



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, July 27, 2010 at 6:00 p.m.

CURRENT

- | | | | | | |
|----|-------------|--------------------------------|---------------|----------|---|
| 1. | 10-7-CZ14-1 | <u>SAINZ ELECTRONICS, INC.</u> | <u>09-67</u> | 02-57-38 | N |
| 2. | 10-7-CZ14-2 | <u>LEONOR FLORA SOTO</u> | <u>09-95</u> | 04-57-38 | N |
| 3. | 10-7-CZ14-3 | <u>MARIA TRIGOSO</u> | <u>09-160</u> | 03-56-38 | N |
| 4. | 10-7-CZ14-4 | <u>LALEX II, LLC</u> | <u>09-178</u> | 27-55-39 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF TUESDAY, JULY 27, 2010

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 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

2. LEONOR FLORA SOTO (10-7-CZ14-2/09-095)

04-57-38
Area 14/District 9

- (1) UNUSUAL USE to permit a watchman's trailer.
- (2) Applicant is requesting to permit a second trailer for storage (trailers not permitted outside of a mobile home park).

A Plan is on file and may be examined in the Department of Planning and Zoning entitled "Site Plan" as prepared by Narciso J. Ramirez, dated stamped received 06/17/09, consisting of one sheet. Plan may be modified at Public hearing.

LOCATION: 21399 S.W. 296 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.73 Acres

Department of Planning and Zoning
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. MARIA TRIGOSO (10-7-CZ14-3/09-160)

03-56-38
Area 14/District 9

Applicant is requesting to permit a parcel of land with a lot frontage of 167.89' (200' required) and a lot area of 1.28 gross acres (5 acres required).

LOCATION: Lying north of S.W. 200 Street, approximately 167.92' west of theoretical S.W. 204 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.28 Gross Acres

Department of Planning and Zoning
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

1. SAINZ ELECTRONICS, INC.
(Applicant)

10-7-CZ14-1 (09-067)
Area 14/District 8
Hearing Date: 07/27/10

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Earl Waldo Brown	- Unusual Use to permit trailer as watchman's quarters.	ZAB	Approved
1994	Pedro A. Crespi	- Zone change from AU to EU-S. - Non-Use Variance lot area & depth.	BCC	Approved w/conds.
2003	Sainz Electronics	- Approval to permit 9 single family residence. - Variance setback 25' from front (North & South) property line. - Approval to permit one lot with frontage of a minimum of 103.68'. - Modification of condition #2 of Resolution Z-3-94, passed & adopted by the BCC.	C-14	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Sainz Electronics, Inc.

PH: Z09-67 (10-7-CZ14-1)

SECTION: 2-57-38

DATE: July 27, 2010

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **REQUESTS:**

- (1) AU to EU-S

REQUEST #1 ON PARCEL 1

- (2) MODIFICATION of Condition #2 of Resolution No. Z-3-94, passed and adopted by the Board of County Commissioners, last modified by Resolution CZAB14-28-03 passed and adopted by Community Zoning Appeals Board No. 14, only as it applies to the subject property reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan - Redlands Colonial Estates,' as prepared by Karl F. Kuhn and dated revised 7-17-03."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sainz Electronics, Inc.,' as prepared by Karl F. Kuhn, consisting of a site plan dated stamped received 10/20/09 and a landscape plan dated stamped received 2/17/10, and 6 remaining sheets dated stamped received 5/4/09 for a total of 8 sheets."

The purpose of Request #2 is to permit the applicant to submit a revised site plan showing a reconfiguration of a prior lot into two lots.

- (3) Applicant is requesting to permit proposed Lot 9-A with a frontage of 115' (125' required) and a gross lot area of 18,975 sq. ft. (25,000 gross sq. ft. required) and proposed Lot 10 with a frontage of 95' (125' required) and a gross area of 22,275 sq. ft. (25,000 gross sq. ft. required).
- (4) Applicant is requesting to permit two single-family residences, one on proposed Lot 9-A and one on proposed lot 10 each to setback 25' (35' required) from the front (north) property lines (25' previously approved for Lot 9-A).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

- o **SUMMARY OF REQUESTS:** The applicant is seeking to change the zoning on a portion of the subject property (Parcel 1) from AU, Agricultural District, to EU-S, Estate Suburban Single-Family District. The applicant also seeks to modify a previously approved site plan only as it applies to the subject site in order to submit a revised site

plan showing a reconfiguration of Lot 9 into two proposed lots, Lot 9A and Lot 10. Moreover, the applicant seeks to permit two proposed single-family residential lots with less lot frontage and less gross lot area than that required by the Zoning Code. The applicant also seeks to permit two (2) single-family residences (one under construction and one proposed) setback closer to the front property line than that permitted by the Zoning Code.

- o **LOCATION:** Lying on the southwest corner of S.W. 187 Avenue and S.W. 291 Terrace, Miami-Dade County, Florida.
- o **SIZE:** 41,250 sq. ft. gross

B. **ZONING HEARINGS HISTORY:** In 1994, a portion of the subject site was granted a zone change from AU to EU-S and approval of a request to permit seven (7) lots with an area varying from 21,235 sq. ft. to 21,879 sq. ft. (25,000 sq. ft. required) and to permit certain lots with a depth varying from 115' to 130' (135' minimum required), pursuant to Resolution No. Z-3-94. In 2003, a portion of the subject site was included in an application on a larger parcel of land which was granted approval of requests to permit nine (9) single-family residences setback 25' from the front property lines, to permit one lot with a lot frontage of 103.68' and to modify Condition #2 of Resolution No. Z-3-94 in order to allow the applicant to submit revised plans showing the new lot configurations, pursuant to Resolution No. CZAB14-28-03.

C. **COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

1. The subject property is located approximately **1,106 feet south of and within the Urban Development Boundary (UDB)**, which is SW 288 Street along this portion of Miami-Dade County. The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Urban Development Boundary.** The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; Vacant

EU-S; Single-family residence (under construction) Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-S; Single-family residences Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-S; Single-family residence Estate Density Residential, 1 to 2.5 dua

EAST: EU-S; Single-family residence Estate Density Residential, 1 to 2.5 dua

WEST: EU-S; Single-family residence Estate Density Residential, 1 to 2.5 dua

The 41,250 sq. ft. (gross) subject property is located approximately 1,106' south of and within the UDB, lying on the southwest corner of S.W. 187 Avenue and S.W. 291 Terrace. Single-family residences and rural residences characterize the area.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted.)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create 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.

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

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection
Parks	No objection
MDT	No comments
Fire Rescue	No objection
Police	No objection
Schools	No objection/1 student

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

The 41,250 sq. ft. (gross) subject property is located approximately 1,106' south of and within the Urban Development Boundary (UDB), lying on the southwest corner of S.W. 187 Avenue and S.W. 291 Terrace. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a

minimum of 1 to a maximum of 2.5 dwelling units per gross acre. As such, the 0.95 gross acre (41,250 sq. ft. gross) subject property would generate a numerical density threshold that would allow the applicant to develop the site with a maximum of 2 dwelling units on the site. The proposed EU-S, Single-family Suburban Estate zoning, if approved, would yield a density of approximately 1.65 dwelling units per gross acre, which would generate only 1.56 units on the 0.95 gross acre subject property. As such, in order to achieve 2 dwelling units on the subject site, the applicant has submitted plans illustrating the configuration of the site with 2 residential lots which do not meet the lot frontage and lot area requirements of the EU-S zoning district. Notwithstanding the foregoing, the approval of this application, which will permit the applicant to construct 2 dwelling units on the subject site, is within the density threshold of the LUP map of the CDMP. Therefore, the proposed EU-S zoning is **consistent** with the numerical density threshold permitted by the LUP map of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The Public Works Department (**PWD**) has **no objections** to this application. According to their memorandum, this application meets traffic concurrency criteria and will generate **2 additional PM** daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "B" and "C." The Miami-Dade Fire Rescue Department (**MDFR**) also has **no objections** to the application and their memorandum indicates that the estimated average travel response time is **8:18**. Miami-Dade County Public Schools (**MDCPS**) indicates that the proposed zoning will bring **1 additional student** into the area's public schools. **MDCPS** further indicates that the applicant need not hold dialogue with the School Board since the FISH review threshold (115%) of the area schools has not been exceeded.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development conforms to the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP and, staff opines, is **compatible** with the burgeoning suburban residential development occurring in the area. Staff notes that the UDB is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Again, staff notes that the subject property **is within the UDB**. The interpretative text of the CDMP indicates that development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that Level-of-Service (LOS) standards for necessary public facilities will be met. As previously mentioned, the subject property is a 0.95 gross acre parcel of land located to nearby established urbanized areas, such as the City of Homestead where the City limits are located approximately 1,110 feet to the west of the site. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application; and the proposed residential development will be readily accessible by a section-line roadway, SW 187 Avenue, which is operating at an acceptable LOS standard.

Furthermore, in the review of the application at hand, staff is of the opinion that the requested zone change to EU-S on Parcel 1, would be compatible with the surrounding area which has over the years been transitioning from AU to Estate Residential Development. Specifically, staff

notes that the neighboring property to the south was part of an application that encompassed a 4.86-acre tract of land which was rezoned from AU to EU-S, among other requests, pursuant to Resolution No. Z-46-91. In addition, a 2.01-acre property to the east of the subject site was rezoned from AU to EU-S, pursuant to Resolution No. Z-45-91. Moreover, an 8.4-acre tract of land located to the northeast of the subject site (Redlands Grove Estates PB 139 Page 66), was granted among other requests, a zone change from AU to EU-S and a 37.5-acre tract of land located to the southeast of the subject site (Redavo Subdivision Sections One through Three) was also rezoned from AU to EU-S, pursuant to Resolutions Z-223-89 and Z-15-67, respectively. It should be noted that the rezoning of the subject property would eliminate only 0.25 gross acres of agricultural land which staff opines that due to the AU parcel's substandard size, is no longer viable agricultural land. Further, staff notes that the LUP map designates the subject property for Estate Residential Density, and opines that the rezoning of the remnant AU-zoned portion of the subject site (Parcel 1) illustrates a logical zoning continuum of estate zoning established in the area. Accordingly, staff recommends approval of the zone change to EU-S on Parcel 1.

When request #2 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed modification of the previously approved plans to submit a revised site plan showing a reconfiguration of a previously approved lot and vacant parcel into two lots will not, in staff's opinion, generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, tend to provoke a nuisance, be incompatible with the area, nor be contrary to the public interest. Specifically, the proposed reconfiguration of Lot 9, which was previously approved as an irregular L-Shaped 210' X 140' lot along with the vacant parcel, into two proposed lots does not unduly burden or affect public transportation facilities since the 2 additional daily peak hour vehicle trips generated by this application as indicated by the Public Works Department's memorandum will not affect the levels of service of area roadways. Staff's review of the plans approved pursuant to Resolution CZAB 14-28-03 reveal that the lot areas and lot frontages are similar to and compatible with the lot area and lot frontage of the two (2) substandard sized EU-S lots (Lot 9A and Lot 10) proposed in this application. The plans submitted with this application illustrate two (2) substandard sized EU-S lots (Lot 9A and Lot 10), which have lot areas of 18,975 gross square feet and 22,275 gross square feet, respectively, where a minimum of 25,000 gross square feet is required. The submitted plans also illustrate Lot 9A with a lot frontage of 115' and Lot 10 with a lot frontage of 95', where a minimum lot frontage of 125' is required. Staff's review of the plans previously approved pursuant to Resolution CZAB 14-28-03 reveal that the EU-S lots within the Redlands Colonial Estates Subdivision feature lot areas that range from a minimum of 21,244 sq. ft. (gross) to a maximum of 25,890 sq. ft. (gross) as well as lot frontages that range from a minimum of 103.68' to a maximum of 210'. Staff has no objections to the requested modification of the plans approved in 2003 as it applies to the subject site since the proposed reconfiguration of Lot 9 into two new lots, Lot 9A and Lot 10, represents a logical continuation of the previously established Redlands Colonial Estates Subdivision most of which, based on staff's review of aerial photographs has been improved with single-family residences. Based on all of the aforementioned, staff is of the opinion that approval of request #2 would be **compatible** with the surrounding suburban residential area. Therefore, staff recommends approval of request #2 under Section 33-311(A)(7) (Generalized Modification Standards).

When request #3 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that the approval of this request will not negatively impact the surrounding properties and will be **compatible** with same. As evidenced in the submitted plans, the applicant has proposed two (2) substandard sized EU-S lots (Lot 9A and Lot 10), which have lot areas of 18,975 gross square feet and 22,275 gross square feet, respectively, where a

minimum of 25,000 gross square feet is required. The submitted plans also illustrate proposed Lot 9A with a lot frontage of 115' and proposed Lot 10 with a lot frontage of 95', where a minimum lot frontage of 125' is required. It should be noted that although SUR's are permissible within developable areas inside of the UDB, staff notes that even with the utilization of such, the establishment of 2 residential lots on the subject site would not be feasible since the one of the proposed lots would not meet the minimum lot frontage of 110'. As previously mentioned, in 2003, a portion of the subject site was included in an application on a larger parcel of land which was granted approval of requests to permit nine (9) single-family residences setback 25' from the front property lines, to permit one lot with a lot frontage of 103.68' and to modify Condition #2 of Resolution No. Z-3-94 in order to allow the applicant to submit revised plans showing the new lot configurations, pursuant to Resolution No. CZAB14-28-03. It should be noted that said Resolution established the lot layouts for the subdivision of Redlands Colonial Estates PB 164 Page 39, a portion of which, is included in this application. Staff's review of the plans approved pursuant to Resolution CZAB 14-28-03 reveal that the lot areas and lot frontages are similar to and compatible with the lot area and lot frontage of the two (2) substandard sized EU-S lots proposed in this application. Specifically, staff notes that the lots (Lot 1 and 2 of Redlands Colonial Estates) immediately to the north of the subject site feature gross lot areas of 21,244 sq. ft. and 23,707 sq. ft. as well as lot frontages of 128.75' and 103.68' respectively. The neighboring property to the south was part of an application that encompassed a 4.86-acre tract of land which was rezoned from AU to EU-S and approved for a residential development consisting of seven (7) lots, pursuant to Resolution No. Z-46-91. Three (3) of these lots were approved with areas ranging in size from approximately 22,343 gross sq. ft. to 23,471 gross sq. ft and five (5) of these lots were approved with lot frontages varying from 113' to 122'. As previously mentioned, an 8.4-acre tract of land located to the northeast of the subject site (Redlands Grove Estates PB 139 Page 66), was granted a zone change from AU to EU-S along with a request to permit the subdivision of said tract of land into 14 single-family residential building sites and to permit Lot #1 with a lot frontage of 100', pursuant to Resolution Z-223-89. As such, staff opines that the proposed lot frontages and lot areas are harmonious with the scale of the previously approved, neighboring EU-S zoned developments which surround the subject site and that the approval of the proposed lot layout offers a logical continuation of the previously approved subdivision of Redlands Colonial Estates. Therefore, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b) (NUV).

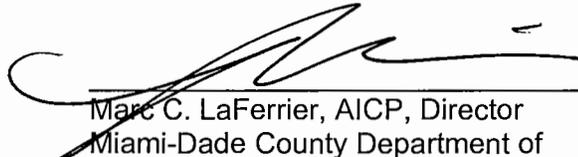
When request #4, to permit two single-family residences, one on proposed Lot 9A (under construction) and one on proposed Lot 10 (proposed) setback 25' (35' required) from the front (north) property line, is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that the approval of this request will not negatively impact the surrounding properties and will be compatible with same. As previously mentioned, in 2003, a portion of the subject site was included in an application on a larger parcel of land which was granted, among other requests, a request to permit nine (9) single-family residences setback 25' from the front property lines, pursuant to Resolution No. CZAB14-28-03. Staff's review of aerial photographs reveals that all 9 of the residential lots within the Redlands Colonial Subdivision have either been improved with single-family residences or are currently under construction. As such, staff is of the opinion that approval of request #4 would be **compatible** with the previously approved front setback for the Redlands Colonial Estates Subdivision and therefore recommends approval with conditions of request #4.

Based on all of the foregoing, staff opines that the approval of the district boundary change would be in keeping with the basic intent and purpose of the zoning, land use and subdivision regulations. Additionally, the requested zone change to EU-S on Parcel 1 is **consistent** with the CDMP and **compatible** with the surrounding area. Moreover, staff opines that the approval

of the requested modification of the previously approved plans only as it applies to the subject site along with the companion non-use variance requests are compatible with the suburban residential developments in the area. Accordingly, staff recommends approval of request #1, approval with conditions of request #2 under Section 33-311(A)(7), and approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b) (NUV).

- I. **RECOMMENDATION:** Approval of the district boundary change from AU to EU-S (request #1); approval with conditions of request #2 through #4.
- J. **CONDITIONS:** As it pertains to requests #2 through #4:
1. That all the conditions of Resolution #Z-3-94 and Resolution #CZAB14-28-03 remain in full force and effect except as herein modified.
 2. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 04/14/10
DATE REVISED: 05/11/10; 05/12/10; 06/14/10; 07/09/10
DATE FINALIZED: 07/09/10
MCL:GR:NN:TA:NC



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

NW
GR

Memorandum



Date: May 13, 2009
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

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

Subject: C-14 #Z2009000067
Sainz Electronics, Inc.
18700-18712 SW 291 Terrace, Homestead, Fl 33030
District Boundary Change from AU to EU-S, Request to Permit a New
Site Plan, and Request to Permit an Area Less than Required
(AU) (0.94 Acres)
02-57-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Wetlands

The subject properties do not contain wetlands as defined by Chapter 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.

Natural Forest Communities

The subject properties are not designated Natural Forest Communities by Miami-Dade County.

Tree Preservation

Tree Removal Permit 2009-TREE-PER-00033 was issued for the property with folio 30-7802-000-0380 to Sainz Electronics Inc., Roberto Sainz, on April 3, 2009. The subject permit required the preservation of one sapodilla tree located within the right-of-way of SW 187th Avenue as identified in DERM-approved permitted site plans. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on April 3, 2010, in order to avoid violation of permit conditions. Also, an After-the-Fact Tree Removal Permit 2004-626 and a consent agreement were issued for the property with folio 30-7802-008-0090. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to permit 2009-TREE-PER-00033 is required prior to the removal or relocation of any other trees on the subject properties. Please contact this Program at 305-372-6574 for information regarding tree permits.

Enforcement History

DERM has found no open or closed enforcement records for the subject property(s) identified on the Miami-Dade County Department of Planning and Zoning, Zoning Hearing preliminary notice.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: SAINZ ELECTRONICS, INC.

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 2 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9886	SW 187 Ave. s/o SW 280 St.	C	C
9936	SW 296 St. w/o US-1	B	B

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



Raul A Pino, P.L.S.

22-OCT-09



Memorandum

Date: 17-JUL-09
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000067

Fire Prevention Unit:

APPROVAL
 No objection to site plan date stamped May 4, 2009.

Service Impact/Demand

Development for the above Z2009000067
 located at LYING ON THE SOUTHWEST CORNER OF S.W. 187 AVENUE & S.W. 291 TERRACE, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid 2549 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.54 alarms-annually.
 The estimated average travel time is: 8:18 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 16 - Homestead - 325 NW 2 Street
 Rescue, ALS Engine, Advanced Life Support 75' Ladder

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped May 4, 2009. Substantial changes to the plan will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

SAINZ ELECTRONICS, INC.

LYING ON THE SOUTHWEST
CORNER OF S.W. 187 AVENUE &
S.W. 291 TERRACE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

 Z2009000067

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;

Case 200901007961 was opened based on enforcement history request for folio 30 7802 008 0080 and inspected on 9-04-09. No violations were observed and case was closed.

Case 200901007962 was opened based on enforcement history request for folio 30 7802 008 0070 and inspected on 9-04-09. No violations were observed and case was closed.

Case 200901007963 was opened based on enforcement history request for folio 30 7802 008 0040 and inspected on 9-04-09. No violations were observed and case was closed.

Previous case history;

Case 200901003752 was opened based on enforcement history request for folio 30 7802 008 0090 and inspected on 5-08-09. No violations were observed and case was closed.

Case 200801006979 was opened based on enforcement history request for folio 30 7802 008 0090 and inspected on 10/28/08. No violations were observed and case was closed.

Case 200801002794 was opened based on an anonymous complaint of the property with folio 30 7802 008 0090 having miscellaneous junk and trash. It inspected on 4-14-08 and a warning notice was issued. A compliance inspection was conducted on 7-30-08, violation was corrected and case was closed.

Case 200801002674 was opened based on enforcement history request for folio 30 7802 008 0090 and was closed as duplicate to case #200801002146.

Case 200801002146 was opened based on a complaint regarding a trailer construction on property folio 30 7801 000 0383. Case was referred to building department for construction trailer without tie downs (Building case number 20080120857). Case was closed.

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: Sanz Electronics

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Roberto Sanz</u>	<u>100%</u>
<u>8230 SW 33rd Ter</u>	
<u>Miami, FL 33155</u>	

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 NA

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>NA</u>	<u>NA</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: NA

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

RECEIVED
209007
5409

ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

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

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

NA

NA

Date of contract: NA

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

NA

NA

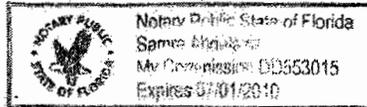
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

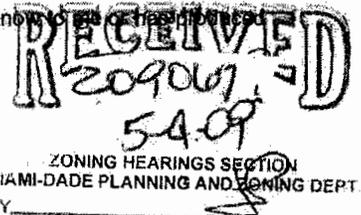
Signature: X Roberto Lamy
(Applicant)

Sworn to and subscribed before me this 21st October 2008 day of October 2008 Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

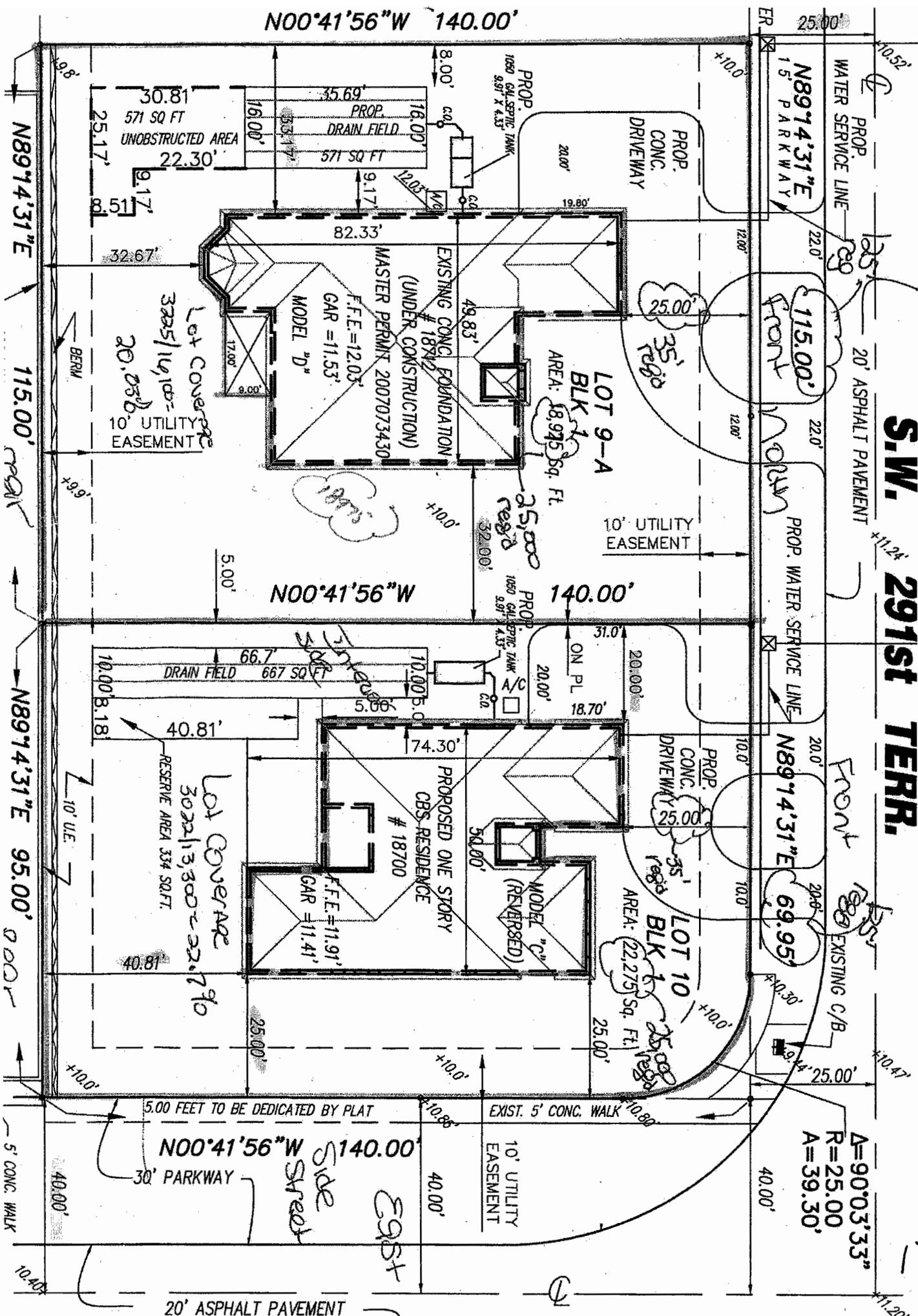


My commission expires: 7-1-2010



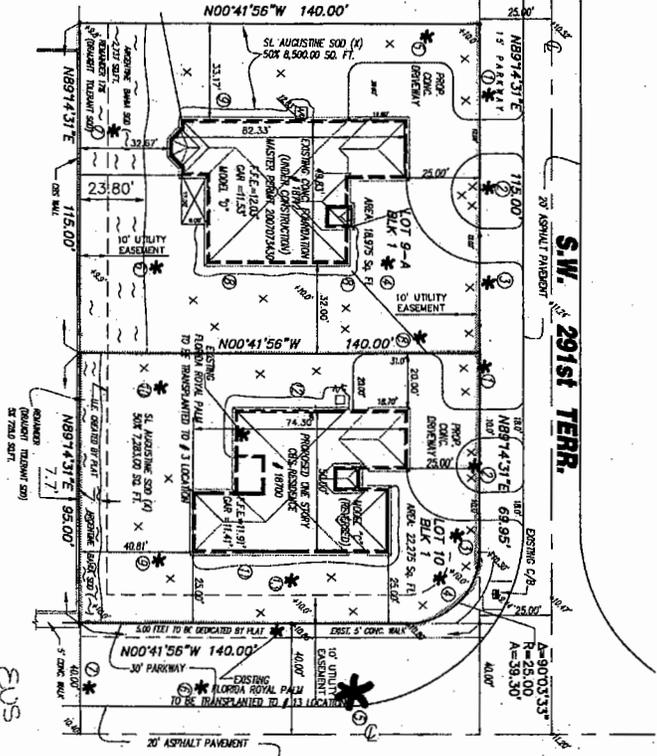
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

S.W. 291st TERR.

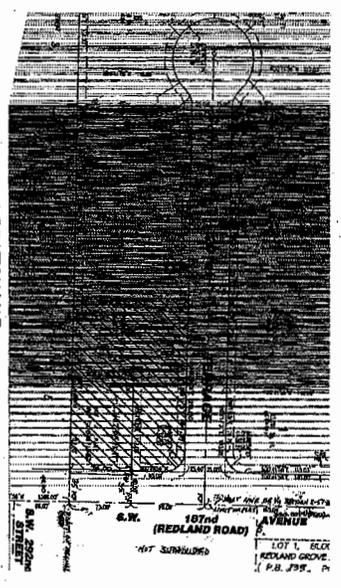




LANDSCAPING PLAN REDLANDS COLONIAL ESTATES SECTION "A" AMENDED



**S.W. 187nd AVENUE
(REDLAND ROAD)**



ADDRESSES

18700 S.W. 291st Terrace, Homestead, Florida 33030.
18712 S.W. 291st Terrace, Homestead, Florida 33030.

LEGAL DESCRIPTION

A subdivision of "REDLANDS COLONIAL ESTATES" according to the Public Record of Miami-Dade County, Florida, together with "LOT 9-A" and "LOT 10" of "SECTION A" of "REDLANDS COLONIAL ESTATES" as shown on the plat of "SECTION A" of "REDLANDS COLONIAL ESTATES" recorded in Public Record of Miami-Dade County, Florida, Book 22, Page 38. The site is located at the intersection of S.W. 291st Terrace and S.W. 187nd Avenue (Redland Road). The site is bounded on the north by S.W. 291st Terrace, on the south by S.W. 187nd Avenue (Redland Road), on the east by S.W. 187th Street, and on the west by S.W. 186th Street. The site is bounded on the north by S.W. 291st Terrace, on the south by S.W. 187nd Avenue (Redland Road), on the east by S.W. 187th Street, and on the west by S.W. 186th Street. The site is bounded on the north by S.W. 291st Terrace, on the south by S.W. 187nd Avenue (Redland Road), on the east by S.W. 187th Street, and on the west by S.W. 186th Street.

SCHEDULE OF TREES LOT 9-A

NUMBER USED ON PLAN	PLANT NAME	W/TH	HEIGHT	QUALITY	QUANTITY
1	LIVE OAK	12"	12'	60-80'	1
2	FLORIDA ORANGE PALM	12"	12'	60-80'	1
3	FLORIDA PALM	12"	12'	60-80'	1
4	FLORIDA ORANGE PALM	12"	12'	60-80'	1
5	FLORIDA PALM	12"	12'	60-80'	1
6	FLORIDA ORANGE PALM	12"	12'	60-80'	1
7	FLORIDA PALM	12"	12'	60-80'	1
8	FLORIDA ORANGE PALM	12"	12'	60-80'	1
9	FLORIDA PALM	12"	12'	60-80'	1
10	FLORIDA ORANGE PALM	12"	12'	60-80'	1
11	FLORIDA PALM	12"	12'	60-80'	1
12	FLORIDA ORANGE PALM	12"	12'	60-80'	1
13	FLORIDA PALM	12"	12'	60-80'	1
14	FLORIDA ORANGE PALM	12"	12'	60-80'	1
15	FLORIDA PALM	12"	12'	60-80'	1
16	FLORIDA ORANGE PALM	12"	12'	60-80'	1
17	FLORIDA PALM	12"	12'	60-80'	1
18	FLORIDA ORANGE PALM	12"	12'	60-80'	1
19	FLORIDA PALM	12"	12'	60-80'	1
20	FLORIDA ORANGE PALM	12"	12'	60-80'	1
21	FLORIDA PALM	12"	12'	60-80'	1
22	FLORIDA ORANGE PALM	12"	12'	60-80'	1
23	FLORIDA PALM	12"	12'	60-80'	1
24	FLORIDA ORANGE PALM	12"	12'	60-80'	1
25	FLORIDA PALM	12"	12'	60-80'	1

SCHEDULE OF TREES LOT 10

NUMBER USED ON PLAN	PLANT NAME	W/TH	HEIGHT	QUALITY	QUANTITY
1	LIVE OAK	12"	12'	60-80'	1
2	FLORIDA ORANGE PALM	12"	12'	60-80'	1
3	FLORIDA PALM	12"	12'	60-80'	1
4	FLORIDA ORANGE PALM	12"	12'	60-80'	1
5	FLORIDA PALM	12"	12'	60-80'	1
6	FLORIDA ORANGE PALM	12"	12'	60-80'	1
7	FLORIDA PALM	12"	12'	60-80'	1
8	FLORIDA ORANGE PALM	12"	12'	60-80'	1
9	FLORIDA PALM	12"	12'	60-80'	1
10	FLORIDA ORANGE PALM	12"	12'	60-80'	1
11	FLORIDA PALM	12"	12'	60-80'	1
12	FLORIDA ORANGE PALM	12"	12'	60-80'	1
13	FLORIDA PALM	12"	12'	60-80'	1
14	FLORIDA ORANGE PALM	12"	12'	60-80'	1
15	FLORIDA PALM	12"	12'	60-80'	1
16	FLORIDA ORANGE PALM	12"	12'	60-80'	1
17	FLORIDA PALM	12"	12'	60-80'	1
18	FLORIDA ORANGE PALM	12"	12'	60-80'	1
19	FLORIDA PALM	12"	12'	60-80'	1
20	FLORIDA ORANGE PALM	12"	12'	60-80'	1
21	FLORIDA PALM	12"	12'	60-80'	1
22	FLORIDA ORANGE PALM	12"	12'	60-80'	1
23	FLORIDA PALM	12"	12'	60-80'	1
24	FLORIDA ORANGE PALM	12"	12'	60-80'	1
25	FLORIDA PALM	12"	12'	60-80'	1

LANDSCAPING LEGEND LOT 9-A, BLK 1

Information required to be permanently affixed to plan
Zoning District: E1S Net lot area: 0.370 +/- acres + 18,100 S.F.

A. No. trees required per acre: 3
B. % Planting Method: No. Lot trees provided: 30%
C. % of trees to be planted in front yard: 10%
D. Street trees (minimum number of trees): 2
E. % of trees to be planted in back yard: 20%
F. % of trees to be planted in side yard: 10%
G. % of trees to be planted in front yard: 10%
H. % of trees to be planted in back yard: 20%
I. % of trees to be planted in side yard: 10%

REQUIRED	PROVIDED
3	3
30%	30%
10%	10%
2	2
20%	20%
10%	10%
10%	10%
20%	20%
10%	10%

LANDSCAPING LEGEND LOT 10, BLK 1

Information required to be permanently affixed to plan
Zoning District: E1S Net lot area: 0.334 acres ± 14,558 S.F.

A. No. trees required per acre: 3
B. % Planting Method: No. Lot trees provided: 30%
C. % of trees to be planted in front yard: 10%
D. Street trees (minimum number of trees): 2
E. % of trees to be planted in back yard: 20%
F. % of trees to be planted in side yard: 10%
G. % of trees to be planted in front yard: 10%
H. % of trees to be planted in back yard: 20%
I. % of trees to be planted in side yard: 10%

REQUIRED	PROVIDED
3	3
30%	30%
10%	10%
2	2
20%	20%
10%	10%
10%	10%
20%	20%
10%	10%

PROFESSIONAL SEAL
KARL F. KUHN
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF FLORIDA
NO. 5003

SAINZ ELETRONICS, INC.
PROJECT NAME: LANDSCAPING PLAN
REDLANDS COLONIAL ESTATES
SECTION "A" AMENDED
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 20'
FIELD DATE: 10/04/08
FIELD BOOK: 1
SHEET: 1 OF 1 SHEET

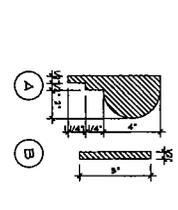
RECORD OF REVISIONS

NO.	DATE	DESCRIPTION
01-25-08		LOWIN AREA REVISION
08-04-08		CHANGE LOT SIZES & AREA
11-07-08		REVISION DATE

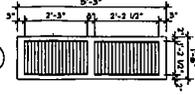
Karl F. Kuhn
Professional
Surveyor & Mapper
3940 N. 56th Avenue
Suite 108
Hollywood, FL 33021
Tel: (786) 306-5348

REVISED EXTERIOR ELEVATIONS

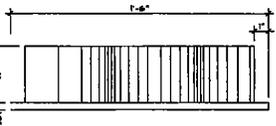
- 1- LINE OF FINISH FLOOR
- 2- LINE OF CONCRETE TIE BEAM
- 3- REDDIT TROWLED FINISH
- 4- CONCRETE TILE ON 1" LAYER OF FIBER GLASS MAT OVER FORMED POLYSTYRENE INSULATION TO 8" DEEP
- 5- 2x8 DOOR SILLICA WELD PANEL
- 6- DECORATIVE SUTTERS (SEE PROFILE 'C')
- 7- STUCCO HOLDING (SEE HOLDING PROFILE 'A')
- 8- STUCCO HOLDING (SEE HOLDING PROFILE 'B')
- 9- 8"X8" PRECAST CONCRETE Lintel
- 10- CONCRETE MOOP
- 11- 2-2x4x4" DOOR UNDERCUT #400
- 12- 2x4x4" WINDOW
- 13- FIXED GLASS TRANSOM (BEYOND)
- 14- DOOR GLASS BLOCK
- 15- LIGHT TROWLED STUCCO OVER METAL LATH OVER (1) LAYER OF FIBER GLASS MAT OVER FORMED POLYSTYRENE INSULATION TO 8" DEEP ON FINISH DOOR THRESHOLD
- 16- 8"X8" DECORATIVE REVISION (SEE HOLDING PROFILE 'C')



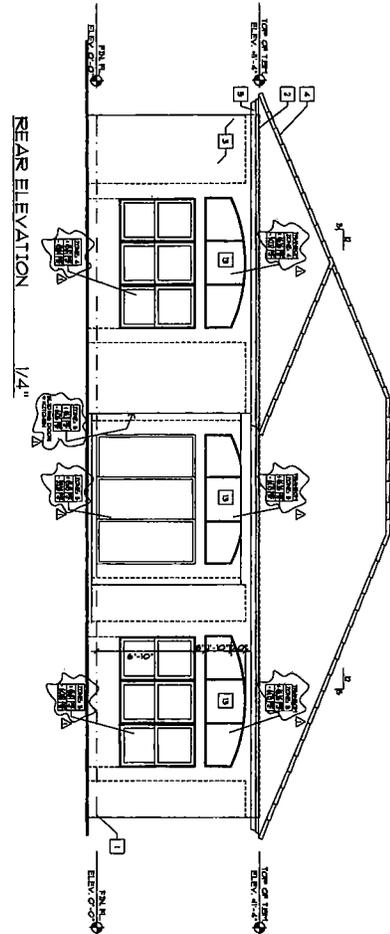
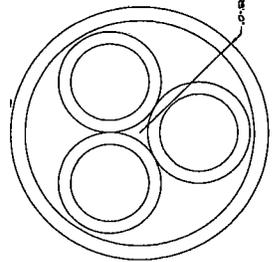
MOLDING PROFILES



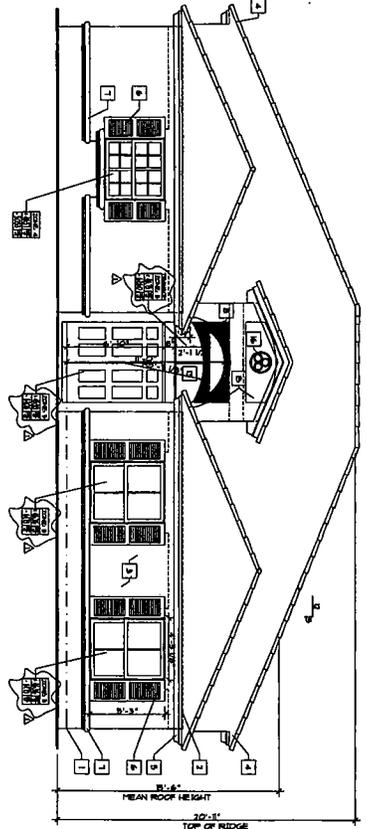
DECORATIVE SUTTERS
SCALE: 1/4"=1'-0"



PROFILE "D" 3" = 1'-0"



REAR ELEVATION 1/4"



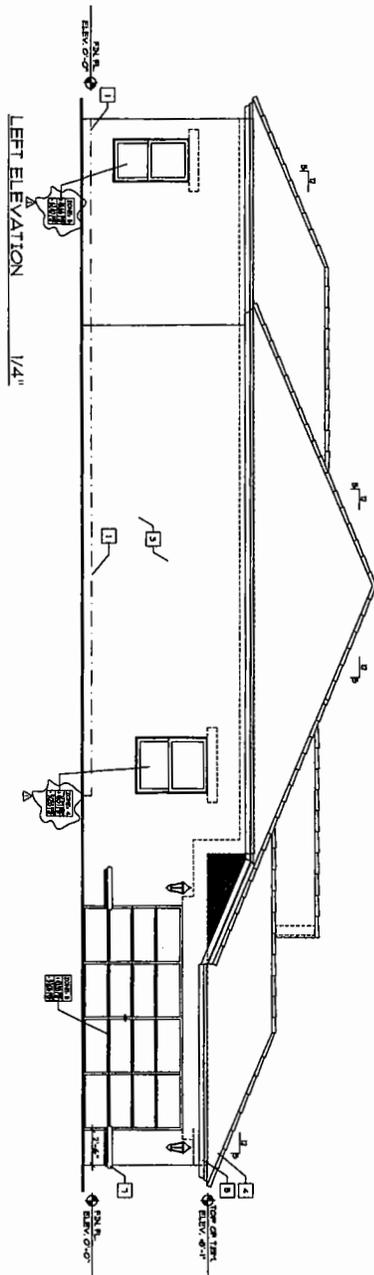
FRONT ELEVATION 1/4"

MODEL-C
AVAILABLE IN REVERSED MODEL

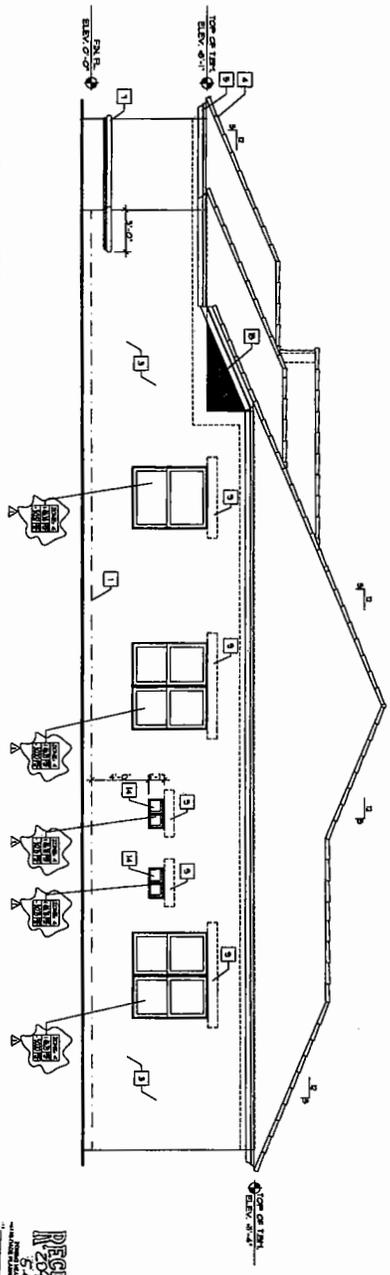
REGISTRATION
5-4-00
2004-7-10

OWNER SAINZ ELECTRONICS INC.	PROJECT REDLANDS COLONIAL ESTATES DADE COUNTY, FLORIDA	DATE 05-11-05	SCALE 1/4" = 1'-0"	NO. OF SHEETS 1	SHEET NO. A-2
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LEFT ELEVATION 1/4"



RIGHT ELEVATION 1/4"

AVAILABLE IN REVERSED MODEL

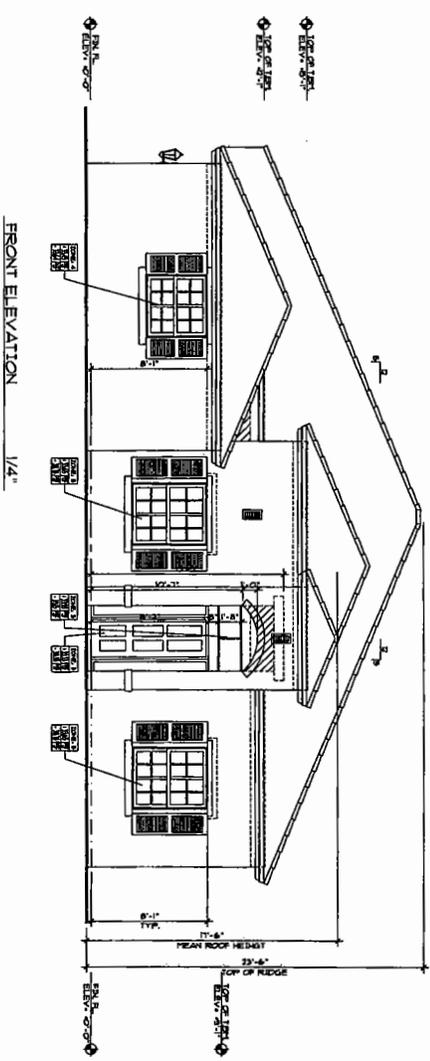
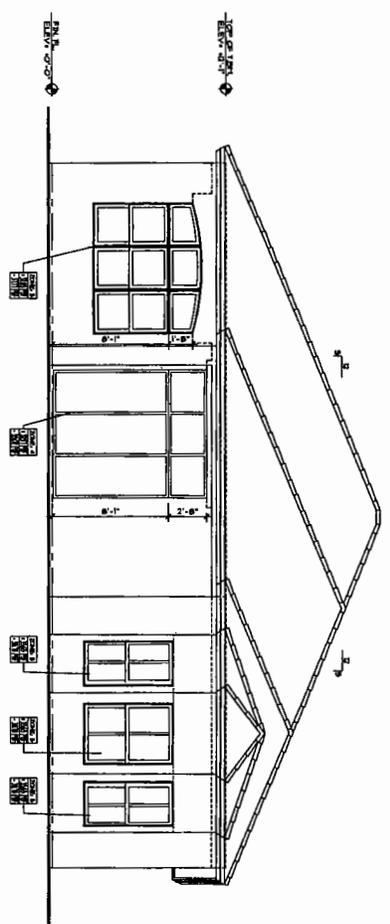
MODEL-C

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2/27/02

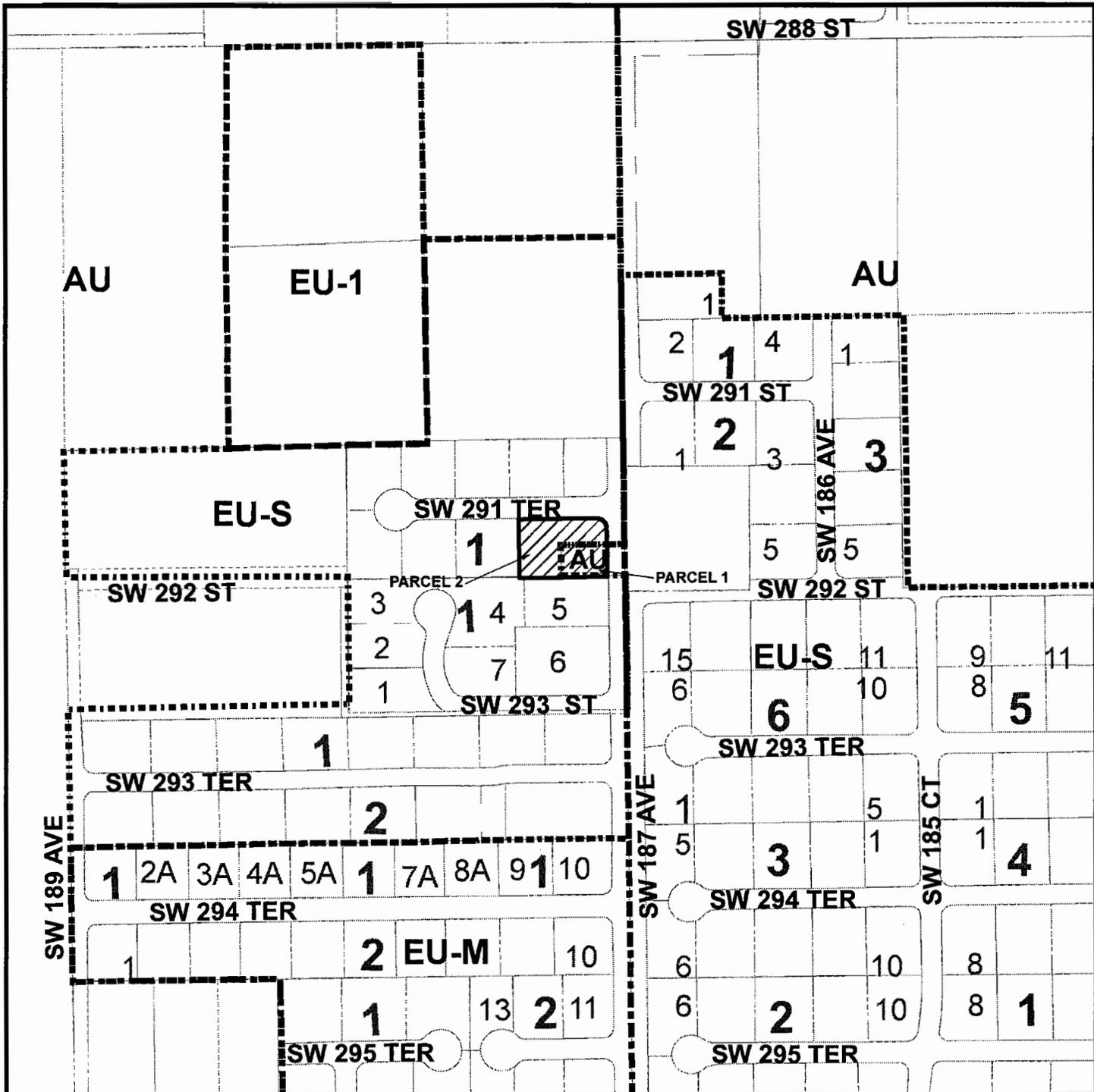
DATE: 10-10-02 DRAWN: [Signature] CHECKED: [Signature] PROJECT NO.: [Blank]	PROJECT REDLANDS COLONIAL ESTATES DADE COUNTY, FLORIDA	OWNER SAINZ ELECTRONICS INC.	ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
	A-3		

- ELEVATION KEY NOTES:
1. LEAD TEXTURE STUCCO
 2. 8" PRECAST CONC. LINTEL (SEE STRUCTURAL DRAWINGS)
 3. LINE OF FINISH FLOOR
 4. LINE OF THE BELT
 5. STUCCO ON BEST MATCHED METAL LATH ON REAR COPY
 6. STUCCO ON BEST MATCHED METAL LATH ON REAR COPY (FINISH TO MATCH ADJACENT WALL OR HOLDING FINISH WHERE APPROPRIATE)
 7. LEAD FINISH MANUFACTURER TO SUBMIT SAMPLE
 8. DRAWING TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION
 9. ARCHITECT TO APPROVE FINISH MANUFACTURER TO SUBMIT SAMPLE
 10. ARCHITECT TO APPROVE FINISH MANUFACTURER TO SUBMIT SAMPLE
 11. 1-4" DECORATIVE SAINTER, MANUFACTURER TO SUBMIT SHOP DRAWINGS (SEPARATED FROM REAR COPY BY A 8" STUCCO STUCCO BAND TO ALLOW FOR AMERICAN SAINTERS)
 12. 200 LB/SP YACIA (STRUCTURAL GRADE) PAINTED
 13. 6" x 1" STUCCO STUCCO BAND
 14. 4" x 1" STUCCO STUCCO BAND
 15. 07 x 1" STUCCO STUCCO BAND

NOTE: MANUFACTURER TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION FOR ALL HOLDINGS SAINTERS, VENTS, PEDALS, AND APPLIED DECORATIVE ELEMENTS.



RECEIVED
5/18/10



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
09-067

Section: 02 Township: 57 Range: 38
 Applicant: SAINZ ELECTRONICS, INC.
 Zoning Board: C14
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 05/11/09

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
09-067

Section: 02 Township: 57 Range: 38
 Applicant: SAINZ ELECTRONICS, INC.
 Zoning Board: C14
 Commission District: 08
 Drafter ID: KEELING
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 05/11/09

REVISION	DATE	BY

2. LEONOR FLORA SOTO
(Applicant)

10-7-CZ14-2 (09-095)
Area 14/District 9
Hearing Date: 07/27/10

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
No History				

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Leonor Floro Soto

PH: Z09-095 (10-7-CZ14-2)

SECTION: 4-57-38

DATE: July 27, 2010

COMMISSION DISTRICT: 9

ITEM NO.: 2

A. INTRODUCTION

o **REQUESTS:**

- (1) UNUSUAL USE to permit a watchman's trailer.
- (2) Applicant is requesting to permit a second trailer for storage (trailers not permitted outside of a mobile home park).

Plans are on file and may be examined in the Zoning Department entitled, "Site Plan" as prepared by Narciso J. Ramirez, dated stamped received 06/17/09, consisting of one sheet. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application would permit the applicant to locate two (2) trailers on a property that is zoned AU, Agriculture District.

o **LOCATION:**

21399 S.W. 296 Street, Miami-Dade County, Florida.

o **SIZE:** 5.73 acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being approximately **1.8 miles west of and outside the Urban Development Boundary (UDB) for Agriculture** use. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.
2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in

this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

3. Other Land Uses Not Addressed.

Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; barns/storage buildings

Agriculture

Surrounding Properties:

NORTH: AU; row crops

Agriculture

SOUTH: AU; vacant land

Agriculture

EAST: AU; single-family residence, Agriculture
nursery

WEST: AU; vacant land Agriculture

The subject property is located at 21399 SW 296 Street. The surrounding area is characterized by vacant properties, some of which contain row crops to the south and west and nurseries and farm residences to the north and east.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable*
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	N/A

*Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by 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.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use

variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions.

H. ANALYSIS:

Approval of this application would allow the applicant to legalize an existing watchman's trailer (request #1) and to permit an additional existing trailer for storage on the 5.73-acre subject property for storage (request #2). The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agricultural** use. However, the CDMP indicates that uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area. Memoranda from DERM, MDFRD and the Public Department indicate that approval of the application would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage and fire, rescue. The applicant's letter of intent indicates that the proposed watchman's trailer is necessary to provide security for the existing nursery on the subject site. As such, staff opines that the proposed watchman's trailer (request #1) and the storage trailer (request #2), are ancillary to and directly supportive of the existing nursery. Therefore, staff opines that approval of the application would be **compatible** with the surrounding agricultural uses and **consistent** with the CDMP and LUP map designation.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application. Their memorandum indicates that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. Further, the applicant will have to comply with all conditions set forth in their memorandum. The **Public Works Department** has **no objections** to this application. They indicate in their memorandum that this application does not generate any new additional daily peak hour trips; therefore no vehicle trips have been assigned. The Miami-Dade Fire Department (**MDFRD**) has **no objections** to this application. Additionally, the MDFRD memorandum indicates that the estimated average travel response time is **10:25** minutes.

When request #1, to permit a watchman's trailer, is analyzed under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), staff opines that when considering the

necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development, approval of the request would be **compatible** with the abutting nurseries and other agricultural uses. Staff notes that the proposed watchman's trailer will not cause an undue or excessive burden on public facilities, including water, sewer as indicated in the memoranda from the Public Works Department and from DERM. Additionally, the proposed facility will not tend to create a fire or other equally or greater dangerous hazards as indicated by the MDFRD in their memorandum. Further, as previously mentioned, the watchman's trailer is directly supportive of and ancillary to the existing nursery on the subject property. However, staff recommends as approval of this request that the applicant submits a declaration of use restricting the use of the watchman's quarters trailer for use by a night watchman only and not be used for any type of residential quarters, and that the use be restricted to a maximum of two (2) years only from the date of approval. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3).

The submitted plans indicate the existing storage trailer located in the northwest corner of the 5.73-acre subject property away from the abutting roadway, SW 296 Street and within 29' of the abutting contiguous property to the north. When the applicant's request to permit a second trailer for storage (trailers not permitted outside of a mobile home park) (request #2), is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be **compatible** with the surrounding area and would not be detrimental to same. Staff opines that the storage trailer is located internal to the site, is visually buffered from the surrounding properties by continuous rows of trees and next to the contiguous property located to the north which is a part of the nursery. Additionally, as previously noted, storage uses are permitted uses within the AU district in which the subject property is located. Further, staff notes that the properties located immediately to the north, of the subject property, are also owned by the applicant and are a part of the ongoing nursery operation which exists on the subject property. As such, staff opines, that based on the size of the nursery, the use of the 720 sq. ft. trailer for storage is reasonable and within the scope of the operation. However, staff, recommends that the applicant obtain the necessary permitting for the existing structures referred to in this application as well as the removal of an existing derelict bus/vehicle, located to the west of the storage shed for approval. Also, staff recommends as a condition for approval of the second trailer, that in the previously mentioned declaration of restrictions, the applicant also restricts the use of the trailer for storage only and not for any type of residential quarters. Further, staff recommends as a condition for approval of said trailer, that the use also be restricted to a maximum of two (2) years only from the date of approval. As such, staff of the Department of Planning and Zoning recommends approval with conditions of request #2 under the NUV Standards.

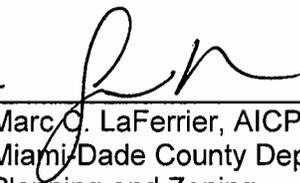
Based on all of the aforementioned, staff recommends approval with conditions of requests #1 and #2.

- I. **RECOMMENDATION:** Approval with conditions.

J. CONDITIONS:

1. That the applicant obtain a Certificate of use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any the conditions.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan" as prepared by Narciso J. Ramirez, dated stamped received 06/17/09, consisting of one sheet.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits a declaration of use restricting the use of the watchman's quarters trailer for use by a night watchman only, the second trailer for storage purposes only and that both trailers not be used for any type of residential quarters.
5. That the use of the trailer for the watchman's quarters and the use of the second trailer for storage, both be restricted to a maximum of three (3) years only and shall automatically terminate on the 27th day of July, 2013.
6. That the applicant removes the derelict bus/vehicle located to the west of the storage shed prior to permitting.
7. That the applicant applies for and secure building permits for all non-permitted structures on the property from the Building Department within 90 days of the expiration of the appeal period for this public hearing application, unless a time extension is granted by the Director of the Department of Planning and Zoning, for good cause shown.

DATE TYPED: 06/10/10
DATE REVISED: 06/11/10, 06/21/10
DATE FINALIZED: 06/28/10
MCL:GR:NN:CI:CH

For 

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

NDW
GMR

Memorandum



Date: July 10, 2009

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

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

Subject: C-14 #Z2009000095
Leonor Soto
21399 S.W. 296 Street
Request to Permit a Watchman's Trailer
(AU) (5.11 Acres)
04-57-38

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

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

Public water is not available to the subject property. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all septic tank drainfields, all surface waters and any other source of contamination.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

The subject application is located in an area that receives no flood protection for the 100-year flood event; therefore, any future development of this property will require that on-site stormwater retention of the 100-year/3-day storm event. At the time of development, the applicant must submit to the DERM Water Control Section engineering calculations to demonstrate that the proposed development can provide full on-site retention for the 100-year/3-day storm event.

A Surface Water Management Individual Permit from the South Florida Water Management District shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and

drainage plans. The applicant is advised to contact DERM for further information regarding permitting procedures and requirements.

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

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service (LOS) standards for flood protection set forth in the Comprehensive Development Master Plan (CDMP) subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

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

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

Tree Preservation

According to the site plan submitted with this zoning application, the proposal of the watchman's trailer will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PH# Z2009000095
CZAB - C14

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LEONOR FLORA SOTO

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

25-SEP-09

Memorandum



Date: 07-JUL-09
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000095

Fire Prevention Unit:

APPROVAL:
 No objection to site plan date stamped June 17, 2009.

Service Impact/Demand

Development for the above Z2009000095
 located at 21399 SW 296 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 2544 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 10:25 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 16 - Homestead - 325 NW 2 Street
 Rescue, ALS Engine, ALS 75, Ladder

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculation based on letter of intent date stamped June 17, 2009.

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

TEAM METRO

ENFORCEMENT HISTORY

LEONOR FLORA SOTO

21399 S.W. 296 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000095

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

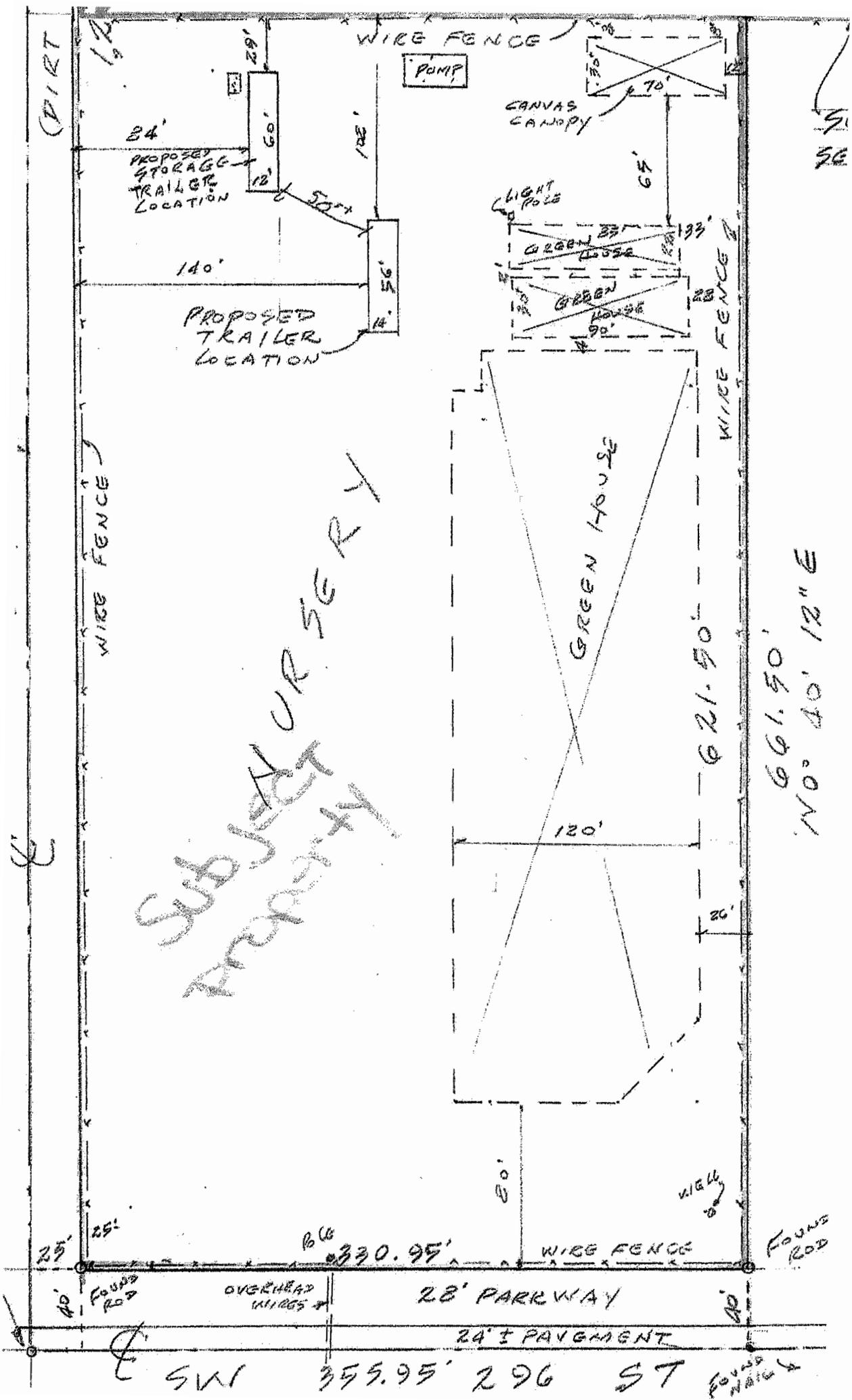
Current case history:

Case 20090105584 was opened based on enforcement history request and inspected on 6-23-09. No violations were observed and case was closed.

Previous case history:

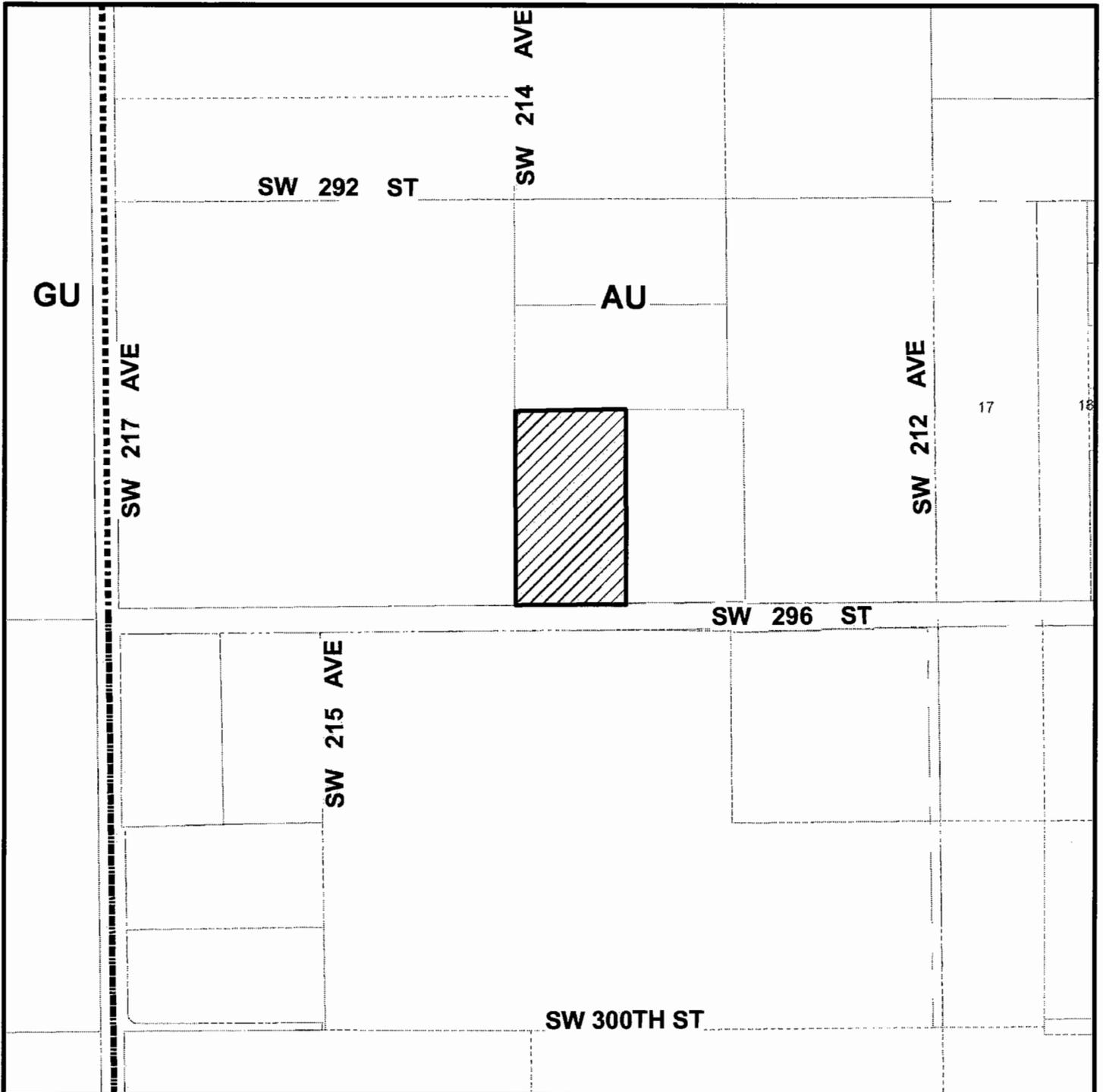
Case 200901000793 was opened based on an anonymous complaint for having misc junk and debris on property and inspected on 02-25-09. No violations were observed and case was closed.

Case 200901000794 was opened based on an anonymous complaint for mobile homes on property without permit. Property owner obtained process number for one trailer and is applying for public hearing to keep second trailer as permanant watchman's quarters Property owner said third trailer will be removed. ONC issued a citation which will be voided upon compliance. Case remains open while Lucas son of property owner goes through PH.



SUBJECT PROPERTY

661.90'
N0° 40' 12" E

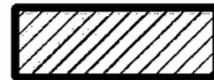


**MIAMI-DADE COUNTY
HEARING MAP**

Section: 04 Township: 57 Range: 38
 Applicant: LEONOR FLORA SOTO
 Zoning Board: C14
 Commission District: 9
 Drafter ID: JEFFER
 Scale: NTS
 ----- Zoning

Process Number

09-095



SUBJECT PROPERTY



SKETCH CREATED ON: 06/26/09

REVISION	DATE	BY
		15



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Section: 04 Township: 57 Range: 38

Applicant: LEONOR FLORA SOTO

Zoning Board: C14

Commission District: 9

Drafter ID: JEFFER

Scale: NTS

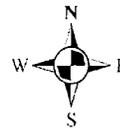
----- Zoning

Process Number

09-095



SUBJECT PROPERTY



SKETCH CREATED ON: 06/26/09

REVISION	DATE	BY

3. MARIA TRIGOSO
(Applicant)

10-7-CZ14-3 (09-160)
Area 14/District 9
Hearing Date: 07/27/10

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
No History				

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Maria Trigos

PH: Z09-160 (10-7-CZ14-3)

SECTION: 3-56-38

DATE: July 27, 2010

COMMISSION DISTRICT: 9

ITEM NO.: 3

A. INTRODUCTION

o **REQUEST:**

Applicant is requesting to permit a parcel of land with a lot frontage of 167.89' (200' required) and a lot area of 1.28 gross acres (5 acres required).

o **SUMMARY OF REQUEST:**

The request will allow the applicant to construct a single-family residence on a parcel of land with less lot area and frontage than required in the GU, Interim District.

o **LOCATION:**

Lying north of S.W. 200 Street, approximately 167.92' west of theoretical S.W. 204 Avenue, Miami-Dade County, Florida.

o **SIZE:** 1.28 gross acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property located approximately 5.8 miles west of and outside the urban development boundary (UDB), for **Agriculture**. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly

otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

Approval of this application will allow the applicant to build a single-family residence on a 1.28-acre GU, Interim District, (AU, Agricultural trend) parcel of land with reduced lot area and frontage. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property as **Agriculture**. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. The Master Plan indicates that residential development can occur in this area at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more sides is predominately and lawfully parcelized in a similar manner, and if division of the subject parcel would not precipitate additional land division in the area. Research indicates that the properties to the north and west have been legally parcelized and both parcels are 1.28 acres in size and have approximately 167' or more of lot frontage. Additionally, although located diagonally from the subject property, the properties to the northwest and northeast are also 1.28 acres in size and have approximately the same 167' of frontage. All of the aforementioned properties except for the abutting property to the west filed a Contiguous Property Affidavit or other similar instrument proving the legal subdivision or grandfathering of the property prior to August 12, 1974. The property to the west of the subject property contains a legally permitted residence, which was approved pursuant to Resolution #4-ZAB-518-87. However, staff's research does not indicate that the abutting property to the east, which is also 1.28 acres in size, is legally parcelized, and the property to the south, is approximately 7 acres in size. Staff, therefore, opines that the subject property is compatible with properties on two sides, (north and west), as evidenced by the foregoing and the subject property is similar in size to the surrounding properties. Although staff recognizes that approval of this application will not precipitate additional land subdivision in the area, as the surrounding properties are already the same size as the subject property, staff acknowledges that the subject property does not have three sides legally parcelized in the same manner. As such, the creation of this parcel smaller than 5 acres is **inconsistent** with the Master Plan.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the requirements of Chapter 24 of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as stated in

their memorandum for this application. The **Public Works Department** has **no objections** to this application. They indicate in their memorandum that this application does not generate any new additional daily peak hour trips; therefore no vehicle trips have been assigned. The Miami-Dade Fire Rescue Department (**MDFRD**) also **does not object** to this application and they indicate that the estimated response time is **11:30 minutes**.

When the application is evaluated under Section 33-311(A)(4)(b), the Non-Use Variance Standards (NUV), staff opines that approval of the proposed parcel would be **compatible** with the majority of the surrounding properties in the southwest corner of this section of the County. However, as mentioned earlier, staff's research of the abutting properties to the subject property indicates that the creation of this parcel that is smaller than 5 acres does not meet the land use regulations as outlined in the CDMP for the creation of parcels that are smaller than five (5) acres and therefore, is **inconsistent** with the Master Plan. Therefore, staff recommends denial without prejudice of the application under the Non-Use Variance (NUV) Standards.

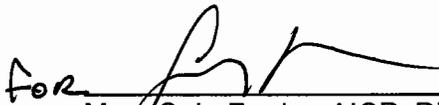
Accordingly, staff recommends denial without prejudice of this application.

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 06/07/10
DATE REVISED: 06/08/10, 06/16/10
DATE FINALIZED: 06/28/10
MCL:GR:NN:AA:CH

for 

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

NON
GMR

Date: May 26, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

Subject: C14 #Z2009000160-Revised
Maria Trigoso
North of S.W. 200th Street and West of S.W. 205th Avenue
To Permit a Parcel of Land with Less Lot Frontage and Lot Area than
Required
(AU) (1.13 Acres)
03-56-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

Public water is not available to the subject property. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all septic tank drainfields, all surface waters and any other source of contamination.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

The subject property is located outside of the Urban Development Boundary, in an area that receives no flood protection for a one-in-ten year flood event.

An Environmental Resources Permit from the Florida Department of Environmental Protection is required prior to seeking any building permit or platting action.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards

for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

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

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

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MARIA TRIGOSO

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

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



Raul A Pino, P.L.S.

21-DEC-09

Memorandum



Date: 03-DEC-09
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2009000160

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand

Development for the above Z2009000160
located at LYING NORTH OF S.W. 200 STREET, APPROXIMATELY 167.92' WEST OF THEORETICAL S.W. 205
AVENUE, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 2254 is proposed as the following:

<u>1</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: 0.27 alarms-annually.
The estimated average travel time is: 11:30 ! minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 60 - Redland - 17605 SW 248 Street
ALS Tanker

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent date stamped November 17, 2009. Substantial changes to the Letter of Intent will require additional srvice impact analysis.

DATE: 07-JUN-10
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

MARIA TRIGOSO

LYING NORTH OF S.W. 200
STREET, APPROXIMATELY 167.92'
WEST OF THEORETICAL S.W. 204
AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2009000160

HEARING NUMBER

HISTORY:

No current or past violations.

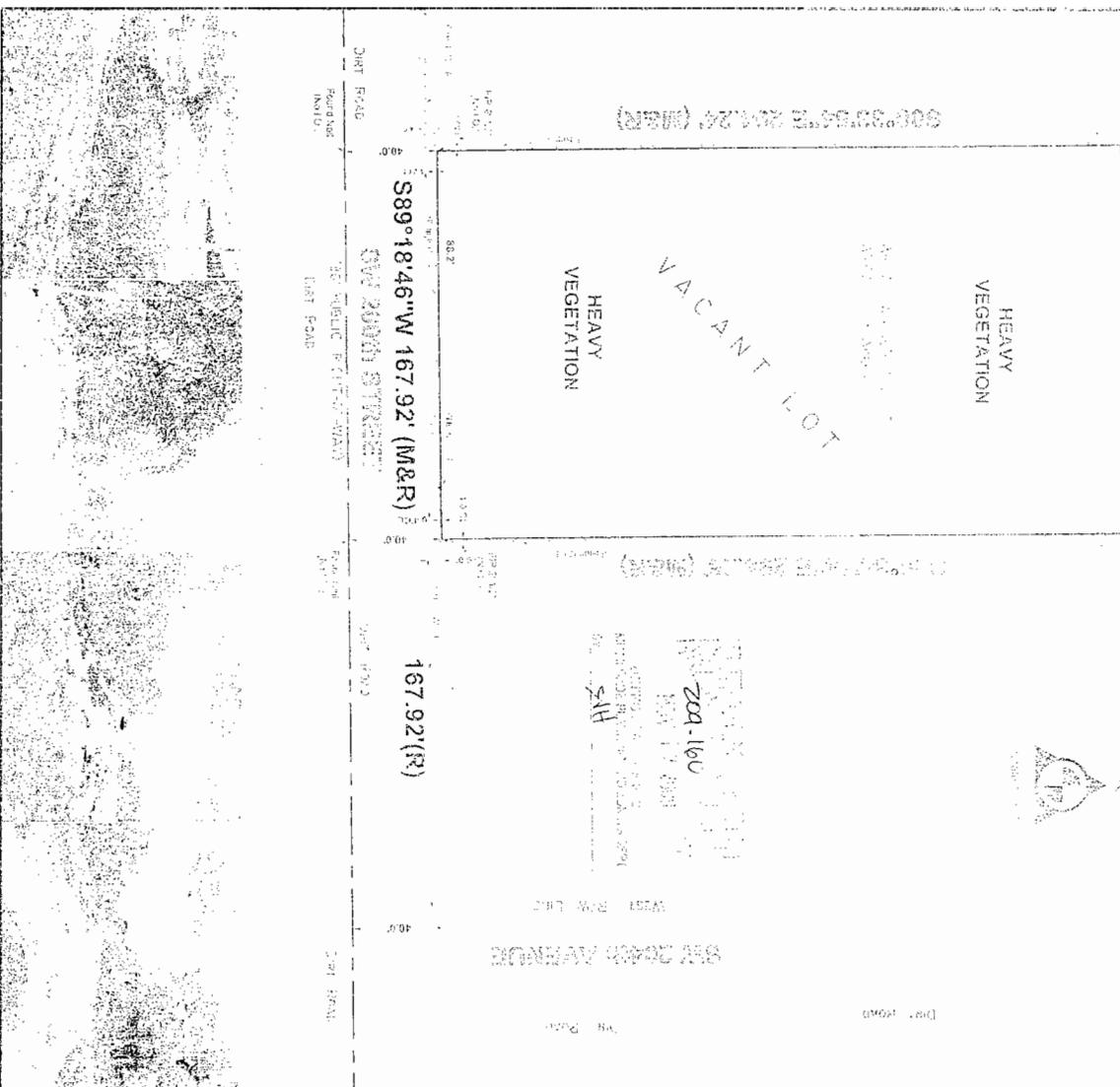
N/A

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

None

REPORTER NAME:

PLANNING DEPARTMENT
 1000 10th Street, N.W.
 WASHINGTON, D.C. 20004-4302
 (202) 691-3200

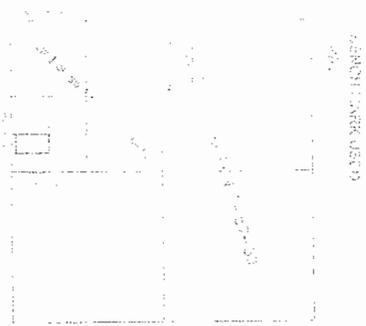


VACANT LOT
 HEAVY VEGETATION
 HEAVY VEGETATION
 DUNN AVENUE
 167.92 (R)
 S89°18'46"W 167.92' (M&R)
 200-160
 200-160
 200-160

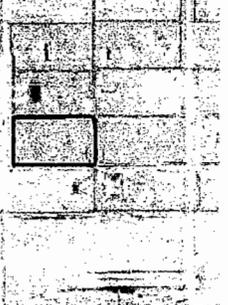
PROPERTY INFORMATION
 VACANT LOT, 167.92' BY 167.92' (M&R)
 200-160
 200-160
 200-160

1. The Survey was conducted for the purpose of establishing the boundaries of the vacant lot shown on the attached plat. The survey was conducted in accordance with the provisions of the District of Columbia Code, Title 22, Chapter 2201, and the Surveying Act of 1954, Chapter 2201, Section 2201.01. The survey was conducted on the 15th day of August, 1998, at 10:00 A.M. The survey was conducted by the Surveyor General of the District of Columbia, and the results of the survey are shown on the attached plat. The survey was conducted in accordance with the provisions of the District of Columbia Code, Title 22, Chapter 2201, and the Surveying Act of 1954, Chapter 2201, Section 2201.01. The survey was conducted on the 15th day of August, 1998, at 10:00 A.M. The survey was conducted by the Surveyor General of the District of Columbia, and the results of the survey are shown on the attached plat.

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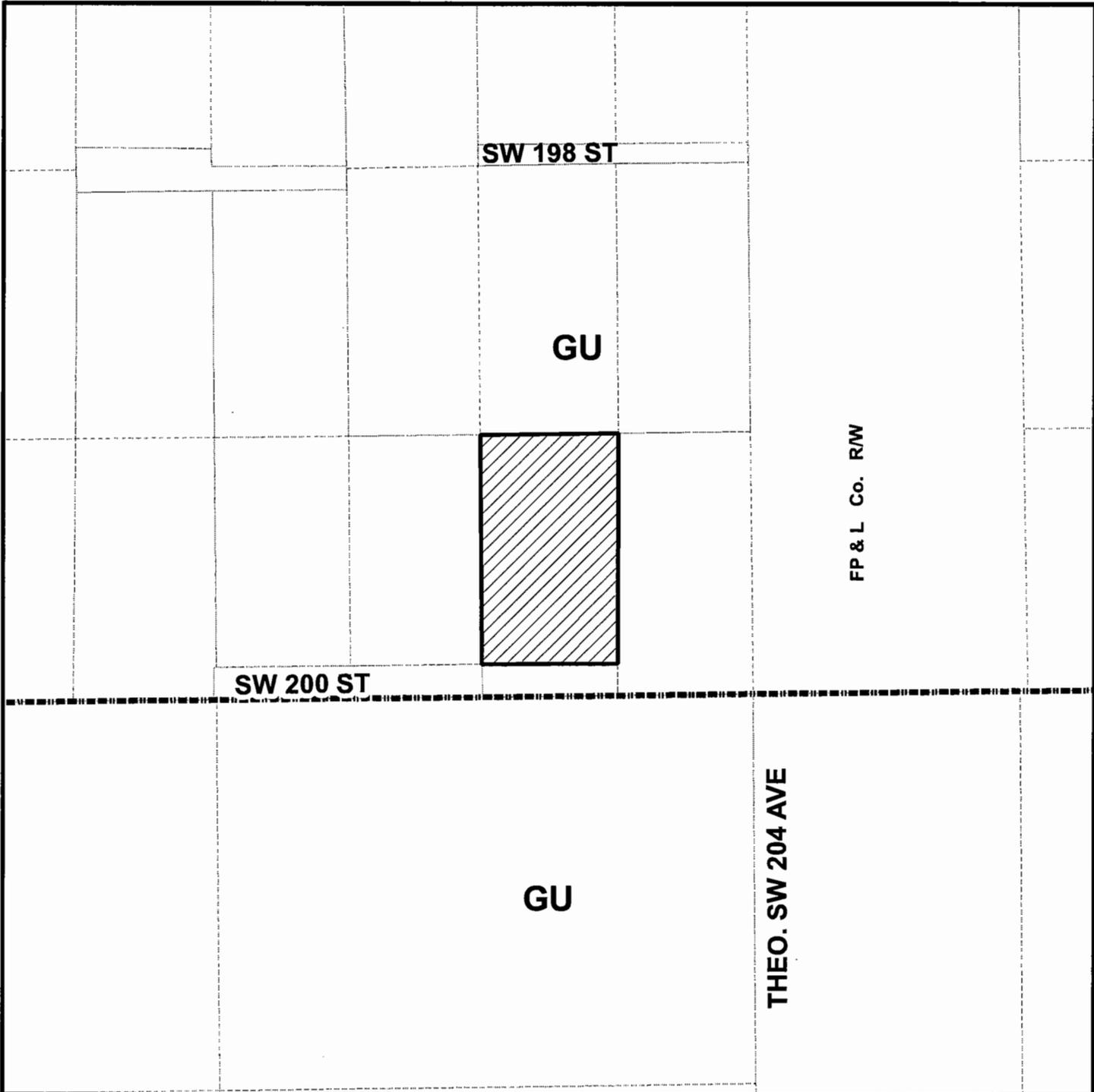
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LEGEND OF SURVEY ABBREVIATIONS

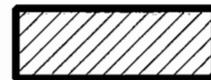
A	ADJUSTED
B	BENCH MARK
C	CONCRETE
D	DISTANCE
E	ENCLOSURE
F	FOUNDATION
G	GRASS
H	HIGHWAY
I	IRON
J	JUNCTION
K	KITCHEN
L	LAND
M	MASONRY
N	NORTH
O	OPEN
P	POST
Q	QUARTER
R	RAILROAD
S	SEWER
T	TERRACE
U	UTILITY
V	VACANT
W	WATER
X	WOOD
Y	YARD
Z	ZONING



**MIAMI-DADE COUNTY
HEARING MAP**

**Process Number
09-160**

**Section: 03 Township: 56 Range: 38
Applicant: MARIA TRIGOSO
Zoning Board: C14
Commission District: 09
Drafter ID: KEELING
Scale: NTS
----- Zoning**



SUBJECT PROPERTY



SKETCH CREATED ON: 11/19/09

REVISION	DATE	BY
		12



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Section: 03 Township: 56 Range: 38

Applicant: MARIA TRIGOSO

Zoning Board: C14

Commission District: 09

Drafter ID: KEELING

Scale: NTS

----- Zoning

Process Number

09-160



SUBJECT PROPERTY



SKETCH CREATED ON: 11/19/09

REVISION	DATE	BY

4. LALEX II, LLC
(Applicant)

10-7-CZ14-4 (09-178)
Area 14/District 9
Hearing Date: 07/27/10

Property Owner (if different from applicant) LALEXII, LLC.

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2001	Jimenez & Son Inc.	<ul style="list-style-type: none">- Zone change from AU to BU-1A and Special Exception for site plan approval on Parcel A. - Zone change from AU to IU-1.- Special Exception for site plan approval.- Von-Use Variance to permit an open air membership warehouse and Non-Use Variance to permit membership warehouse with less Gross Floor area on Parcel B. - Zone change from AU to BU-1A.- Special Exception for site plan approval and Non-Use Variance for less parking spaces on Parcel C.	C14	Approved with conditions
2006	Southern Properties Investment Group, LLC.	<ul style="list-style-type: none">- Zone change from IU-1 & BU-1A to RU-3M and deletion of declaration of restriction, Recorded in the Official Record 19847 pages 3924-3935.	C14	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.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Lalex II, L.L.C.

PH: Z09-178 (10-7-CZ14-4)

SECTION: 27-55-39

DATE: July 27, 2010

COMMISSION DISTRICT: 9

ITEM NO.: 4

A. INTRODUCTION

o **REQUESTS:**

- (1) Zone change from RU-3M to RU-4M
- (2) Applicant is requesting to permit a parcel of land with a lot width of 50' (100' required).

REQUESTS #1 AND #2 ON PARCEL "C"

- (3) Zone change from RU-3M to BU-1A
- (4) Applicant is requesting to waive the required 5' high masonry wall where a business lots abuts a RU, AU, GU or EU zoned property (interior to the site).
- (5) Applicant is requesting to permit access to a commercial zoned property through a residentially zoned property (not permitted)
- (6) Applicant is requesting to waive the required 5' wide dissimilar land use buffer including 6' high wall fence or hedge and buffer trees along the west, south and north property lines.
- (7) Applicant is requesting to permit two commercial buildings setback 12'3" 15' required) from the interior side (north and south) property lines.

REQUESTS #3 - #7 ON PARCELS "A" AND "B"

- (8) DELETION of Declaration of Restrictions recorded in the Official Records Book 24505, Page 2442.

The purpose of Request #8 is to permit the applicant to delete the previously approved plan for a multi-family residential development and submit a new plan indicating a multi-family residential and commercial development.

REQUEST #7 ON PARCELS "A", "B" AND "C"

Plans are on file and may be examined in the Miami-Dade County Department of Planning & Zoning, Zoning Hearing Section entitled "Proposed Mixed Use Development For: Lalex, II, LLC", as prepared by Albert O. Gonzalez Architect, Sheets SP-1, L-1, L-2, A-5, A-6, A-7, A-8, A-12 & A-13 dated stamped received 06/08/10 and the rest dated stamped received 06/01/10 for a total of 20 sheets. Plans may be modified at public hearing.

- o **SUMMARY OF REQUESTS:** The applicant is requesting a zone change from RU-3M, Minimum Apartment House District, to RU 4-M, Modified Apartment House

District, and a reduced lot width (Parcel C). In addition, a zone change from RU-3M to BU-1A, Limited Business District, to waive the required 5' high masonry wall where a business lot abuts an RU, AU, GU, or EU zoned property, to permit access to a commercially zoned property through a residentially zoned property, and to waive the required 5' wide dissimilar land use buffer including 6' high wall fence or hedge and buffer trees along the west and north property lines (Parcels A and B) is being sought. Additionally, the applicant is seeking the deletion of a previously approved covenant (Parcels A, B and C).

- o **LOCATION:** Lying approximately 672' north of SW 168 Street and west of SW 137 Avenue, A/K/A 16400 SW 137 Avenue, Miami-Dade County, Florida.
- o **SIZE:** 12.69 acres

B. ZONING and CDMP HEARINGS HISTORY:

Zoning: In 2001, pursuant to Resolution #CZAB14-12-01, Community Zoning Appeals Board (CZAB 14) granted district boundary changes from AU, Agricultural District, to BU-1A, Limited Business District, and IU-1, Light Industrial Manufacturing District, and a special exception to permit site plan approval for a commercial and industrial development including additional non-use variances. The applicant also proffered a Declaration of Restriction pursuant to said resolution. In 2006, pursuant to Resolution #CZAB14-15-06, CZAB 14 granted a district boundary change from IU-1 and BU-1A to RU-3M and granted a deletion of a Declaration of Restriction. In addition, pursuant to this resolution, a Declaration of Restrictions in favor of the School Board of Miami-Dade County, provided for a monetary school contribution based on a maximum density of 196 multi-family residential units was proffered by the applicant.

CDMP: In October 2003, a small-scale amendment (Application #5) was applied for and granted on the western half and the eastern center portion of the subject property (±7.84 acres) which re-designated it from Industrial and Office to Office/Residential. In April 2004, a small scale amendment (Application #11) was applied for and granted on the northeastern and southeastern portion of the subject property (±4.93 acres) which re-designated those portions of the subject property from Industrial and Office to Business and Office

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property subject property as being within the Urban Development Boundary (UDB) for **Office/Residential** and **Business and Office**. The subject property is located 2 miles east and 1 mile south of and within the UDB.

Business and Office (3.73 acres on the northeast and southeast portion of the subject property). This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite

tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

Office/Residential (8.96 acres on the west half and east center portion of the subject property). Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be orientated toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.

Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity or residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site uses(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.

2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-2A.** All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).
4. **Policy LU-4D.** Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
5. **Policy LU-4E.** Zoning shall be examined to determine consistency with the Comprehensive Plan, and if deemed necessary to remedy an inconsistency, rezoning action shall be initiated. Examination could occur through a special zoning study, area planning activity, or through a study of related issues.
6. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-3M; vacant

Office Residential
 Business and Office

Surrounding Properties:

NORTH: IU; scrap metal yard

Industrial and Office

SOUTH: IU; vacant

Industrial and Office

EAST: AU; correctional facility

Institutions Utilities Communications

WEST: AU; easement

Industrial and Office
 Transportation

E. SITE AND BUILDINGS:

Site Plan Review:	(Site Plan submitted.)
Scale/Utilization of Site:	Not Acceptable
Location of Buildings:	Not Acceptable
Compatibility:	Not Acceptable
Landscape Treatment:	Not Acceptable
Open Space:	Not Acceptable
Buffering:	Not Acceptable
Access:	Not Acceptable
Parking Layout/Circulation:	Not Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located approximately 672' north of SW 168 Street and west of SW 137 Avenue, A/K/A 16400 SW 137 Avenue, surrounded by vacant land to the south, a correctional facility to the east, a scrap metal yard to the north and a Florida Power and Light easement to the west. On Parcel C, consisting of 13.55 acres, the applicant is requesting a district boundary change from RU-3M, Minimum Apartment House District, to RU-4M, Modified Apartment House District, and to permit a parcel of land with a reduced lot width. On Parcels A, consisting of 1.77 acres, and Parcel B, consisting of 1.96 acres, the applicant is seeking a rezoning from RU-3M to BU-1A, Limited Business District. In addition the applicant is seeking to waive a 5' high masonry wall, to permit access to a commercial zoned property through a residentially zoned property and to waive the required 5' wide dissimilar land use buffer including a 6' high wall, fence or hedge and buffer trees along the west and north property lines. In addition, on Parcels A, B and C the applicant is requesting the deletion of a previously approved covenant which was submitted pursuant to Resolution # CZAB14-15-06. Parcels A and B are being improved with a mixed use development which includes 42,600 sq. ft. of commercial space and Parcel C is being developed with 216 residential units.

The subject property is designated for **Business and Office** (Parcels A and B) and **Office and Residential** (Parcel C) on the LUP map of the CDMP. **The Office/Residential category does not authorize other business or commercial uses.**

As previously mentioned, the applicant is proposing to develop 216 residential units on the Office/Residential portion of the site (Parcel C). The property to the north and south are designated Industrial and Office and zoned IU-1, Light Industrial Manufacturing District. The CDMP indicates that in general, the typical residential development is incompatible

with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid conflicts and for health and safety reasons. The CDMP states that generally industrial and residential uses are incompatible. The uses allowed in IU-1 include, but are not limited to, adult entertainment, armories, arsenals, auto painting, top and body work, commercial chicken hatcheries, bottling plants and breweries. While the subject property (Parcel C) is designated Office/Residential on the CDMP LUP map, staff opines that the IU-1 uses referenced above could locate on the parcels to the north and south of the subject property and negatively impact the proposed residential and commercial development. In addition, the subject property is also bounded by an AU zoned federal correctional facility to the east. Additionally, although staff recognizes the site plan depicts a surplus of 7.9% of landscaping, staff opines that due to the heavy industrial uses to the north and allowed industrial uses on the vacant parcel of land to the south, the landscaping and buffering provided is not adequate to buffer the proposed residential development from the surrounding industrial uses. Staff opines that in order to minimize the negative impacts extraordinary buffering would be necessary and in order to obtain the adequate buffering, the development should reduce the paved area and increase the landscape areas. The development, as proposed, is too intense to adequately buffer the surrounding community from negative visual impacts. The applicant has provided a 15' wide buffer located at the northern portion of the site which staff opines is inadequate to buffer the site from the industrial parcel to the north. Additionally, the site plan depicts several residential buildings located throughout the site ranging in width from 250' to 335' which staff opines have not been designed with sufficient articulation to negate the blank wall effect of such wide buildings. Based on the aforementioned, staff opines that the site, as designed, is overly intensive, does not provide adequate buffering and is **incompatible** with the surrounding industrial uses.

In addition, the site plan, submitted by the applicant, indicates that portions of the buildings on Parcel "A", which is requesting to be rezoned to BU-1A, encroaches into an area designated Office and Residential. The Office/Residential LUP Map designation does not authorize business or commercial uses and therefore it would be inconsistent with the Office/Residential LUP Map designation. A CDMP Amendment approved by the Board of County Commissioners would be needed in order to re-designate that portion of the site to Business and Office or the applicant would need to re-design the site plan to relocate said buildings and eliminate the encroachment. Staff acknowledges that the rezoning of Parcel B, the other BU-1A portion of the property, is **consistent** with the LUP map of the CDMP but Parcel A is **inconsistent** with the LUP map of the CDMP for the reasons stated above. The development, as designed, is overly intense and has not provided adequate buffering to mitigate the negative impacts to the proposed residential development and staff therefore opines it is **incompatible** with the surrounding area.

The Department of Environmental Resources Management (**DERM**) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The Public Works Department (**PWD**) and the Miami-Dade Fire Rescue Department (**MDFR**) also has no objections to this application and MDFR indicates in their memorandum that the estimated average travel response time is **6:15 minutes**. The Miami-Dade County Public Schools (**MDCPS**) memorandum indicates that the application is not subject to school concurrency review and is governed by a recorded covenant.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade

County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. As previously noted, the encroachment of a portion of the buildings located in Parcel A into the designated Office/Residential area is **inconsistent** with the CDMP. However, staff acknowledges that the proposed rezoning of the Business and Office designated Parcel B to BU-1A and the proposed rezoning of Parcel C to RU-4M is consistent with the LUP map of the CDMP. Staff opines that the submitted plans do not provide the proposed residential development adequate buffering from the potentially more intensive industrial uses to the north and south of the subject property. As previously noted, the applicant has provided a minimal excess of the Code required landscaping, buildings ranging in width from 250' to 335' with minimal articulation and has requested variances (requests #4 and #6) which would further reduce the buffering. Staff opines that the plans, as submitted, do not provide adequate buffering from the more intensive industrial uses to the north and south and which would have a negative visual impact on the proposed residential development. Therefore, staff opines that the proposed residential and commercial development is overly intensive that the zone changes are **incompatible** with proposed residential development and is partially **inconsistent** with the LUP Map of the CDMP. Therefore staff recommends denial of the zone changes.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standard, staff is of the opinion that requests #2, #4, #5, #6 and #7 would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community and would be detrimental to the neighborhood. These requests are germane to the rezoning requests (requests #1 and #3) which staff does not support. Request #2 is to permit a parcel of land with a lot width of 50' where 100' is required (Parcel C). The site plan depicts a 50' wide driveway which is the primary ingress and egress to both commercial parcels (Parcels A and B) and to the residential parcel (Parcel C) from SW 137 Avenue. Staff acknowledges that in the April 2004 CDMP Amendment Cycle the site was approved with the 50' wide strip of land. However, staff has noted that a portion of the building located on Parcel A encroaches into the Office/Residential designated portion of Parcel C and therefore is inconsistent the CDMP of the LUP map. Staff does not support the requested zone change because it is inconsistent and therefore cannot support request #2. Request #4 is to waive the required 5' high masonry wall where a business lot abuts a proposed RU-4M district on Parcels A and B. Staff recognizes that this is a proposed mixed use development which should transition from commercial to residential and that the request to waive the required wall is a result of the configuration of the site and the requested zone changes. However, the zone changes are not supported and therefore, staff does not support this request. Request #5 to permit access to a commercially zoned property through a residentially zoned property is also not supported by staff. As previously noted, staff recognizes that this is a proposed mixed used development with both commercial and residential uses and that there should be connectivity between the two uses. However, since staff does not support the requested zone changes, this request therefore cannot be supported. Additionally, staff's does not support requests #6 and #7 to waive the required 5' wide dissimilar land use buffer and to permit two commercial buildings with reduced setbacks from the interior side (north and south) property lines. The site plans

indicate commercial uses abutting residential uses with driveway connections between said parcels which are interior to the site. While staff acknowledges that the approval of Request #6 would provide connectivity between the proposed residential and commercial development, without the requested zone change to BU-1A the request is not necessary. Request #7 would permit two commercial buildings setback 12.3' where 15' is required from the interior side property lines. Staff notes that a portion of the setback reduction is located in the Office/Residential designated portion of the site which staff previously addressed as being inconsistent with the CDMP. Therefore, staff does not support request #7. Staff opines that requests #2, #4, #5, #6 and #7 cannot be approved since they are germane to the requested zone changes and therefore recommends denial without prejudice under Section 33-311(A)(4)(b) Non-Use Variances.

The standards under Section 33-311(A)(7) Generalized Modification Standards, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of a previously approved resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, would not generate excessive overcrowding of people, would not tend to provoke a nuisance, would not be incompatible with the area when considering the necessity for and reasonableness of the modification or elimination in relation to the present and future development of the area. Staff does not support this request. The purpose of said request is to permit the applicant to delete the previously approved plan for a multi-family residential development and submit a new plan indicating a multi-family residential development and commercial development. The deletion of said Declaration of Restrictions request would allow the proposed development on the site which in staff's opinion will generate excessive traffic and would be incompatible with the area. Therefore, based on all the aforementioned, staff opines that the proposed development is **incompatible** with the surrounding area and recommends denial without prejudice of request #8 under Section 33-311(A)(7) (Generalized Modification Standards).

Staff has opined that a portion of the subject property which is being rezoned to BU-1A on Parcel A, is **inconsistent** with the LUP map of the CDMP. In addition, the development is overly intensive, does not provide adequate buffering to mitigate negative impacts to the proposed residential development and therefore is **incompatible** with the surrounding area.

I. **RECOMMENDATION:**

Denial without prejudice

J. **CONDITIONS:** None

DATE TYPED: 5/18/10

DATE REVISED: 5/18/10, 6/29/10

DATE FINALIZED: 7/9/10

MCL:GR: NN: TA:CI



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

NDN
GMR

Memorandum

Date: June 24, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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



Subject: C-14 #Z2009000178-2nd Revision
Lalex II, LLC
West of S.W. 137th Avenue and S.W. 164th Street
Request to Permit a Zone Change from RU-4L and BU-1A, Request to
Delete a Recorded Declaration of Restrictions and to Request to Waive a
Wall Requirement between Residential and Business Zone
(RU-3M) (12.69 Acres)
27-55-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The closest public water main is located approximately 144 linear feet south from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

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

Wastewater Disposal

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

Existing public sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can

be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative 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

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3 day storm. Site grading and development shall comply with the requirements of Section 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

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

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

Tree Preservation

Tree Removal Permit 2007-TREE-PER-00140 was issued for these properties to Luxor Townhomes Estates LLC, on April 30, 2007 and expired on April 30, 2008.

Please be advised that this permit has expired, therefore the required replanting and final inspection as per this permit must take place. The applicant should renew Tree Removal Permit 2007-TREE-PER-00140 or request a final inspection to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection.

Please be advised that a Tree Removal Permit is required for the removal or relocation of any trees that have not been previously permitted. Please contact this Program at (305) 372-6574 for information regarding tree permits.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property may require operating permits from DERM. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Hazardous Materials Management

Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning management practices as related to the handling of hazardous materials.

Fuel Storage Facilities

Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LALEX II, LLC

This Department has no objections to this application subject to the following:

All sidewalks throughout the development must have a minimum width of 5 feet.

Vehicular movement to and from SW 137 Avenue and any improvements required for SW 137 Avenue are to be determined at time of paving and drainage submittal.

Landscaping must comply with safe sight distance triangle requirements per Sec. 33-11 of the Miami-Dade County Code.

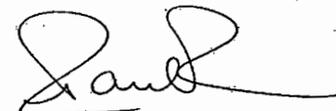
Additional improvements may be required at time of platting.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 229 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9834	SW 147 Ave. s/o SW 152 St.	C	C
9818	SW 137 Ave. s/o SW 152 St.	C	C
9876	SW 184 St. w/o SW 117 Ave.	C	C
9820	SW 137 Ave. s/o SW 184 St.	C	C
9878	SW 184 St. w/o SW 137 Ave.	B	B
9788	SW 127 Ave. s/o SW 184 St.	B	B

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


Raul A Pino, P.L.S.

- 26-MAY-10

14



Memorandum

Date: 16-JUN-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2009000178

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated March 18, 2010.
 APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped June 8, 2010. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2009000178 located at Lying approximately 672' north of S.W. 168 Street and west of S.W. 137 Avenue, AKA 16400 sw 137 ave in Police Grid 2142 is proposed as the following:

<u>216</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>42,395</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 73.37 alarms-annually.
 The estimated average travel time is: 6:15 minutes

Existing services

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

Station 43 - Richmond - 13390 SW 152 Street
 Rescue, ALS 50' Squrt

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped June 8, 2010. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 13-JAN-10

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

LALEX II, LLC

WEST OF S.W. 137 AVENUE &
S.W. 164 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000178

HEARING NUMBER

HISTORY:

Current case history;
Case 200902015088 was opened based on enforcement history request and inspected on 12-31-09. No new violations were observed and case was closed.

Previous case history;
No previous cases under current ownership.

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

CORPORATION NAME: LALEX II, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
<u>See Exhibit A</u>	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

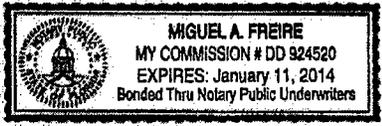
NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 14 day of December, 2009. Affiant is personally known to me or has produced A DRIVER'S LICENSE as identification.

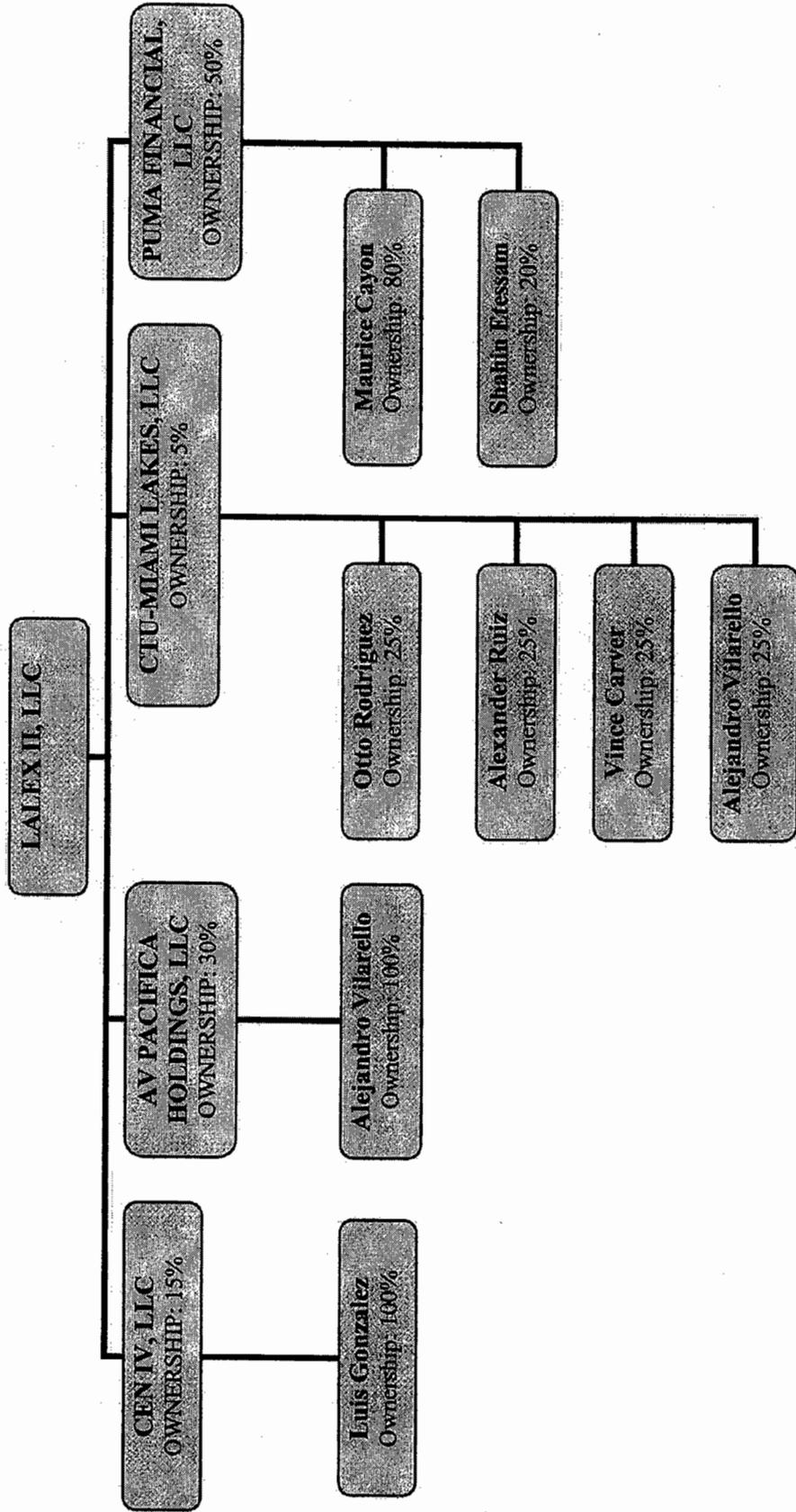
(Notary Public)



My commission expires _____

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

**EXHIBIT A
TO DISCLOSURE OF INTEREST FORM
FOR
LALEX II, LLC
A FLORIDA LIMITED LIABILITY COMPANY**



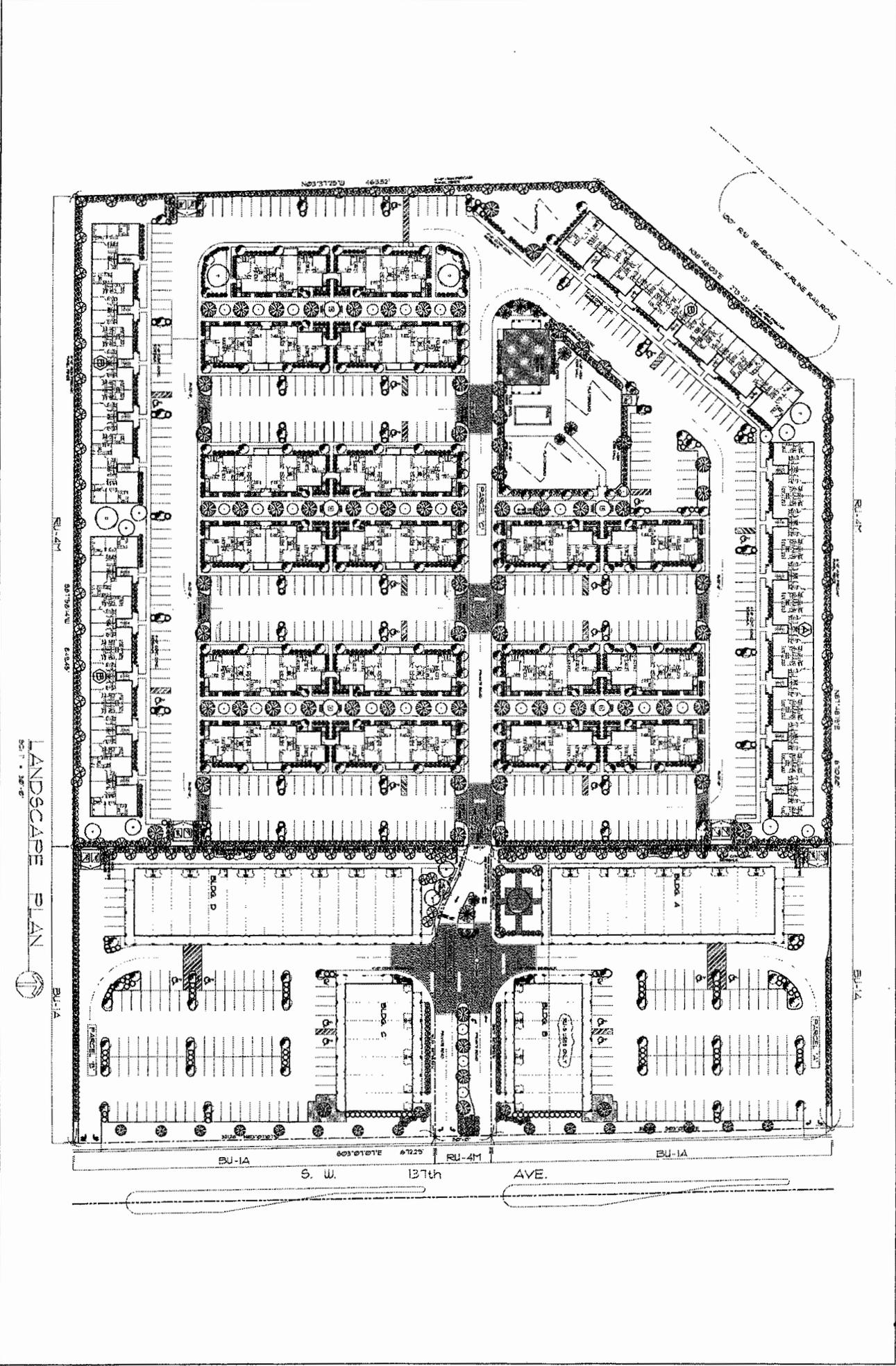
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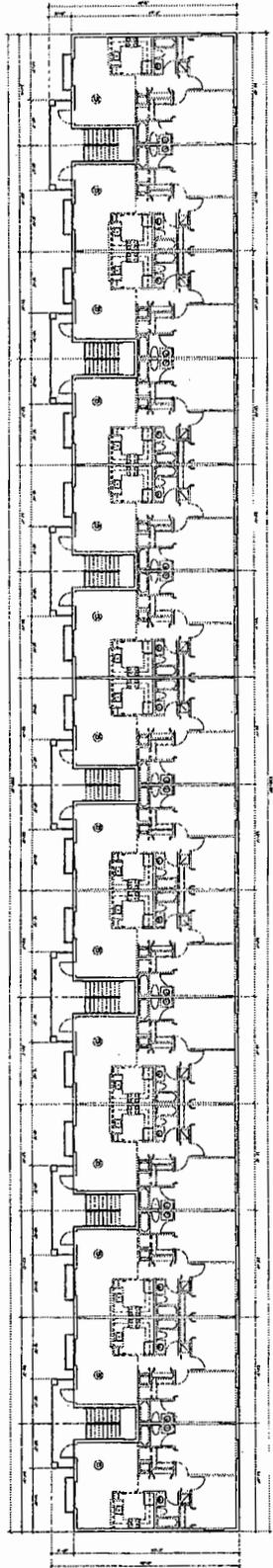
PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX III, LLC
 95 MERICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
 ARCHITECT
 16420 NW 59TH AVE MIAMI LAKES, FLORIDA 33014 (305) 871-9553

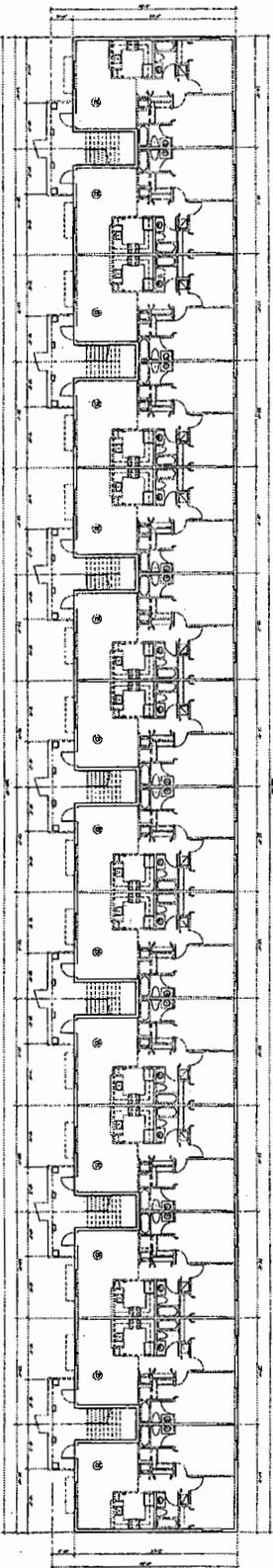
AR # 001963

DATE: 12/18/18
 SCALE: 1/8" = 1'-0"
 SHEET: L-1
 TOTAL SHEETS: 18
 DRAWN BY: JPK





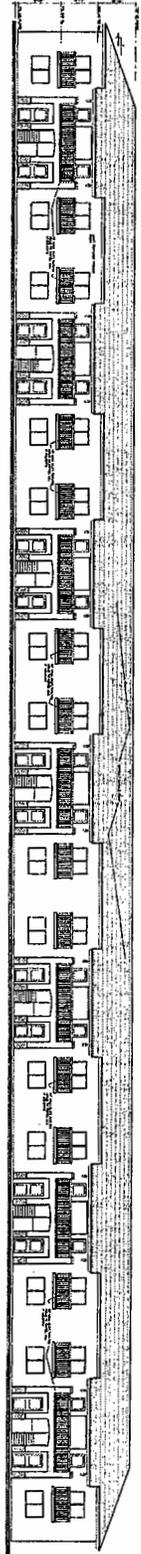
SECOND FLOOR PLAN BUILDING 'A'
SCALE: 1/8" = 1'-0"



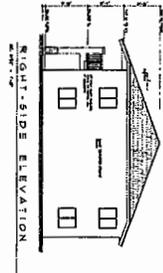
GROUND FLOOR PLAN BUILDING 'A'
SCALE: 1/8" = 1'-0"

Revised
2017/10
JTB

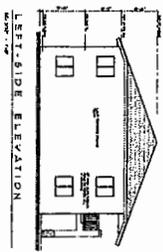
REVISIONS	BY	DATE
PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 55 MERRICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134		
Albert O. Gonzalez ARCHITECT 16400 NW 35TH AVE MIAMI LAKES, FLORIDA 33014 (305) 871-8933		
AR # 2011363		
DATE	SCALE	
A-1		



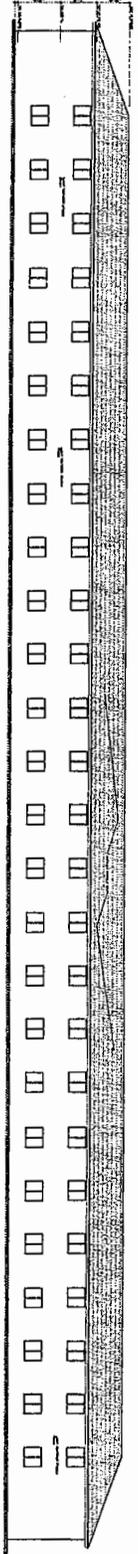
FRONT ELEVATION



RIGHT-SIDE ELEVATION



LEFT-SIDE ELEVATION



REAR ELEVATION

ELEVATIONS BUILDING 'A'

Notes
2017
JTB

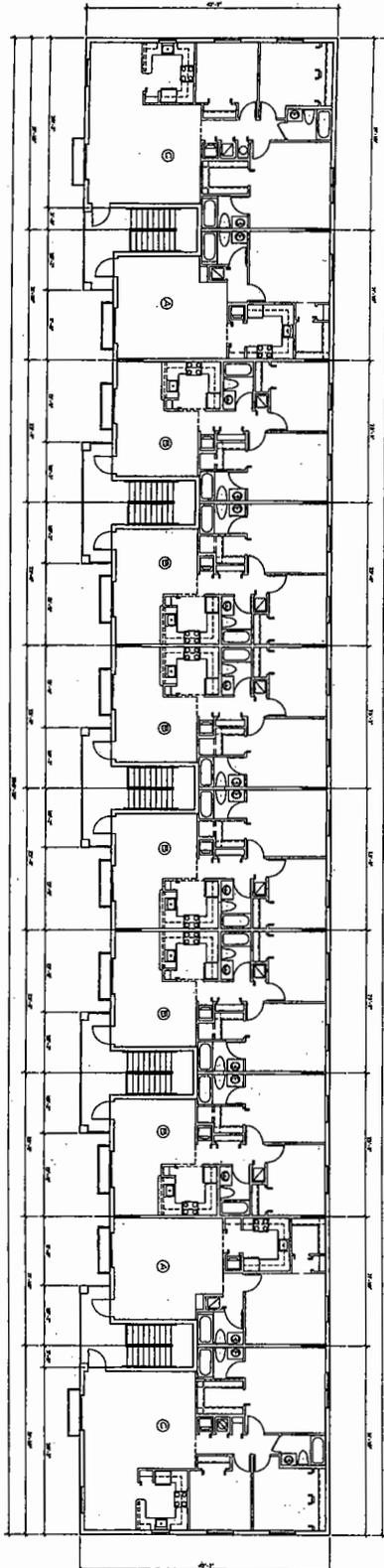
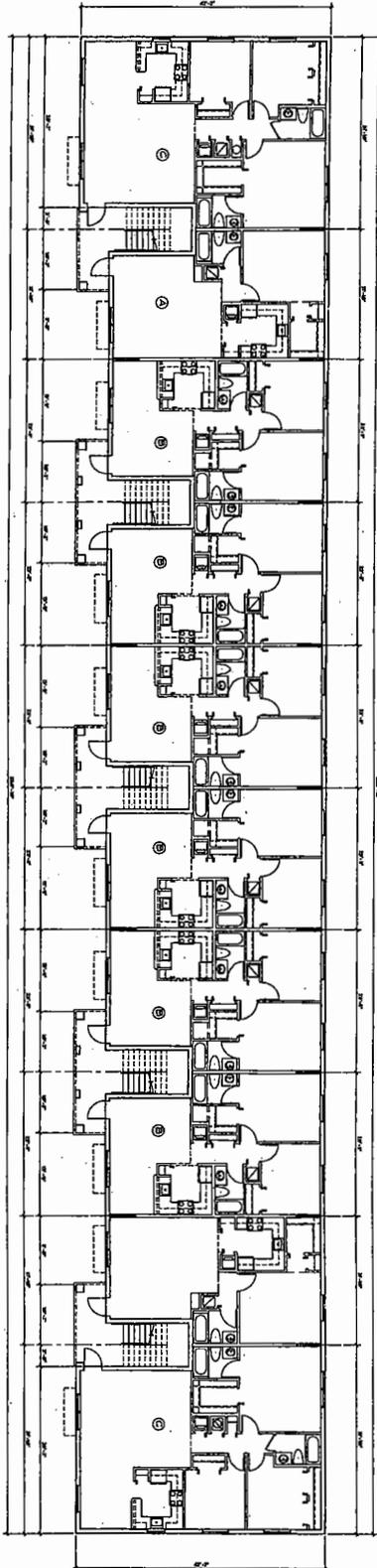
REVISIONS	BY	DATE
PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 95 MERRICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134		
Albert O. Gonzalez ARCHITECT 16400 NW 57TH AVE MIAMI LAKES, FLORIDA 33014 (305) 871-8933		
		AR 4, 001963
		A-2

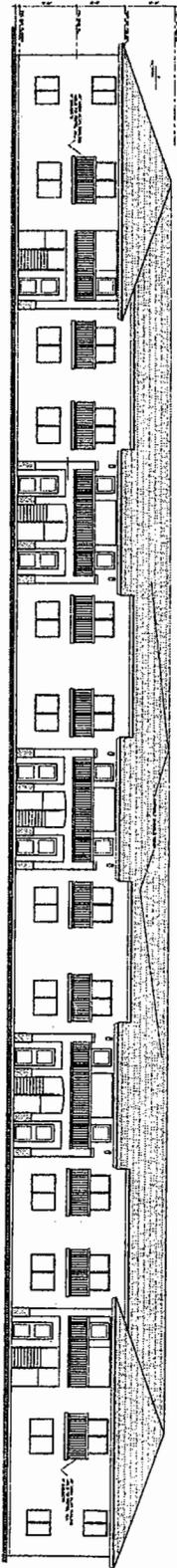
REVISIONS BY
 PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX II, LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
 ARCHITECT
 16400 NW 59TH AVE, MIAMI LAKES, FLORIDA 33014 (305) 971-9933

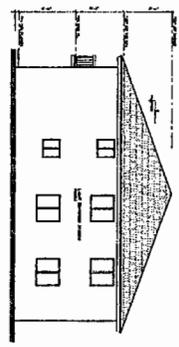
AR # 0011963

DATE: _____
 SCALE: _____
 SHEET: _____
 OF: _____
 A-3

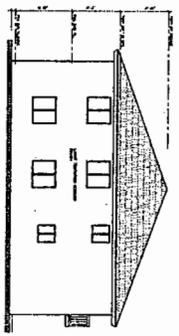




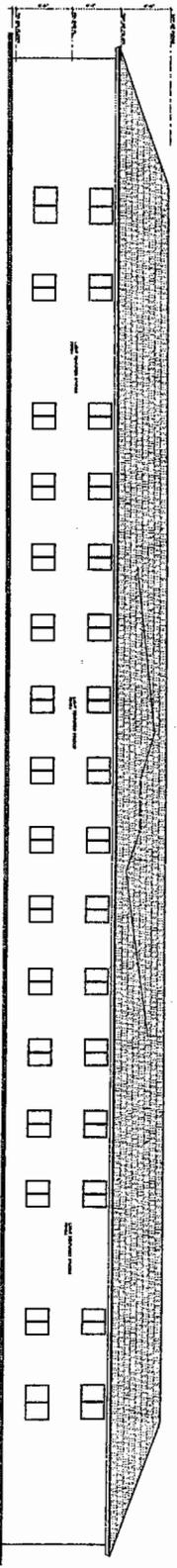
FRONT ELEVATION



NIGHT-SIDE ELEVATION



NIGHT-SIDE ELEVATION

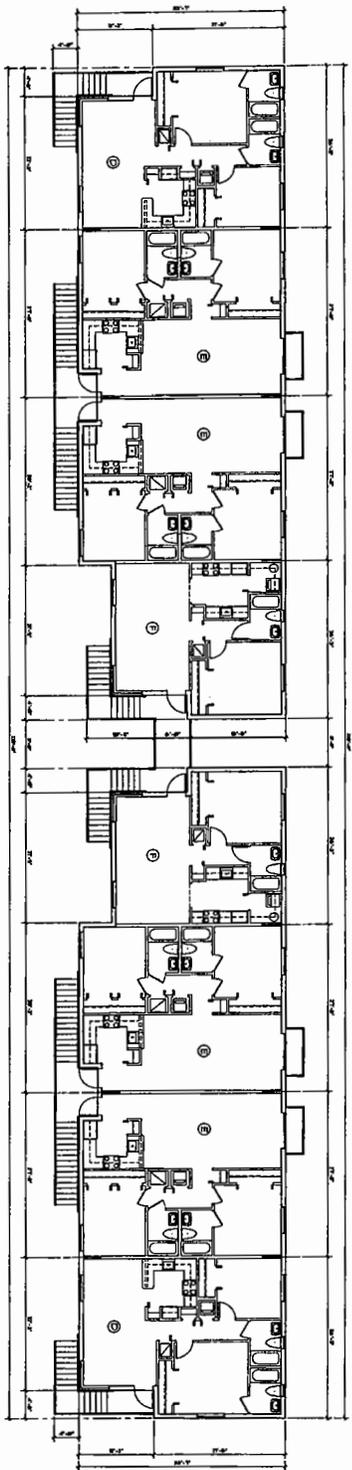


REAR ELEVATION

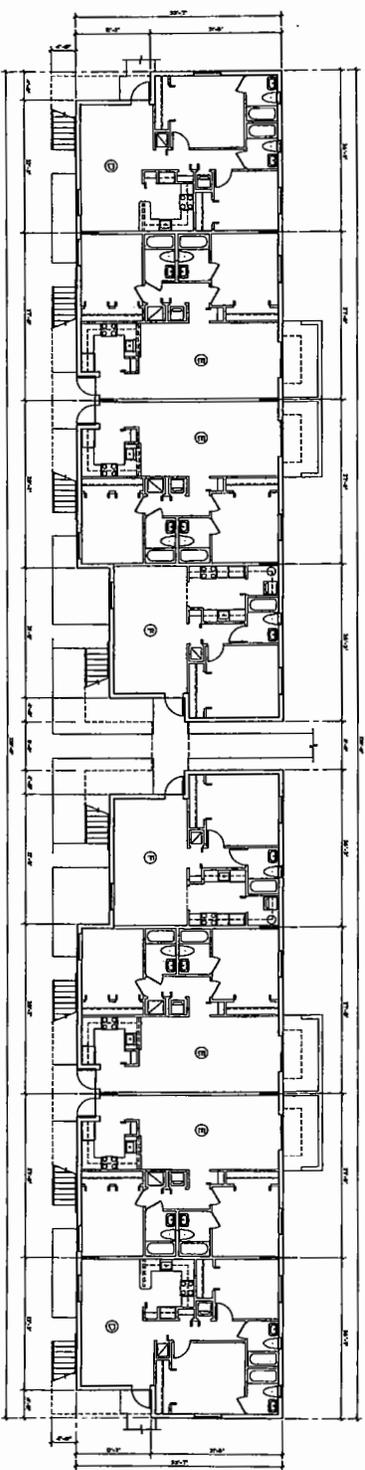
ELEVATIONS BUILDING 'B'

REVISIONS	BY	DATE	DESCRIPTION
<p>PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 95 MERICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134</p>			
<p>Albert O. Gonzalez ARCHITECT</p>		<p>16400 NW 59TH AVE MIAMI LAKES, FLORIDA 33014 (305) 871-8333</p>	
<p>AR # 001963</p>		<p>DATE: _____ SCALE: _____ DRAWN BY: _____ A-4</p>	

Albert O. Gonzalez
 ARCHITECT
 No. 29977
 State of Florida

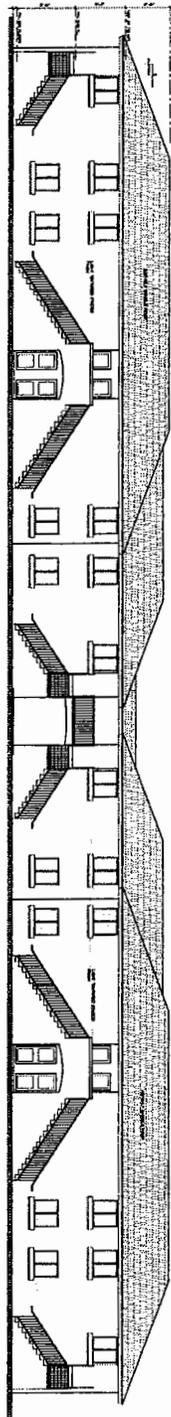


SECOND FLOOR PLAN BUILDING 'C'

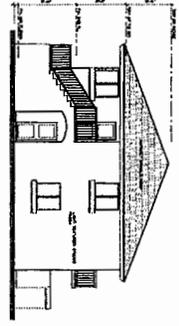


GROUND FLOOR PLAN BUILDING 'C'

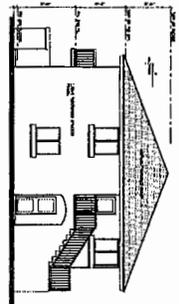
REVISIONS	BY	PROPOSED MIXED USE DEVELOPMENT FOR:	DATE
		LALEX II, LLC	
		95 MERRICK WAY SUITE 610	
		CORAL GABLES, FLORIDA 33134	
Albert O. Gonzalez ARCHITECT 16400 NW 55TH AVE, MIAMI LAKES, FLORIDA 33014 (305) 871-8333			SCALE
			DATE
			AR # 001963
			A-5



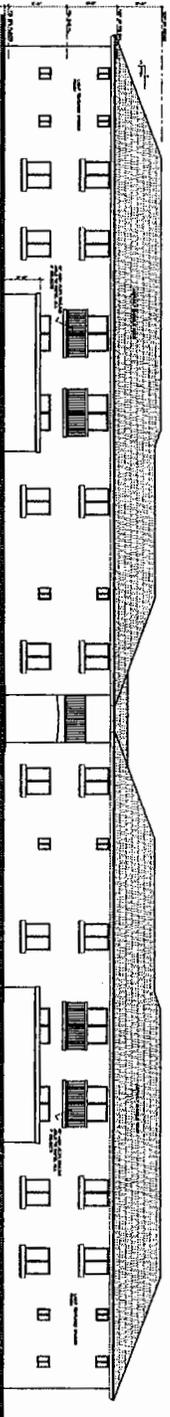
FRONT ELEVATION



RIGHT-SIDE ELEVATION



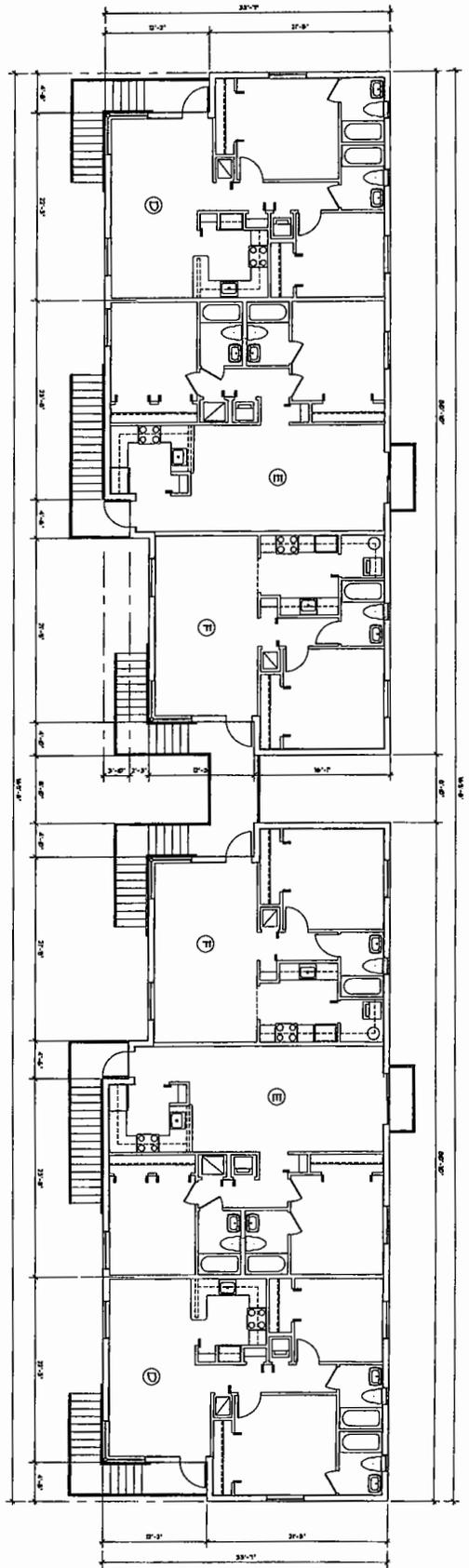
LEFT-SIDE ELEVATION



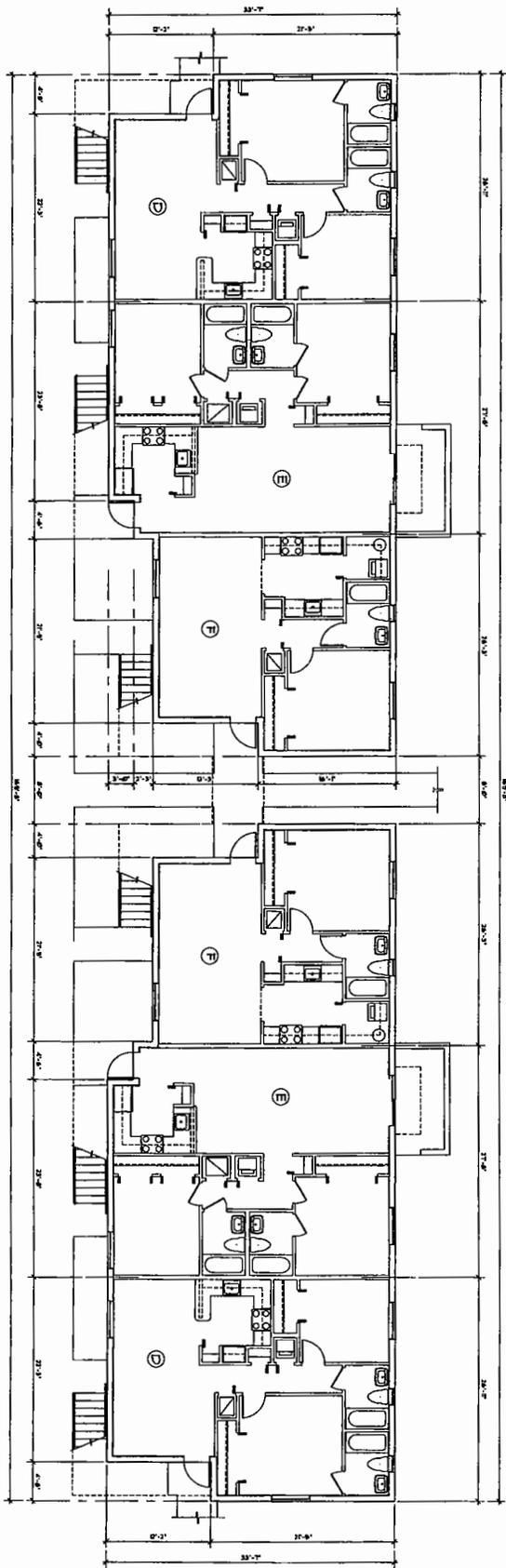
REAR ELEVATION

ELEVATIONS BUILDING 'C'

REVISIONS	BY	PROPOSED MIXED USE DEVELOPMENT FOR: LALEX III, LLC 95 MERRICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134	Albert O. Gonzalez ARCHITECT 16400 NW 59TH AVE, MIAMI LAKES, FLORIDA 33014 (305) 871-8933	AR 4, 02/19/63 A-6	March 2017 <i>jit</i>



SECOND FLOOR PLAN BUILDING 'D'
SCALE: 1/8" = 1'-0"



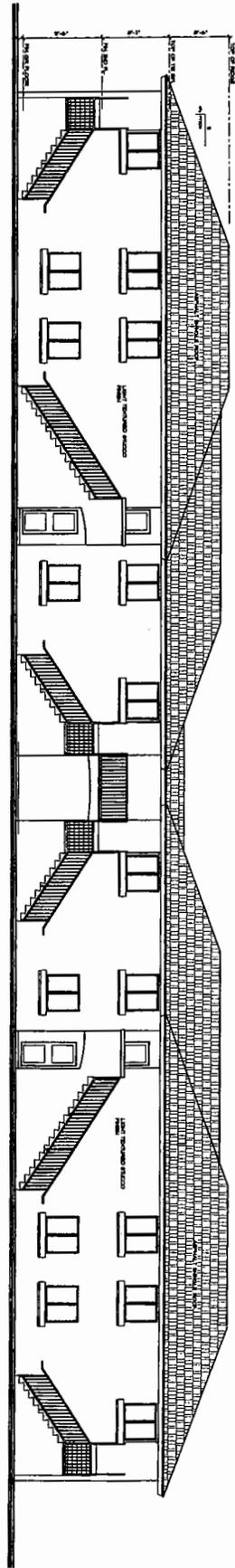
GROUND FLOOR PLAN BUILDING 'D'
SCALE: 1/8" = 1'-0"

REVISIONS BY
 PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX II, LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

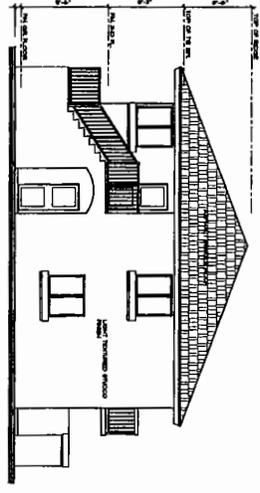
Albert O. Gonzalez
 ARCHITECT
 16400 NW 85TH AVE, MIAMI LAKES, FLORIDA 33014 (305) 871-8333

AR 4 0011663

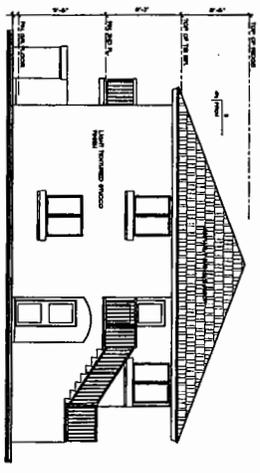
DATE	1/27/13
SCALE	1/8" = 1'-0"
BY	AW
CHECKED	AW
DATE	1/27/13
PROJECT	LALEX II
NO.	0011663
REV.	A-1



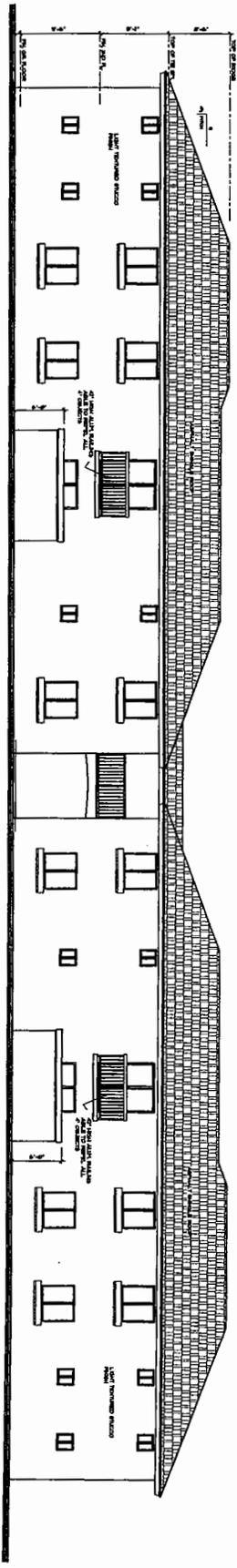
FRONT ELEVATION
NO. 204 - 1/4"



RIGHT-SIDE ELEVATION
NO. 204 - 1/4"



LEFT-SIDE ELEVATION
NO. 204 - 1/4"



REAR ELEVATION
NO. 204 - 1/4"

ELEVATIONS BUILDING 'D'

REVISIONS

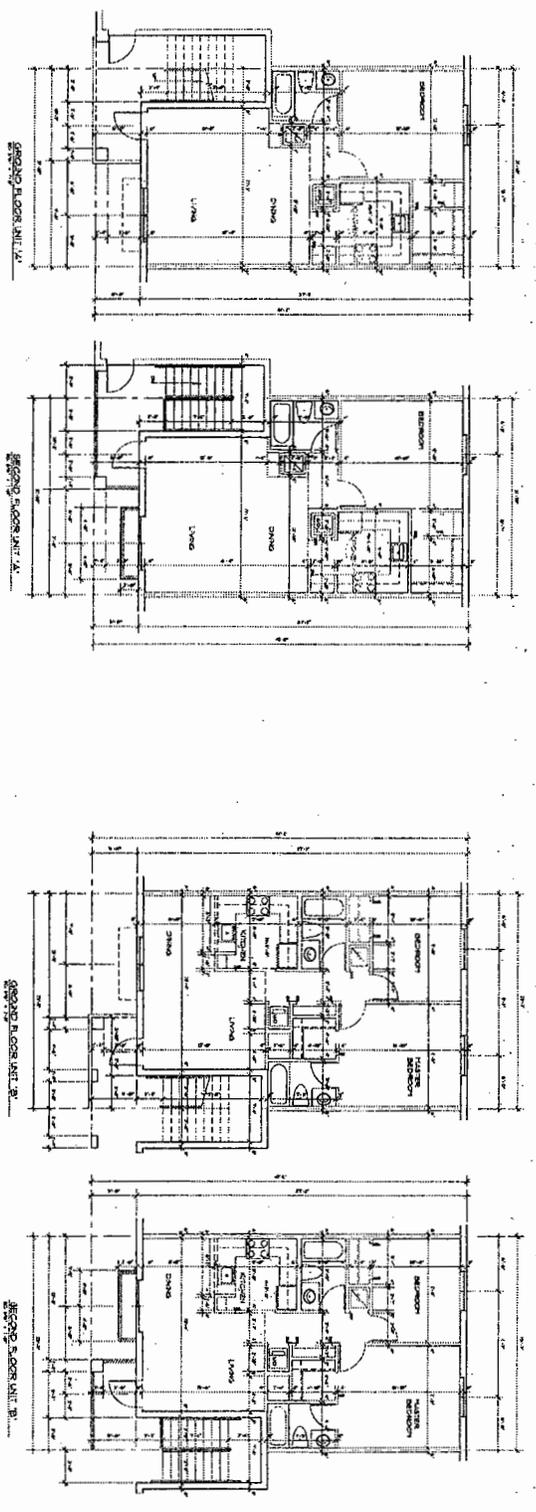
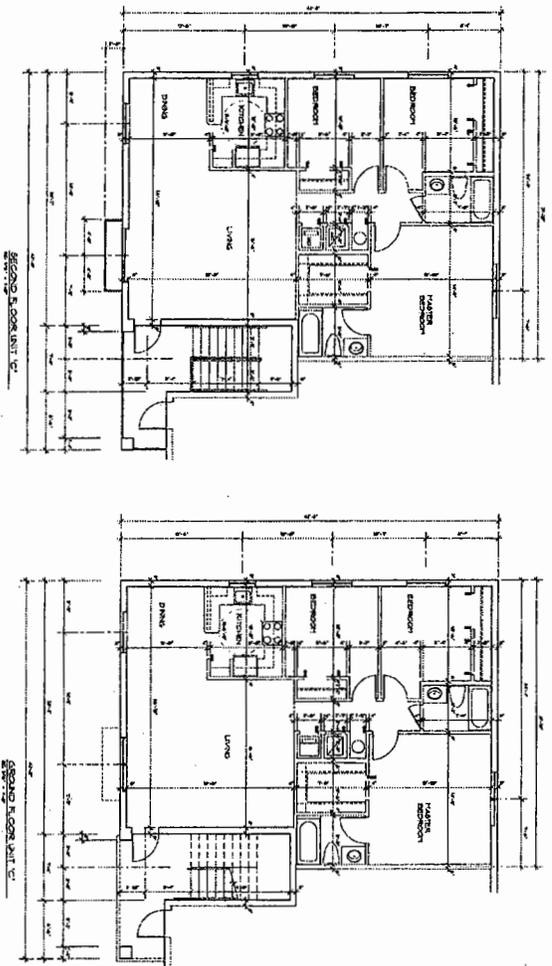
BY
PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 HERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 871-8933

AR # 0011963

DATE	SCALE	BY
A-8		

REVISIONS BY
 PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX II LLC
 55 HERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134



Albert O. Gonzalez
 ARCHITECT
 16-4200 NW 55TH AVE, MIAMI LAKES, FLORIDA 33004
 (305) 871-8833

DATE	BY
SCALE	DATE
NO.	NO.
A-10	

Figure 3
 208-716
 1/24/11

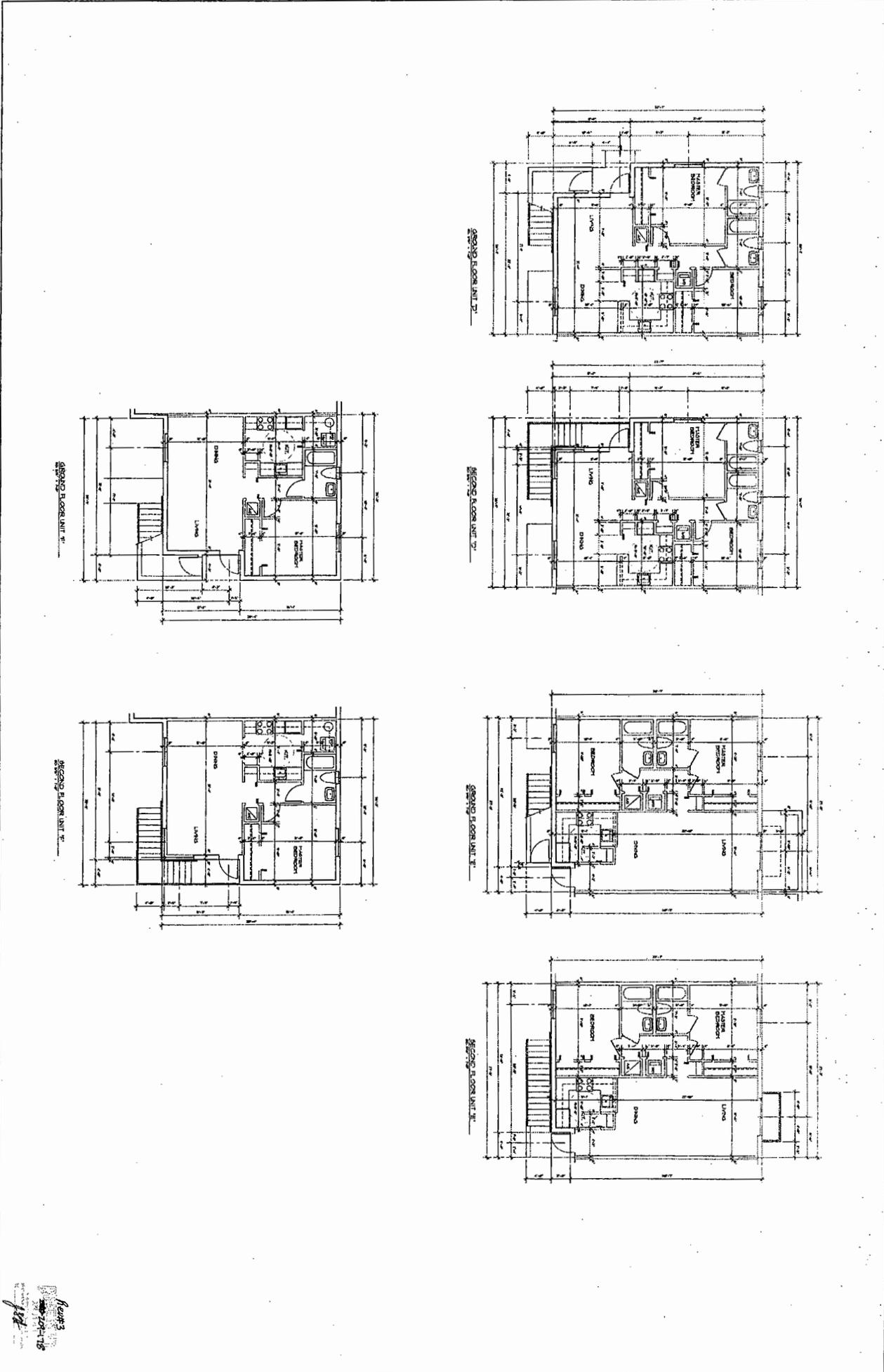
REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX II, LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

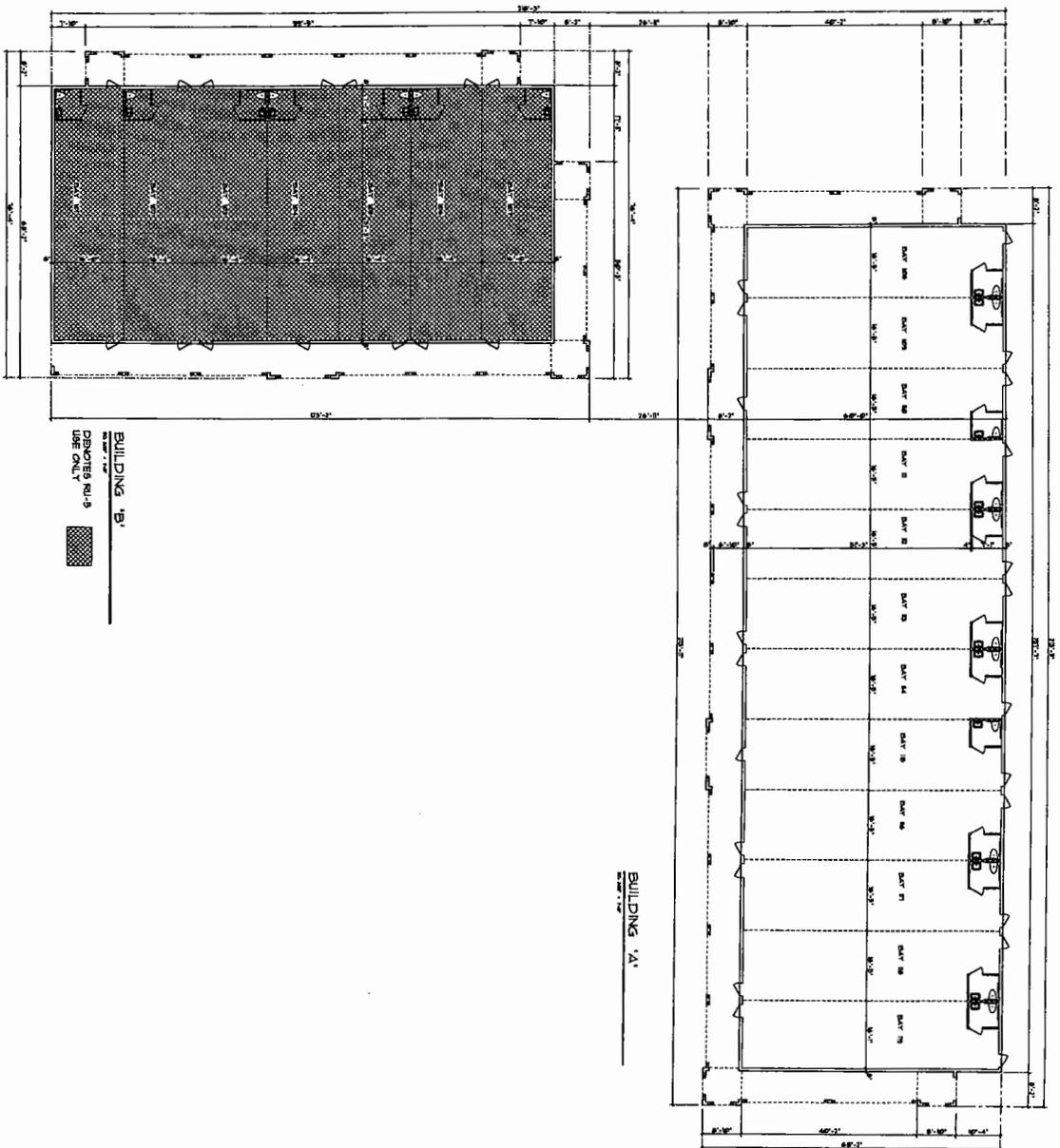
Albert O. Gonzalez
 ARCHITECT
 16400 NW 53TH AVE MIAMI LAKES, FLORIDA 33014 (305) 871-9933

AR # 0019663

DATE	
SCALE	
NO.	
A-11	



Handwritten signature and stamp



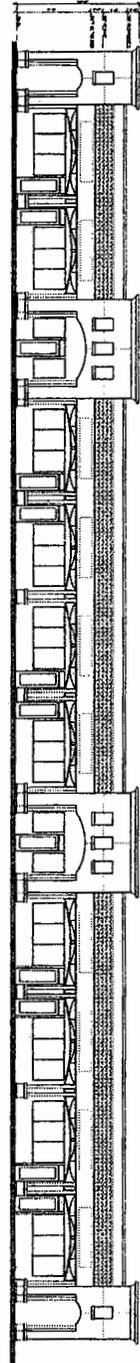
NORTH SIDE RETAIL BUILDINGS 'A' AND 'B'

REVISIONS BY
 PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX II, LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

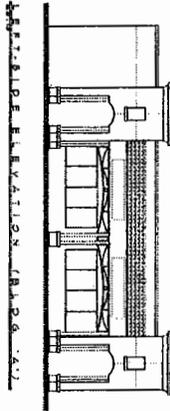
Albert O. Gonzalez
 ARCHITECT
 16400 NW 57TH AVE. MIAMI LAKES, FLORIDA 33094 (305) 871-8933

AR 9, 001963

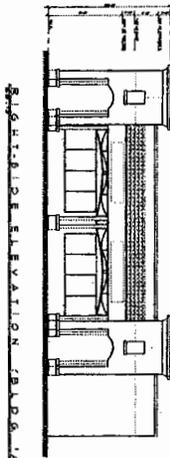
DATE:	10/27/11
BY:	AG
SCALE:	AS SHOWN
PROJECT:	AR 9, 001963
DATE:	10/27/11
BY:	AG
SCALE:	AS SHOWN
PROJECT:	AR 9, 001963



FRONT ELEVATION (BLDG. 2A)



LEFT-SIDE ELEVATION (BLDG. 4A)



RIGHT-SIDE ELEVATION (BLDG. 4A)

REVISIONS

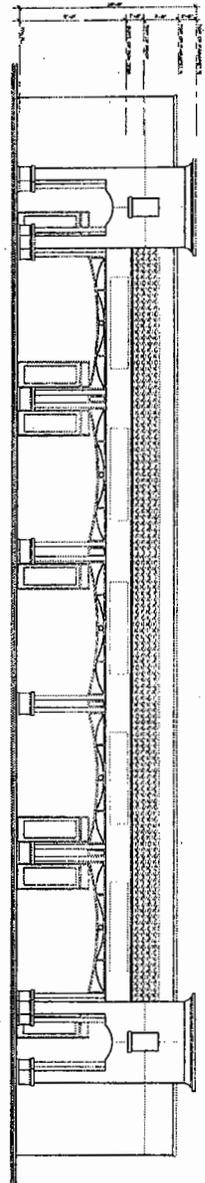
BY	
DATE	
DESCRIPTION	

PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX III, LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33154

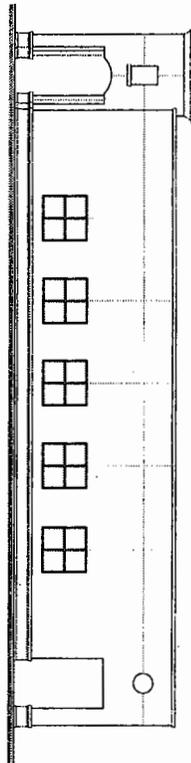
Albert O. Gonzalez
 ARCHITECT
 16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 871-8333

AR 4 00/1563

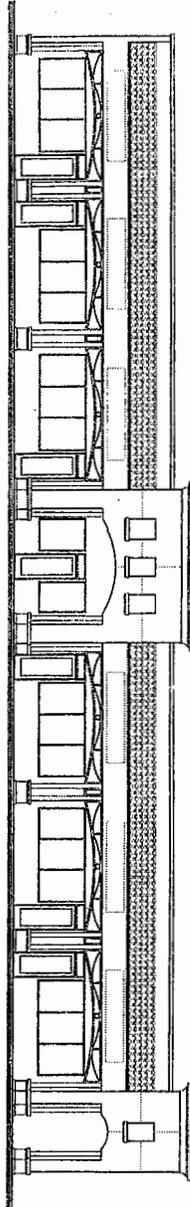
DATE	SCALE	BY	CHKD
A-13			



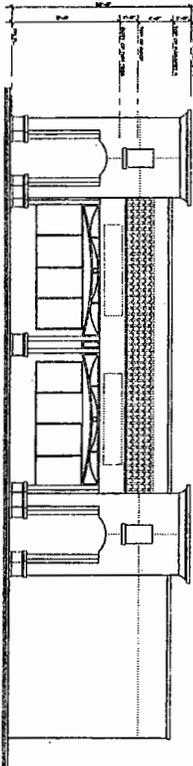
REAR ELEVATION (BLDG. 'B')



RIGHT-SIDE ELEVATION (BLDG. 'B')



FRONT ELEVATION (BLDG. 'B')



LEFT-SIDE ELEVATION (BLDG. 'B')



REVISIONS

BY

PROPOSED MIXED USE DEVELOPMENT FOR:

TALEX II, LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

Albert O. Gonzalez

ARCHITECT

16400 NW 59TH AVE, MIAMI LAKES, FLORIDA 33014 (305) 871-9833

AR 4 001963

DATE: A-14

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

DATE: 04-17-14

BY: [Signature]

PROJECT: [Blank]

NO.:

DATE:

BY:

PROJECT:

NO.:

DATE:

REVISIONS	BY

PROPOSED MIXED USE DEVELOPMENT FOR:
 LALEX II LLC
 95 MERRICK WAY SUITE 610
 CORAL GABLES, FLORIDA 33134

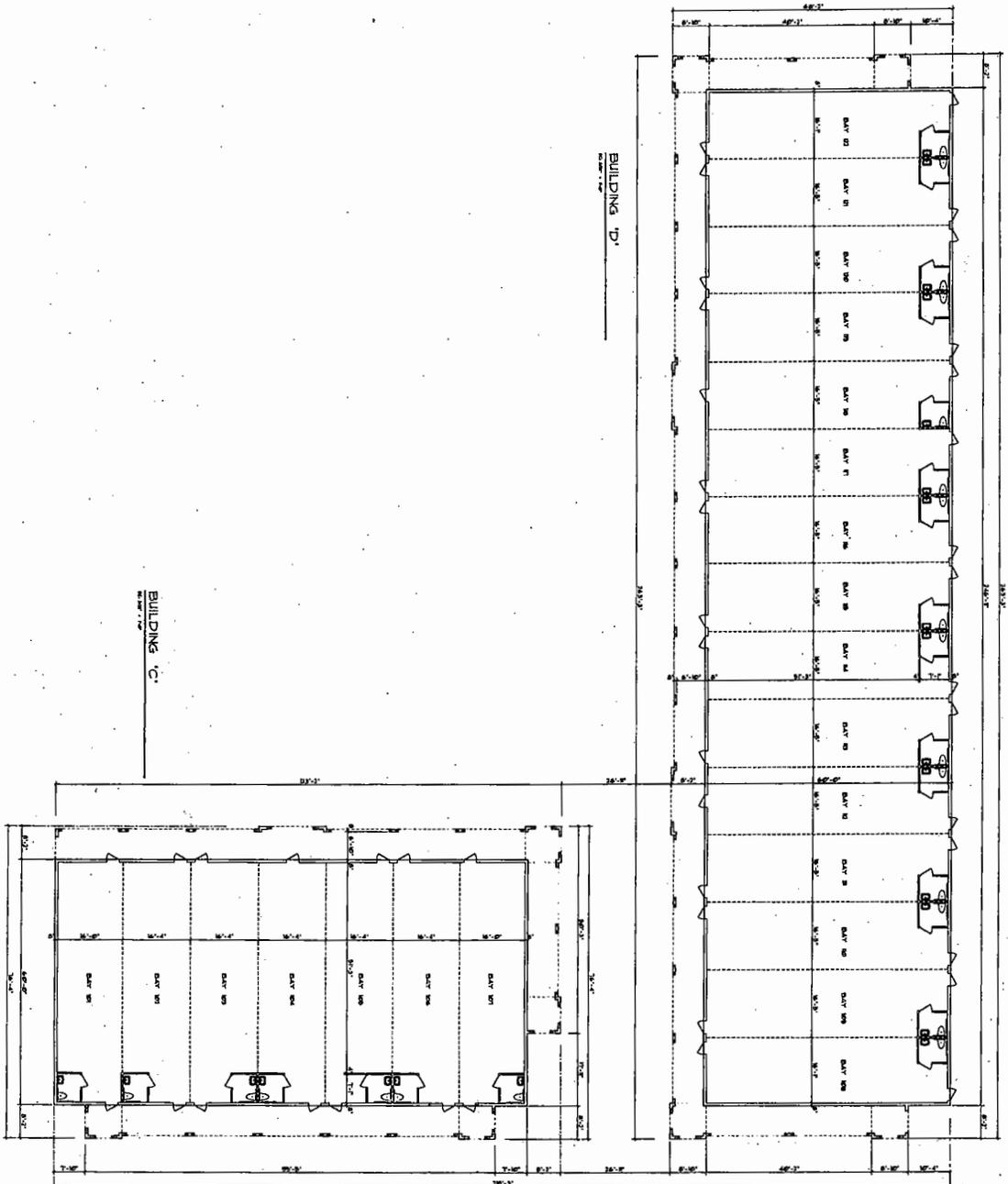
Albert O. Gonzalez
 ARCHITECT
 16420 NW 59TH AVE MIAMI LAKES, FLORIDA 33014 (305) 871-9333

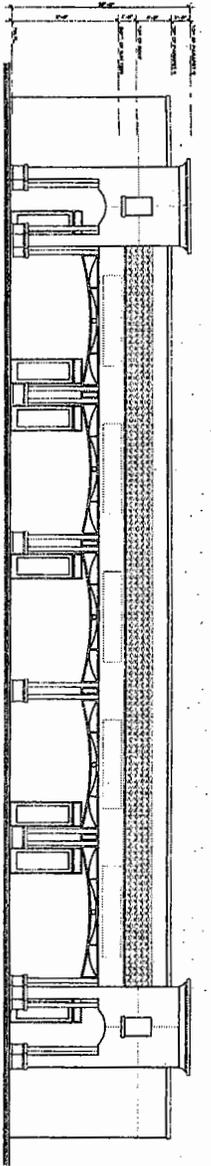
AR 5 001863

DATE	
SCALE	

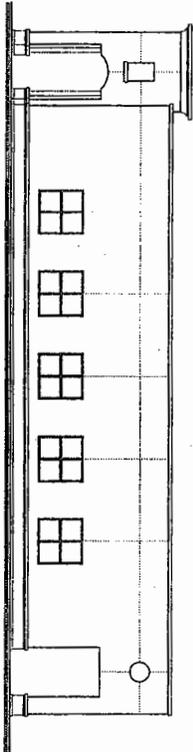
A-15

SOUTH SIDE RETAIL BUILDINGS 'C' AND 'D'

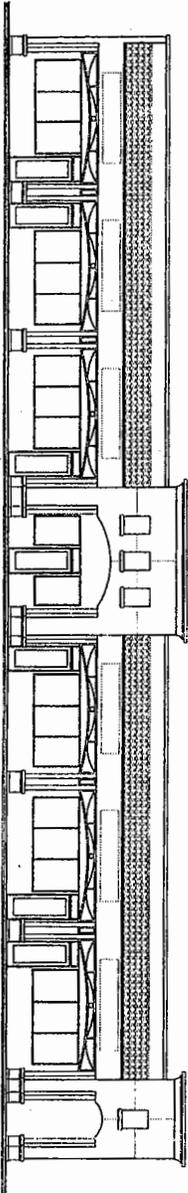




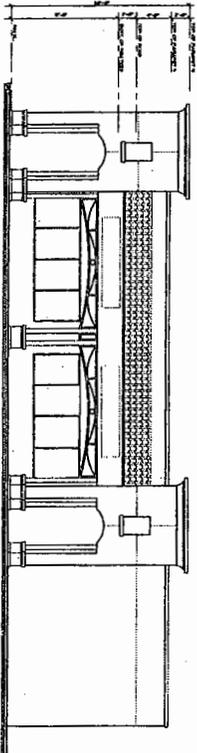
REAR ELEVATION (BLDG. 'C')



RIGHT-SIDE ELEVATION (BLDG. 'C')



FRONT ELEVATION (BLDG. 'C')



LEFT-SIDE ELEVATION (BLDG. 'C')

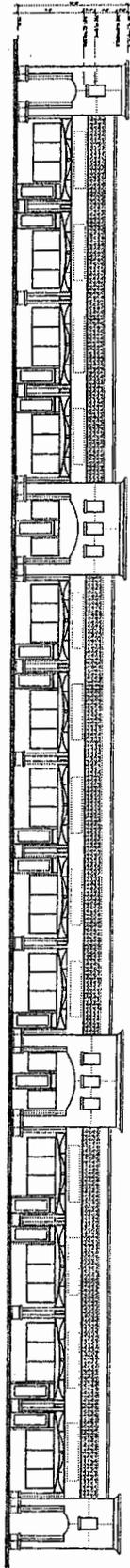
Sheet 5
204-78
1/12

REVISIONS BY
PROPOSED MIXED USE DEVELOPMENT FOR:
LALEX II, LLC
95 HERRICK WAY SUITE 610
CORAL GABLES, FLORIDA 33134

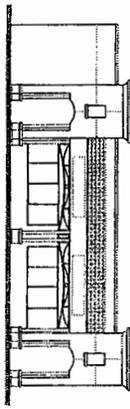
Albert O. Gonzalez
ARCHITECT
16400 NW 59TH AVE. MIAMI LAKES, FLORIDA 33014 (305) 871-9533

AR # 201863

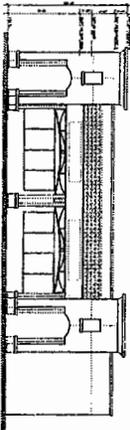
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SCALE: _____
DRAWN BY: _____
A-16



FRONT ELEVATION (S.L.P. 01)



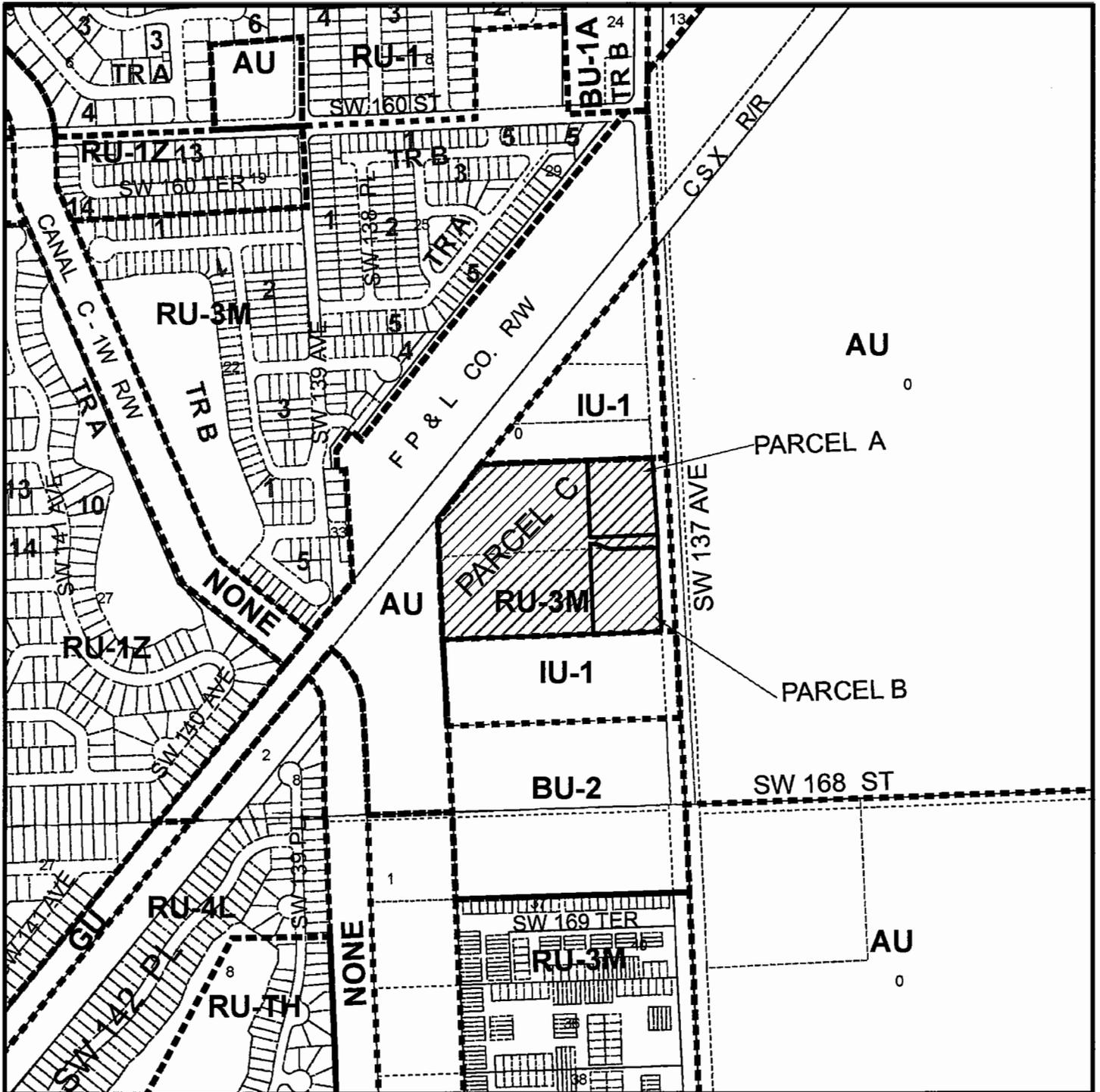
RIGHT-SIDE ELEVATION (S.L.P. 02)



LEFT-SIDE ELEVATION (S.L.P. 03)

REVISIONS	BY	DATE	DESCRIPTION
PROPOSED MIXED USE DEVELOPMENT FOR: LALEX II, LLC 95 MERICK WAY SUITE 610 CORAL GABLES, FLORIDA 33134			
Albert O. Gonzalez ARCHITECT 16400 NW 53TH AVE. MIAMI LAKES, FLORIDA 33214 (305) 871-8533		AR 1 001923	DATE SCALE SHEET NO. A-17

11/11/13
 201-778
 JPH



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2009000178

Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS

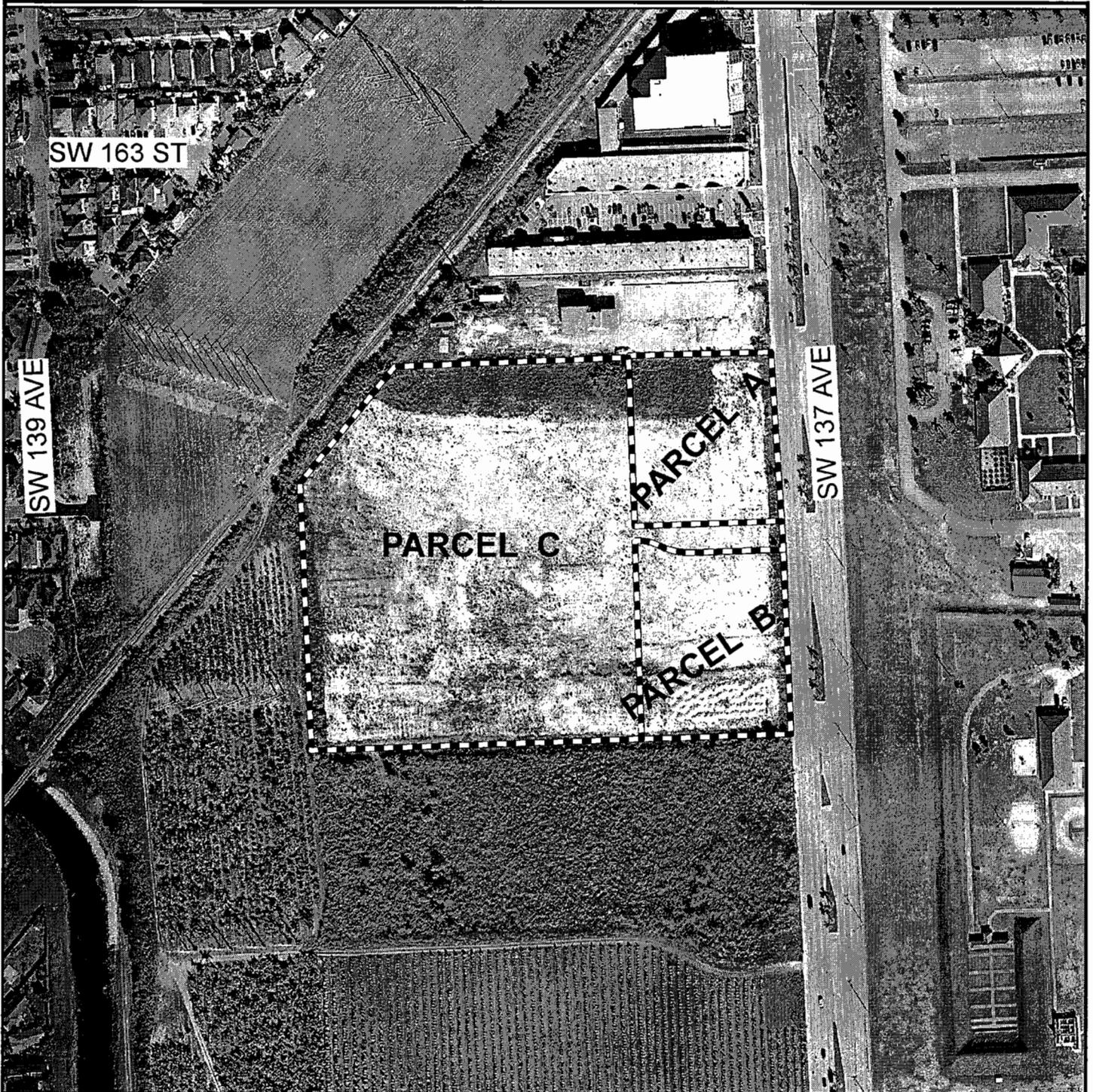
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, April 26, 2010

REVISION	DATE	BY
		41



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2009000178

Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS

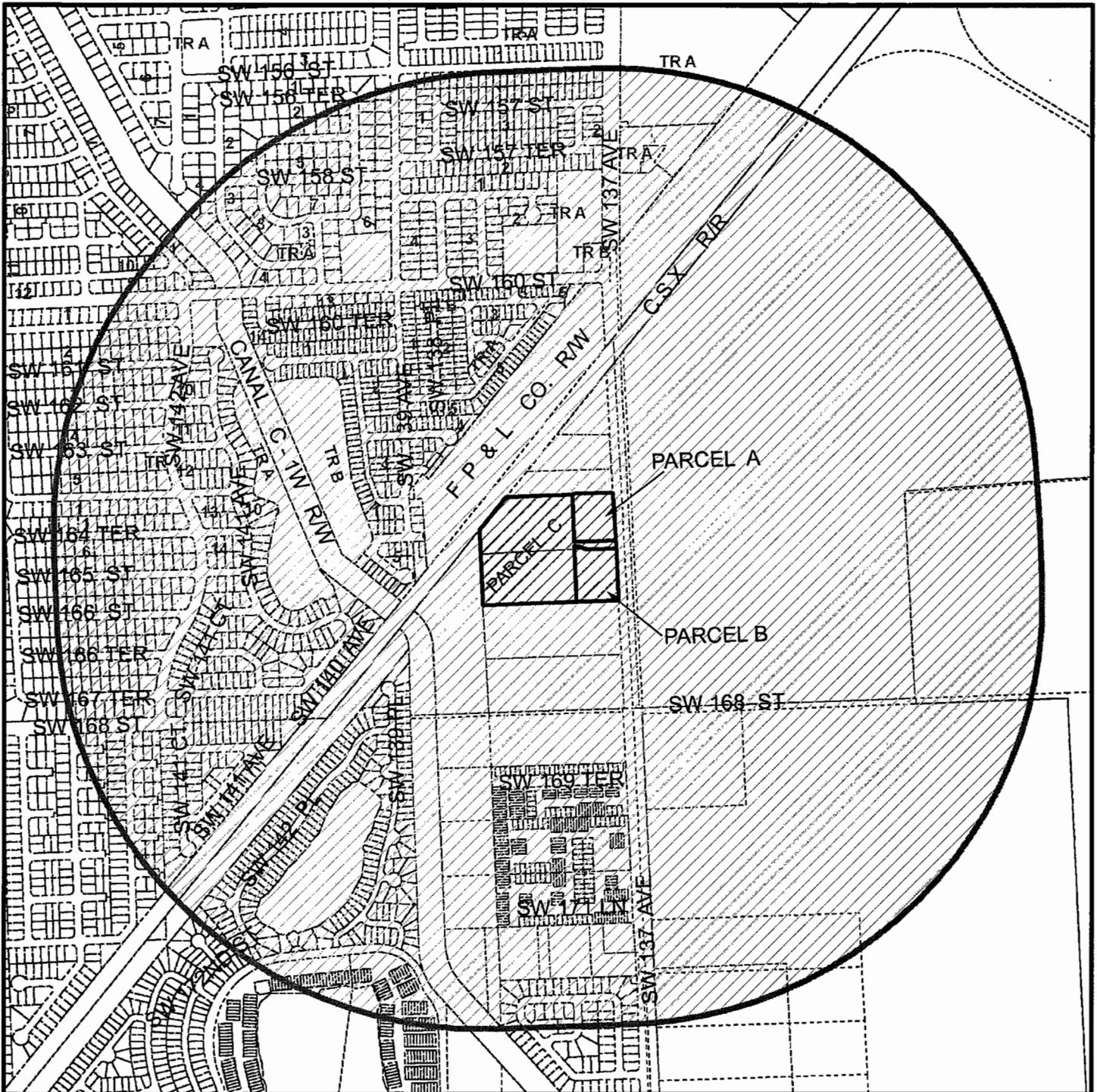
Legend

-  Subject Property
-  Zoning



SKETCH CREATED ON: Tuesday, April 27, 2010

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2009000178
 RADIUS: 2640

Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS



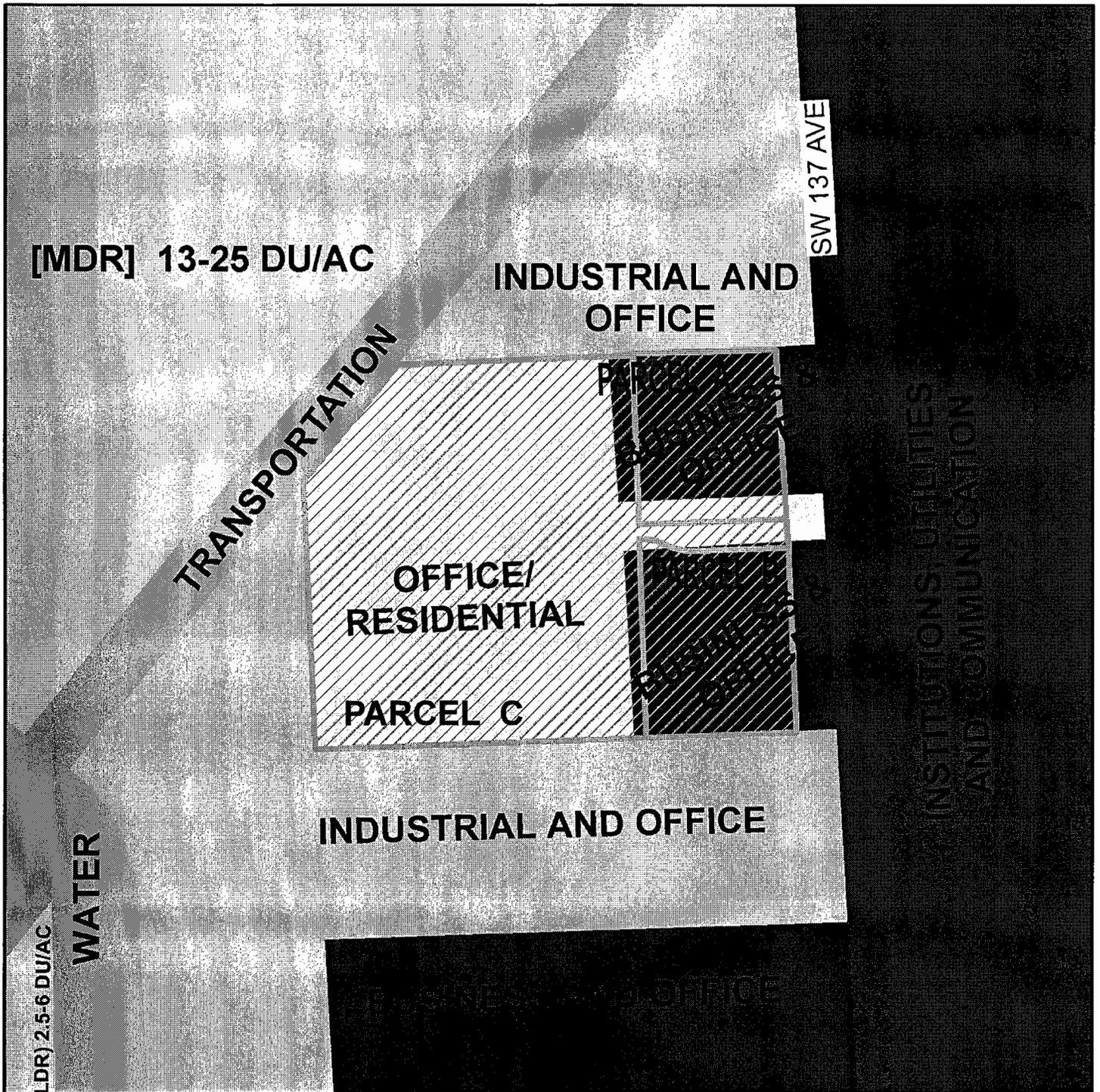
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Monday, April 26, 2010

REVISION	DATE	BY
		43



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2009000178



Section: 27 Township: 55 Range: 39
 Applicant: LALEX II, LLC
 Zoning Board: C14
 Commission District: 9
 Drafter ID: KEELING
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, April 27, 2010

REVISION	DATE	BY