Code of Miami-Dade County has been added to provide:

The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor government body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion;

**WHEREAS**, since the date of the acceptance of the 2009 Declaration, Section 20-26 of the Code of Miami-Dade County has been amended to provide:

(h) As a condition of incorporation approved pursuant to Article VI of the Miami-Dade County Home Rule Charter, each new municipality shall provide, as a part of the charter, that the Board of County Commissioners retains jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the

Board of County Commissioners or a Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or a zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board of County Commissioners may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion.

**WHEREAS**, the Owner and the County desire that the covenants herein amend, restate and supersede those of the 2009 Declaration;

**NOW, THEREFORE**, IN ORDER TO ASSURE Miami-Dade County (“County”) that the representations made by the Owner during consideration of Public Hearing No. Z15-004 will be abided by, the Owner freely, voluntarily, and without duress, hereby agrees as follows:

1. Site Plan. That the development of the Property shall be in substantial accordance with the Approved Tentative Plat (#T-22456) entitled “Crestview West”, as approved on August 15, 2014, said plans (the “Plans”) being on file with the Miami-Dade County Department of Regulatory and Economic Resources , and by reference made a part of this agreement.
2. Controlled Residential Densities. Notwithstanding the approval of the Application, and subject to all applicable Code requirements, the Owner agrees to limit the density on the Property to one hundred and fourteen (14) residential dwelling units.
3. Development within Outer Safety Zone and the Inner District of the Kendall Tamiami Executive Airport (“KTEA”). Pursuant to Section 33-396 of the Code of Miami-Dade County, the Board of County Commissioners has adopted the “Airport Land Use Zoning Map for Kendall-Tamiami Executive Airport and Surrounding Area” (the “Map”). As shown on the Map, portions of the Property are located within the KTEA's Outer Safety Zone (“OSZ”) and the

remainder of the Property is located within the KTEA's Outer District ("OLZ"), as defined in Section 33-395 of the Code. Under the Code of Miami-Dade County, residential density within the OSZ is limited to two (2) dwelling units per acre. As such, as depicted on the Plans, that section of the Property lying within the OSZ shall be developed with a maximum of seven (7) residential dwelling units. Notwithstanding the approval of the Application or the Plans, if prior to the approval of a final plat for any portion of the Property the Miami-Dade Aviation Department and the Department of Planning and Zoning determine that additional portions of the Property are located within the OSZ, then said portions shall also be developed at a density not to exceed two (2) units per acre. In addition, as required by Code, the Owner shall incorporate at least 25 decibel noise level reduction into the design and construction of all the proposed dwelling units within the Property. Moreover, the Owner expressly waives on behalf of itself, its successors and assigns, any right to receive any additional compensation or to participate in any FAA-approved or similar aircraft noise insulation program.

4. Notice Requirement.

A. The Owner shall include the following notice (the "Notice") in every contract for the sale and/or rental of any residential unit within the Property:

NOTIFICATION OF AIRPORT PROXIMITY

THE PROPERTY THAT IS THE SUBJECT OF THIS ZONING APPROVAL IS LOCATED IN PROXIMITY TO KENDALL-TAMIAMI EXECUTIVE AIRPORT AND IS THEREFORE SUBJECT TO CERTAIN IMPACTS AS A RESULT OF SUCH PROXIMITY. AMONG THE POTENTIAL IMPACTS ARE INCREASED NOISE LEVELS ASSOCIATED WITH AIRCRAFT AND AIRPORT OPERATIONS, OVERHEAD AIRCRAFT FLIGHTS AT REDUCED ALTITUDES, AND FREQUENT OVERHEAD AIRCRAFT FLIGHTS THROUGHOUT THE DAY AND NIGHT.

B. The Owner shall cause every prospective purchaser and/or lessee to acknowledge in

writing receipt of the Notice, which acknowledgment shall be included in the contract for sale and purchase and/or leasing for each unit or may be provided by separate instrument prior to or simultaneously with the execution of any such contract. The Notice shall also be prominently displayed in the sales office for the Project.

C. Prior to the approval of a final plat for the Property, the Owner shall record an instrument in the Public Records of Miami-Dade County, which instrument shall run with title to the Property and be binding on the Owner's successors and assigns and shall provide the following restrictions:

THE PROPERTY IS LOCATED IN CLOSE PROXIMITY TO KENDALL-TAMIAMI EXECUTIVE AIRPORT. AS SUCH, THE PROPERTY AND THE FUTURE RESIDENTS MAY EXPERIENCE DIRECT OVER FLIGHTS AT LOW ALTITUDES CREATING NOISE DURING DAYTIME AND NIGHTTIME HOURS. FURTHER, THE OWNER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ANY OBJECTIONS TO ANY FUTURE EXPANSION OF THE KENDALL-TAMIAMI EXECUTIVE AIRPORT RUNWAYS.

5. Airspace Above Property. It shall be a condition of the Property that the Owner reserves unto itself its successors, and assigns, for the use and benefit of the public, a right of flight passage of aircraft in the airspace above the surface of the Property, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in said airspace, and for use of said airspace for landing on, taking off from, or operating on the Kendall-Tamiami Executive Airport.

The Owner expressly agrees for itself, its successors, and assigns to restrict the height of structures, objects of natural growth, and other obstructions on the Property to such a height so as to comply with Federal Aviation Administration Regulations, Part 77.

The Owner expressly agrees for itself, its successors and assigns to prevent any use of the Property that would interfere with or adversely affect the operation or maintenance of Kendall-Tamiami Executive Airport or otherwise constitute an airport hazard.

6. The Declaration and any future amendments thereto shall be subject to Section 28-8.8 and 20-26 of the Miami-Dade Code, as they may be amended from time to time.

7. Miscellaneous

A. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded by the Owner, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner and their heirs, successors, and assigns until such time as the same is modified or released with the approval of the County. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

B. Term. This Declaration shall run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

C. Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County

Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Regulatory and Economic Resources, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. Election of Remedies. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

F. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect.

G. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

H. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

I. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

**[Signature Pages Follow]**





## EXHIBIT "A"

All that portion of the West 1/2 of the East 1/2 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, lying North of the Seaboard Airline Railroad Company right of way.

ALSO KNOWN AS:

All that portion of the West 1/2 of the East 1/2 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc., under File No. SD-136 A.J., and based on that certain Agreed Final Judgment, recorded in Official Records Book 15074, Page 1044, of the Public Records of Miami - Dade County, Florida, lying North of the Seaboard Airline Railroad Company right of way, and more particularly described as follows:

Begin at the Northwest corner of the West 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment; thence run North  $86^{\circ} 20' 38''$  East along the North line of said West 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment, for a distance of 1,423.95 feet to the Northeast corner of the West 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment; thence run South  $02^{\circ} 27' 12''$  East along the East line of said West 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment, for a distance of 565.50 feet to a point on the North right of way line of said Seaboard Airline Railroad; thence run South  $88^{\circ} 08' 59''$  West along said North right of way line for a distance of 1,424.05 feet to a point on the agreed West line of the West 1/2 of the East 1/2 of said Section 20, thence North  $02^{\circ} 25' 20''$  West along said agreed West line of the West 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment for a distance of 520.63 to the Point of Beginning.

AND

That portion of the East 1/2 of the East 1/2 of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc., under File No. SD-136 A.J., and based on that certain Agreed Final Judgment, recorded in Official Records Book 15074, Page 1044, of the Public Records of Miami - Dade County, Florida, lying North of the Seaboard Airline Railroad Company right of way, and more particularly described as follows:

Begin at the agreed Northwest corner of the East 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment; thence run North  $86^{\circ} 20' 38''$  East along the North line of said East 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment, for a distance of 568.85 feet; thence run South  $02^{\circ} 27' 12''$  East, for a distance of 583.43 feet to a point on the North right of way line of said Seaboard Airline Railroad; thence run South  $88^{\circ} 08' 59''$  West along said North right of way line for a distance of 568.76 feet to a point on the agreed West line of the East 1/2 of the East 1/2 of said Section 20; thence North  $02^{\circ} 27' 12''$  West along said agreed West line of the East 1/2 of the East 1/2 of said Section 20, according to said Agreed Final Judgment, for a distance of 565.50 feet to the Point of Beginning.



CFN 2006R0246675  
DR Bk 24300 Pgs 1802 - 18107 (9pgs)  
RECORDED 03/08/2006 12:35:10  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

PLANNING AND ZONING  
AGENDA OFFICE

2015 APR -7 P 3:41

A/9

Lennar Homes LLC  
CZAB11 4/24/15  
ZLS-004

This Instrument was Prepared by:  
Name: Inés Marrero-Priegues, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue  
Suite 3000  
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

Tax Folio I.D. 30-5920-000-0012  
30-5920-000-0065

**DECLARATION OF RESTRICTIONS**

WHEREAS, the undersigned, Century Home Builders of South Florida, LLC, a Florida Limited Liability Company ("Owner"), holds the fee simple title to that certain parcel of land, which parcel is legally described in Exhibit "A" to this Declaration (the "Property");

WHEREAS, the Owner has filed application No. 05-169 with Miami-Dade County seeking a district boundary change to of the Property to Modified Single-Family Residential District ("RU-1M(a)") to permit residential development and uses on the Property (the "Project");

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during consideration of Public Hearing No. 05-169 (the "Application") will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. Site Plan. That said Property shall be developed substantially in accordance with the plans previously submitted, entitled "Crestview West" prepared by Pascual Perez Kiliddjian &



Associates Inc., last revised December 27, 2005, said plans (the "Plans") being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

2. Controlled Residential Densities. Notwithstanding the approval of the Application, and subject to all applicable Code requirements, the Owner agrees to limit the density on the Property to one hundred and fourteen (114) residential dwelling units.

3. Development within Outer Safety Zone and the Inner District of the Kendall Tamiami Executive Airport ("KTEA"). Pursuant to Section 33-396 of the Code of Miami-Dade County, the Board of County Commissioners has adopted the "Airport Land Use Zoning Map for Kendall-Tamiami Executive Airport and Surrounding Area" (the "Map"). As shown on the Map, portions of the Property are located within the KTEA's Outer Safety Zone ("OSZ") and the remainder of the Property is located within the KTEA's Outer District ("OLZ"), as defined in Section 33-395 of the Code. Under the Code of Miami-Dade County, residential density within the OSZ is limited to two (2) dwelling units per acre. As such, as depicted on the Plans, that section of the Property lying within the OSZ shall be developed with a maximum of seven (7) residential dwelling units. Notwithstanding the approval of the Application or the Plans, if prior to the approval of a final plat for any portion of the Property the Miami-Dade Aviation Department and the Department of Planning and Zoning determine that additional portions of the Property are located within the OSZ, then said portions shall also be developed at a density not to exceed two (2) units per acre. In addition, as required by Code, the Owner shall incorporate at least 25 decibel noise level reduction into the design and construction of all the proposed dwelling units within the Property. Moreover, the Owner expressly waives on behalf of itself, its

successors and assigns, any right to receive any additional compensation or to participate in any FAA-approved or similar aircraft noise insulation program.

4. Notice Requirement.

A. The Owner shall include the following notice (the "Notice") in every contract for the sale and/or rental of any residential unit within the Property:

NOTIFICATION OF AIRPORT PROXIMITY

THE PROPERTY THAT IS THE SUBJECT OF THIS ZONING APPROVAL IS LOCATED IN PROXIMITY TO KENDALL-TAMIAMI EXECUTIVE AIRPORT AND IS THEREFORE SUBJECT TO CERTAIN IMPACTS AS A RESULT OF SUCH PROXIMITY. AMONG THE POTENTIAL IMPACTS ARE INCREASED NOISE LEVELS ASSOCIATED WITH AIRCRAFT AND AIRPORT OPERATIONS, OVERHEAD AIRCRAFT FLIGHTS AT REDUCED ALTITUDES, AND FREQUENT OVERHEAD AIRCRAFT FLIGHTS THROUGHOUT THE DAY AND NIGHT.

B. The Owner shall cause every prospective purchaser and/or lessee to acknowledge in writing receipt of the Notice, which acknowledgment shall be included in the contract for sale and purchase and/or leasing for each unit or may be provided by separate instrument prior to or simultaneously with the execution of any such contract. The Notice shall also be prominently displayed in the sales office for the Project.

C. Prior to the approval of a final plat for the Property, the Owner shall record an instrument in the Public Records of Miami-Dade County, which instrument shall run with title to the Property and be binding on the Owner's successors and assigns and shall provide the following restrictions:

THE PROPERTY IS LOCATED IN CLOSE PROXIMITY TO KENDALL-TAMIAMI EXECUTIVE AIRPORT. AS SUCH, THE PROPERTY AND THE FUTURE RESIDENTS MAY EXPERIENCE DIRECT OVER FLIGHTS AT LOW ALTITUDES CREATING NOISE DURING DAYTIME AND NIGHTTIME HOURS. FURTHER, THE OWNER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ANY OBJECTIONS TO ANY FUTURE EXPANSION OF THE KENDALL-TAMIAMI EXECUTIVE AIRPORT RUNWAYS.

5. Airspace Above Property. It shall be a condition of the Property that the Owner reserves unto itself, its successors, and assigns, for the use and benefit of the public, a right of flight passage of aircraft in the airspace above the surface of the Property, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in said airspace, and for use of said airspace for landing on, taking off from, or operating on the Kendall-Tamiami Executive Airport.

The Owner expressly agrees for itself, its successors, and assigns to restrict the height of structures, objects of natural growth, and other obstructions on the Property to such a height so as to comply with Federal Aviation Administration Regulations, Part 77.

The Owner expressly agrees for itself, its successors and assigns to prevent any use of the Property that would interfere with or adversely affect the operation or maintenance of Kendall-Tamiami Executive Airport or otherwise constitute an airport hazard.

6. Miscellaneous.

A. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded by the Owner, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner and their heirs, successors, and assigns until such time as the same is modified or released with the approval of the County. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

B. Term. This Declaration shall run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date

that this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

C. Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. Election of Remedies. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed

to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

F. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect.

G. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

H. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

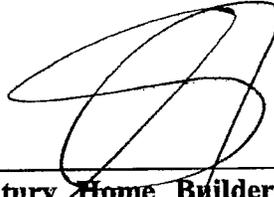
I. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

**[Signature Pages Follow]**

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25<sup>th</sup> day of

JANUARY, 2006.



Century Home Builders of South Florida, LLC, a Florida limited liability company

By  
Manager



Attest:

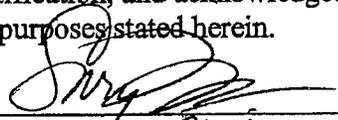
STATE OF Florida )

SS.

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of JANUARY, 2006, by SERGIO PINO, as MANAGER of Century Home Builders of South Florida, LLC, , who is personally known to me or has produced \_\_\_\_\_ as identification, and acknowledged that he/she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:



Notary Public, State of Florida

Print Name

Sary Far

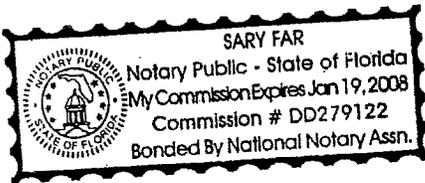


EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1: That portion of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwelbe-Shiskin & Associates, Inc. under file No. SD-136 AJ and based on that certain "AGREED FINAL JUDGMENT" as recorded in Official Records Book 15074, at Page 1044, of the Public Records of MIAMI-DADE County, Florida, lying North of the Seaboard Airline Railroad Company Right-of-Way and more particularly described as follows:

Begin at the agreed Northwest corner of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment; thence run N 86°20'38" E along the North line of said East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment, for a distance of 568.85 feet; thence run S 02°27'12" E, for a distance of 583.43 feet to a point on the North Right-of-Way line of said Seaboard Airline Railroad; thence run S 88°08'59" W along said North Right-of-Way line for a distance of 568.76 feet to a point on the agreed West line of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20; thence N 02°27'12" W along said agreed West line of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment for a distance of 565.50 feet to the Point of Beginning.

TOGETHER WITH:

Parcel 2: All that portion of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwelbe-Shiskin & Associates, Inc. under file No. SD-136 AJ and based on that certain "AGREED FINAL JUDGMENT" as recorded in Official Records Book 15074, at Page 1044, of the Public Records of MIAMI-DADE County, Florida lying North of the Seaboard Airline Railroad Company Right-of-Way and more particularly described as follows:

Begin at the Northwest corner of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment; thence run N 86°20'38" E along the North line of said West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment, for a distance of 1,423.95 feet to the Northeast corner of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment; thence run S 02°27'12" E along the East line of said West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment, for a distance of 565.50 feet to a point on the North Right-of-way line of said Seaboard Airline Railroad; thence run S 88°08'59" W along said North Right-of-Way line for a distance of 1,424.05 feet to a point on the agreed West line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20; thence N 02°25'20" W along said agreed West line of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of said Section 20, according to said Agreed Final Judgment for a distance of 520.63 feet to the Point of beginning.

Folio No. 30-5920-000-0012  
30-5920-000-0065

**MIAMI-DADE COUNTY**

**OPINION OF TITLE**

**TO:** MIAMI-DADE COUNTY, a political subdivision of the State of Florida

With the understanding that this Opinion of Title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for acceptance of a Declaration of Restrictions, it is hereby certified that I have examined two title policy's issued by First American Title Title Insurance Company Commitment No. 1016.002 (the "Commitment"), inclusive, which Commitment covers the period from the BEGINNING through September 15, 2005 at 8:00 a.m; and an Attorney's Title Insurance Fund computer title update which covers the period of time from the date of the Commitment through January 4, 2006, at 11:00 p.m. inclusive of the following described real property located and situated in Miami-Dade County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

I am of the opinion that on the last mentioned date, the fee simple title to the above-described property was vested in:

**CENTURY HOME BUILDERS OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

NONE

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS:

- (a) All taxes for the year 2005 and subsequent years.
- (b) Rights of persons other than the above owners who are in possession.
- (c) Facts that would be disclosed upon accurate survey.
- (d) Any unrecorded labor, mechanics' or materialmen's liens.
- (e) Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

SEE EXHIBIT "B"

ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

It is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

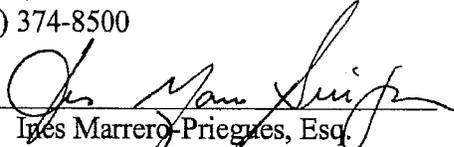
<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
<b>CENTURY HOME BUILDERS OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY</b>	<b>OWNER</b>	

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

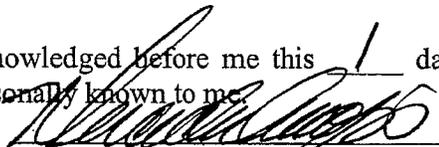
Respectfully submitted this 1 day of February, 2006.

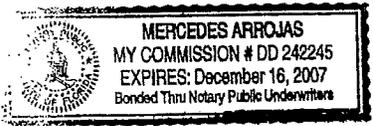
**HOLLAND & KNIGHT, LLP**  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131  
(305) 374-8500

By:   
Ines Marrero-Priegues, Esq.  
Florida Bar No.: 0147044

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 1 day of February, 2006, by Ines Marrero-Priegues, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida  
My Name, Commission No. & Expiration:



## EXHIBIT "A"

### LEGAL DESCRIPTION:

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TOGETHER WITH:

Parcel 2: All that portion of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of Section 20, Township 55 South, Range 39 East, Miami-Dade County, Florida, in accordance with that survey prepared by Schwelbe-Shiskin & Associates, Inc. under file No. SD-136 AJ and based on that certain "AGREED FINAL JUDGEMENT" as recorded in Official Records Book 15074, at Page 1044, of the Public Records of MIAMI-DADE County, Florida lying North of the Seaboard Airline Railroad Company Right-of-Way and more particularly described as follows:

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Folio No. 30-5920-000-0012  
30-5920-000-0065

## EXHIBIT "B"

1. Oil, gas and mineral reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 674, Page 58. Note: The drainage reservations contained in said Deed were released by instruments recorded in Book 11224, Page 1125 (as to Parcel 2); and Book 14675, Page 2718 (as to Parcel 1). The right of entry and exploration as to said oil, gas and mineral reservations has been released pursuant to §270.11.F.S.
2. Oil, gas and mineral reservations contained in Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 3660, Page 521. Note: The right of entry and exploration as to said oil, gas and mineral reservations has been released pursuant to §270.11, F.S.
3. Easement granted to Florida Power & Light Company by Right-of-Way Agreement recorded in Book 784, Page 427.
4. Terms and provisions contained in Stipulations for the Entry of Final Judgment filed in Miami-Dade County Circuit Court Case No. 86-40255-CA-12, styled Clifford L. Suchman, Trustee, Plaintiff, vs. W. Stanley Dodd, Jr., et al., Defendants, recorded in Book 15073, Page 1069; Book 15073, Page 1072; Book 15073, Page 1077; and Book 15073, Page 1081; together with terms and provisions contained in Stipulation of Roads filed in said case, recorded in Book 15073, Page 1084; and together with terms and provisions of Agreed Final Judgment Granting Declaratory Relief and Quieting Title entered in said case, recorded in Book 15073, Page 2991; and in Book 15074, Page 1044.
5. Declaration of Restrictions in Favor of the School Board of Miami-Dade County, recorded in Book 23595, Page 3470.
6. Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.
7. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

### AS TO PARCEL 1 ONLY

8. Road reservations contained in Deed from Arvida Corporation, a Delaware corporation, to David Hill, as Trustee, recorded in Book 7851, Page 304.
9. Declaration of Restrictive Covenants recorded in Book 14493, Page 2198.
10. Easement granted to Florida Power & Light Company by instrument recorded in Book 14826, Page 2200.



11. Declaration of Restrictions recorded in Book 17529, Page 2573.

AS TO PARCEL 2 ONLY

12. Road reservations contained in Deed from Arvida Corporation, a Delaware corporation, to D.P.S. Paul, as Trustee under the JRDS Land Trust, recorded in Book 8113, Page 215.

13. Easement granted to Florida Power & Light Company by instrument recorded in Book 15005, Page 2666.

14. Declaration of Restrictions recorded in Book 20422, Page 757.

15. Covenants, conditions and restrictions contained in Warranty Deed recorded in Book 21635, Page 3911.

# 3536682\_v1

# Memorandum

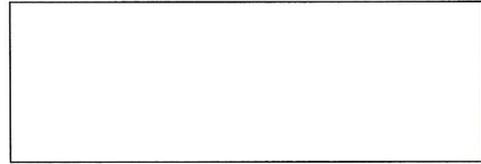


**Date:** April 15, 2015

**To:** Honorable Board Members of  
Community Council 11

**From:** Franklin Gutierrez  
Agenda Coordinator

**Subject:** Vacancy Review of Eligible Candidate(s) for Sub-Area 113 of Community Council 11



---

Attached is a resume of an eligible candidate to be interviewed by the Board at our scheduled Community Zoning Appeals Board hearing of April 21, 2015. The candidate is applying for Sub-Area 113 of which is currently Vacant and open to an appointment recommendation by the Board.

A handwritten signature in blue ink, appearing to read "Franklin Gutierrez". The signature is stylized and includes a horizontal line underneath.

Franklin Gutierrez, Agenda Coordinator

# Kevin Marino Cabrera

12868 Southwest 60 Street  
Miami, Florida 33183  
(786)329-9080 ♦ k.marinocabrera@gmail.com

## *Experience*

**U.S House of Representatives, FL26 – Miami, FL**

01/2015 to Present

*Director of Constituent Services*

- Provide Constituent Services team the direction, management and professional development necessary to ensure the team effectively meet's its objectives.
- Developing effective, innovative strategies for providing quality constituent service.
- Supervising constituent service work-flow and ensuring that all staff members have the resources to respond to service requests.
- Responding effectively to constituent comments and requests for service via many types of communication, including phone, letter, email, and in person.
- Maintaining an online database of all constituent-related contact, and translating that data into relevant reports and benchmarks for improving constituent service.

**Carlos Curbelo for Congress – Miami, FL**

04/2014 to 12/2014

*Field Director*

- Write and implement a comprehensive, data drive field plan
- Build and manage a field leadership team to execute field plan
- Set, meet and exceed benchmarks for voter contact, volunteer recruitment, and grassroots engagement and GOTV
- Design and standardize best practices for data management using the campaign's voter file software
- Coordinate field organizing and fundraising operations
- Manage the field program budget and logistics in collaboration with senior staff

**Miami Home Brokers Realty – Miami, FL**

04/2014 to Present

*Realtor*

- Residential Sales
- Commercial Sales & Leasing
- Business Brokerage

**Associated Global Systems – Miami, FL**

06/2012 to 04/2014

*Operations Manager*

- Responsible for the day to day dispatch operations of this non asset based transportation and Logistics Company
- Negotiate the most efficient and cost-effective means of transportation from air/ocean, intermodal, over the road including warehousing services
- Supervise and train over 10 employees as well as assisting in the hiring and discharge of staff
- Plan, prioritize, and assign dispatch calls
- Reconciliation of pick-ups and deliveries
- Research and follow-up on service issues
- Assure all company policies and procedures are adhered
- Monitor closely all services levels, track and trace

**Pharma – Express, Inc. – Miami, FL**

03/2008 to 06/2012

*Operations Manager*

- Improve the operational systems, processes and policies in support of organizations mission, specifically, support better management reporting, information flow and management, business process and organizational planning
- Manage and increase the effectiveness and efficiency of operation in its entirety through improvements to each function as well as coordination and communication between support and business functions
- Management of company budget in coordination with the Owner
- Payroll management, including tabulation of accrued employee benefits
- Organization of fiscal documents and assuring all necessary government, insurance and accreditation protocols are followed
- Supervise and train over 20 employees as well as handle the hiring and discharge of staff

*Internship Experience*

**FIU College Republicans**

08/2014 to 12/2014

*Recruitment Director*

- Organize and coordinate recruitment drives in conjunction with the President and Executive Board
- Manage the deployment and the distribution of literature to effectively advertise the positions and activities of the organization.
- Responsible for all campus recruitment efforts.
- Monitor and report current level of membership and the status of any recruitment efforts underway.
- Member of the Executive Board.

**Republican Party of Miami-Dade County**

01/2014 to 04/2014

- Handle multiple projects simultaneously
- Assist in planning and execution of monthly party meetings
- Performing clerical tasks as assigned by office manager
- Drafting of newsletters and party email updates

**Office of Senator Marco Rubio**

08/2013 to 12/2013

- Assist Regional Director on special projects
- Performing a variety of administrative tasks
- Answering constituents' phone calls, and addressing concerns.

**City of Sweetwater**

05/2013 to 08/2013

- Assist in drafting and implementation of Emergency Operations Plan
- Perform a variety of responsible duties relative to the municipal services of the department to which assigned

## *Education*

**Florida International University** – Miami, FL  
B.A Political Science

Expected Graduation December 2014

**Gold Coast Schools** – Doral, FL  
Real-Estate Sales Associate (FREC I) – April 2014

**Miami-Dade College** - Miami, FL  
A.A Public Administration – May 2013  
Honors Graduate

## *Skills*

- Innovative problem-solver who can generate workable solutions
- Bilingual, English/Spanish
- Proficient in Microsoft Suite: Excel, Word, Power Point, Outlook
- Self-Starter; Excellent communication, writing, and organizational skills