

# FINAL AGENDA

6-15-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 15  
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)  
10710 SW 211 Street, Miami  
Wednesday, July 25, 2012 at 7:00 p.m.

## CURRENT

1. 12-7-CZ15-1 H.I.T.D. INVESTMENT, LLC. 11-49 30-56-40 N



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, JULY 25, 2012

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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1. H.I.T.D. INVESTMENT, LLC. (12-7-CZ15-1/11-049)

30-56-40  
Area 15/District 08

Modification of paragraphs #1 & #2 of a Declaration of Restrictions, recorded in Official Record Book 25428 pages 961-968, reading as follows:

FROM:

"1. The Property shall be developed in substantial accordance with the plans entitled "HITD at S.W. 248th St. and S.W. 117th Ave.", as prepared by Martin A.D. Yabor & Associates, Inc., dated stamped received November 28, 2006, and consisting of twenty-six (26) sheets, as may be modified at the public hearing on the Application (the "Plan")."

TO: "1.

The Property shall be developed in substantial accordance with a plan entitled "Majestic Palm Estates" as prepared by Juan R. Martinez & Associates, dated stamped received 02/14/12, consisting of 2 sheets."

FROM:

"2. Density Restriction. The number of dwelling units on the Property shall not exceed fifty-nine (59) units."

TO:

"2. Density Restriction. The number of dwelling units on the Property shall not exceed fifty-two (52) Lots and one (1) Tract for a Pump Station."

The purpose of the above requests is to allow the applicant to submit a new site plan showing a single family residential development in lieu of the previously approved townhouse and single family residential development and to reduce the number of units.

The afore-mentioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: The southeast corner of S.W. 117 Avenue & SW 248 Street,  
Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.28 Acres

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

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

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

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

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

**NOTICE**

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 15**

**PH: Z11-049 (12-7-CZ15-1)**

**July 25, 2012**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	15
<b>Applicants</b>	H.I.T.D. Investment, LLC
<b>Summary of Requests</b>	The applicant is seeking to modify plans for a previously approved residential development.
<b>Location</b>	S.E. Corner of SW 117 Avenue & SW 248 Street, Miami-Dade County, Florida.
<b>Property Size</b>	10.28 acres
<b>Existing Zoning</b>	RU-3M
<b>Existing Land Use</b>	Vacant
<b>2015-2025 CDMP Land Use Designation</b>	Low Density Residential ( <i>see attached Zoning Recommendation Addendum</i> )
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(7) <b>Generalized Modification Standards</b>
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUEST:**

Modification of paragraph #1 & #2 of Declaration of Restrictions, recorded in Official Record Book 25428 pages 961-968, reading as follows:

FROM:

"1. The Property shall be developed in substantial accordance with the plans entitled "HITD at S.W. 248th St. and S.W. 117th Ave.", as prepared by Martin A.D. Yabor & Associates, Inc., dated stamped received November 28, 2006, and consisting of twenty-six (26) sheets, as may be modified at the public hearing on the Application (the "Plan")."

TO:

"1. The Property shall be developed in substantial accordance with a plan entitled "Majestic Palm Estates" as prepared by Juan R. Martinez & Associates, dated stamped received 02/14/12, consisting of 1 sheet."

FROM:

"2. Density Restriction. The number of dwelling units on the Property shall not exceed fifty-nine (59) units."

TO:

"2. Density Restriction. The number of dwelling units on the Property shall not exceed fifty-two (52) Lots and Tract "A" for a Pump Station."

The purpose of the request is to allow the applicant to submit a new site plan showing a single family residential development in lieu of the previously approved townhouse and single family residential development.

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

**PROJECT DESCRIPTION:**

The applicant seeks to modify previously approved plans to permit a residential development with fifty-two (52) single-family residences.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-3M; vacant	Low Density Residential (2.5 to 6 dua)
<b>North</b>	BU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua)
<b>West</b>	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua); Business and Office

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located in the southeast corner of S.W. 248<sup>th</sup> Street and S.W. 117<sup>th</sup> Avenue. The surrounding properties to the south, east and west are vacant residential sites and the parcel to the north contains a single-family residence. The area surrounding of the subject property is primarily characterized by vacant land and residential uses.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, the proposed development could have an impact on public utilities and services in the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low Density Residential*** on the Comprehensive Development Master Plan’s (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, which would result in the maximum development of 61 residential units on this site. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. The applicant has provided a site plan restricting the development of the 10.28 acre parcel to 52 lots which is within the density threshold of the LUP map. As such, approval of the resulting residential uses, is **compatible** with the surrounding area based on criteria detailed in the CDMP’s **Land Use Element Objective 4**, and **consistent** with the density range and uses allowed in the Low-Density Residential land use category and the density range of the category depicted on the CDMP LUP map for the subject property.

**ZONING ANALYSIS:**

The subject property was previously approved in 2007 pursuant to Resolution #CZAB15-1-07. Said resolution approved a district boundary change from AU to RU-3M, waived the section line right-of-way dedication and accepted a proffered covenant that provided a site plan and density restriction of fifty-nine (59) dwelling units for the subject property. The site plan approved with said resolution consisted of thirty-three (33) single-family residences and twenty-six (26) townhomes. The applicant currently seeks to modify the declaration of restrictions to submit a new site plan showing an entirely single-family residential development with an overall density of 52 units in lieu of the previously approved townhouse and single-family residential development.

When the subject request is analyzed under Section 33-311(A)(7), **General Modification Standards**, staff opines that the proposed modification of the previously approved site plan to develop the site with fifty-two (52) single-family residences, will not generate excessive noise or traffic, provoke excessive overcrowding of people, or tend to provoke a nuisance, and is **compatible** with the surrounding area and future development of the neighborhood. Staff also opines that the newly proposed site plan is less intensive than the previously approved plan as it depicts less dwelling units and the proposed lot areas are in accordance with those typically found in the RU-1M(a) zoning district. Furthermore, the RU-3M zoning district permits less intensive development such as what is proposed in this application. Therefore, staff opines that the proposed development is more compatible with the surrounding less intensive RU-1M(a) zoned properties to the East, South and West of the subject property. Moreover, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned, the requested modification is compatible with the surrounding area based on by the memoranda submitted by the reviewing Departments. **Therefore, staff recommends approval with conditions of the request, under the Generalized Modification Standards, Section 33-311(A)(7).**

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

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

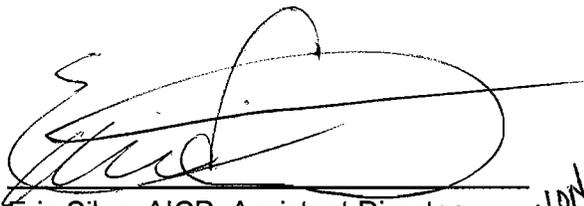
**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That all the conditions of Declaration of Restrictions, recorded in Official Records Book 25428, Pages 961-968, pursuant to Resolution #CZAB15-1-07, remain in full force and effect except as herein modified.
2. That a revised Declaration of Restrictions be submitted to the Department of Regulatory and Economic Resources within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director.
3. That this Resolution will not be transmitted to the Clerk of the Commission until the required Declaration of Restrictions is submitted in final, recordable form acceptable to the Department.
4. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

5. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Majestic Palm Estates" as prepared by Juan R. Martinez & Associates, dated stamped received 02/14/12, consisting of 1 sheet.
6. That the use be established and maintained in accordance with the approved plan.
7. The number of dwelling units on the property shall not exceed fifty-two (52) Lots and Tract "A" shall be limited to the development of a Pump Station.

ES:MW:NN:JV:JC

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

Eric Silva, AICP, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

NDN

# ZONING RECOMMENDATION ADDENDUM

Applicant: H.I.T.D. Investments, LLC  
PH: Z11-049

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Regulatory and Economic Resources (Environmental Resources Management Division)	No objection
Public Works & Waste Management	No objection
Parks, Recreation & Open Spaces	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<b>Low Density Residential</b> (Pg. I-31)	<i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
<b>Land Use Objective 4</b> (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(7) Generalized Modification Standards.</b>	<i>The Board shall hear applications to <b>modify</b> 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.</i>
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**1. H.I.T.D. INVESTMENT, LLC**  
**(Applicant)**

**12-7-CZ15-1 (11-049)**  
**Area 15/District 08**  
**Hearing Date: 07/25/12**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1984	Barbara Nash	- Unusual Use for temporary use of watchman quarter.	BCC	Appeal Approved, Application Approved
1984	Barbara Nash	- Unusual Use for temporary use of watchman quarter.	ZAB	Denied without Prejudice
2007	Barbara Nash	- Zone change from AU to RU-3M.	C15	Approved
2009	MD Holdings II, LLC	- Zone change from RU-3M to RU-1M(a). - Modification of paragraphs #1, #2 and #4 of Declaration of Restrictions as recorded in ORB 24711 Pgs. 2682 – 2968, Reading as follows...		

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

Memorandum 

**Date:** February 23, 2012

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

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

**Subject:** C-15 #Z2011000049-1<sup>st</sup> Revision  
H.I.T.D. Investments, LLC  
Southeast corner of S.W. 117<sup>th</sup> Avenue and S.W. 248<sup>th</sup> Street  
Modification of a Previous Resolution to Permit a Single-Family  
Residence in Lieu of a Townhouse Development  
(RU-3M) (13.51 Acres)  
30-56-40

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

Potable Water Service and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The applicant is advised since the subject is part of the underlining approved Surface Water Management Standard General Permit No. 13-03995-P issued by this department, a modification of the previous approved site plan may require a new revision and approval. It is the applicant's responsibility to contact this agency for more information.

### Wetlands

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

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

### Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. 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 the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. The approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

### Enforcement History

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

### Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: H.I.T.D. INVESTMENT, LLC.

This Department has no objections to this application.

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

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 60 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
9904	SW 220 St. e/o US-1	B	B
F-50	SW 112 Ave. n/o HEFT	B	B
F-1095	SW 112 Ave. n/o SW 216 St.	D	D
F-2264	Florida Turnpike e/o SW 112 Ave.	B	B
9914	SW 248 St. e/o SW 127 Ave.	C	C

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.

12-MAR-12



# Memorandum

**Date:** 06-MAR-12  
**To:** , Director  
 Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000049

**Fire Prevention Unit:**

This memo supersedes MDFR memorandum dated May 12, 2011.  
 APPROVAL  
 No objection to site plan date stamped received February 14, 2012.

**Service Impact/Demand**

Development for the above Z2011000049  
 located at SOUTHEAST CORNER OF SOUTHWEST 117 AVENUE & SOUTHWEST 248, MIAMI-DADE COUNTY,  
 FLORIDA.

in Police Grid 2439 is proposed as the following:

<u>52</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: 14.26 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 34 - Cutler Ridge - 10850 SW 211 Street  
 Rescue, BLS 50' Sqr, 100' Platform

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
 Station 70 - Coconut Palm - SW 248 Street and SW 114 Pl.

**Fire Planning Additional Comments**

Current service impact calculated based on site plan date stamped received February 14, 2012. Substantial changes to the plan will require additional service impact analysis.

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

10

# Memorandum



**Date:** February 29, 2012

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

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

**Subject:** Majestic Palm Estates  
H.I.T.D. Investments, LLC  
DIC Application# Z2011-049  
Revised Documents Dated Stamped Received through 2/02/2012

**Application Name:** Majestic Palm Estates

**Project Location:** The site is located at SW 248<sup>th</sup> Street and SW 117<sup>th</sup> Avenue, Miami-Dade County.

**Proposed Development:** The applicant is requesting a modification to an existing Resolution (No. CZAB15107) for a 10.28 acre parcel zoned RU-3M to permit 52 single family homes. Revised Documents Dated Stamped Received through 2/02/2012 have been submitted.

**Impact and demand:**

**Existing Service**

The nearest park to the application is Princetonian Park, a neighborhood park providing a tot lot, tennis and basketball. Goulds Parks, located 1.9 miles from the site includes the following recreational amenities; a 400-meter track, a three-hole miniature golf course, baseball and softball fields, three full-size basketball courts with retractable bleachers, four tennis courts and a 50-meter swimming pool. The parks within a 2-mile radius are included in the following table.

Park Name	Classification	Acreage
Princetonian Park	Neighborhood Park	6.5
Kevin Broils Park	Neighborhood Park	5.24
Goulds Park	Community Park	30.0
Sharman Park	Neighborhood Park	2.06

**Concurrency/Capacity Status**

Development in the new PAD parcel proposes 52 single family units which are estimated to produce a population of 164 based on current population estimates prepared by the Research Division of the Planning and Zoning Department. The population within the PAD parcel generates a need for .45 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

This application is located in Park Benefit District 3, which has a surplus of 230.42 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

**Site Plan Critique & Quality of Life Issues**

The site plan provides for connectivity to the platted communities to the east and west providing opportunities to connect to future greenways/trails (Princeton Trail) consistent with the recommendations of the County's Parks and Open Space System Master Plan.

The Department has no objection to the proposed application.

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Parks Property Management Supervisor

DATE: 22-JUN-12  
REVISION 1

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

H.I.T.D. INVESTMENT, LLC.

SOUTHEAST CORNER OF  
SOUTHWEST 117 AVENUE &  
SOUTHWEST 248, MIAMI-DADE  
COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

Z2011000049

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HEARING NUMBER

**HISTORY:**

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

H.I.T.D INVESTMENT, LLC

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

**REPORTER NAME:**

# Memorandum



**Date:** JUNE 7 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement

**From:** James Byers, Zoning Permitting Division Chief  
Department of Permitting, Environment and Regulatory Affairs

**Subject:** Z2011000049

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An inspection was conducted on June 6, 2012, at the Southeast corner of SW 117 Avenue and the South side of SW 248 Street. This is a vacant overgrown parcel not requiring a CU at this time.

There were no other zoning violations or unauthorized uses observed.

If you have any questions or need further information, please let me know!

Francie Boellard



DISCLOSURE OF INTEREST\*

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY XU

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: H.I.T.D. Investments, LLC a Fla Limited Liability Company  
Percentage of Stock

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Delfin Pernas Managing Member</u> <u>13220 SW 132<sup>ND</sup> AVE # 2</u>	<u>50%</u>
<u>Carlos Pernas Managing Member</u> <u>13220 SW 132<sup>ND</sup> AVE # 2</u>	<u>50%</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 \_\_\_\_\_

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: H.I.T.D. Inv. LLC

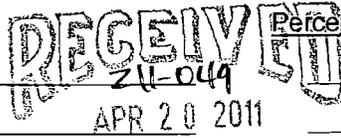
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Delfin Pernas</u> <u>13220 SW 132<sup>ND</sup> AVE # 2</u>	<u>50%</u>
<u>Carlos Pernas</u> <u>13220 SW 132<sup>ND</sup> AVE # 2</u>	<u>50%</u>

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

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 \_\_\_\_\_



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY AT

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

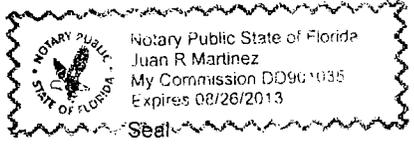
**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: \* [Signature] Delfin Perras Calvo  
(Applicant)

Sworn to and subscribed before me this 15 day of April, 20 11. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Public)

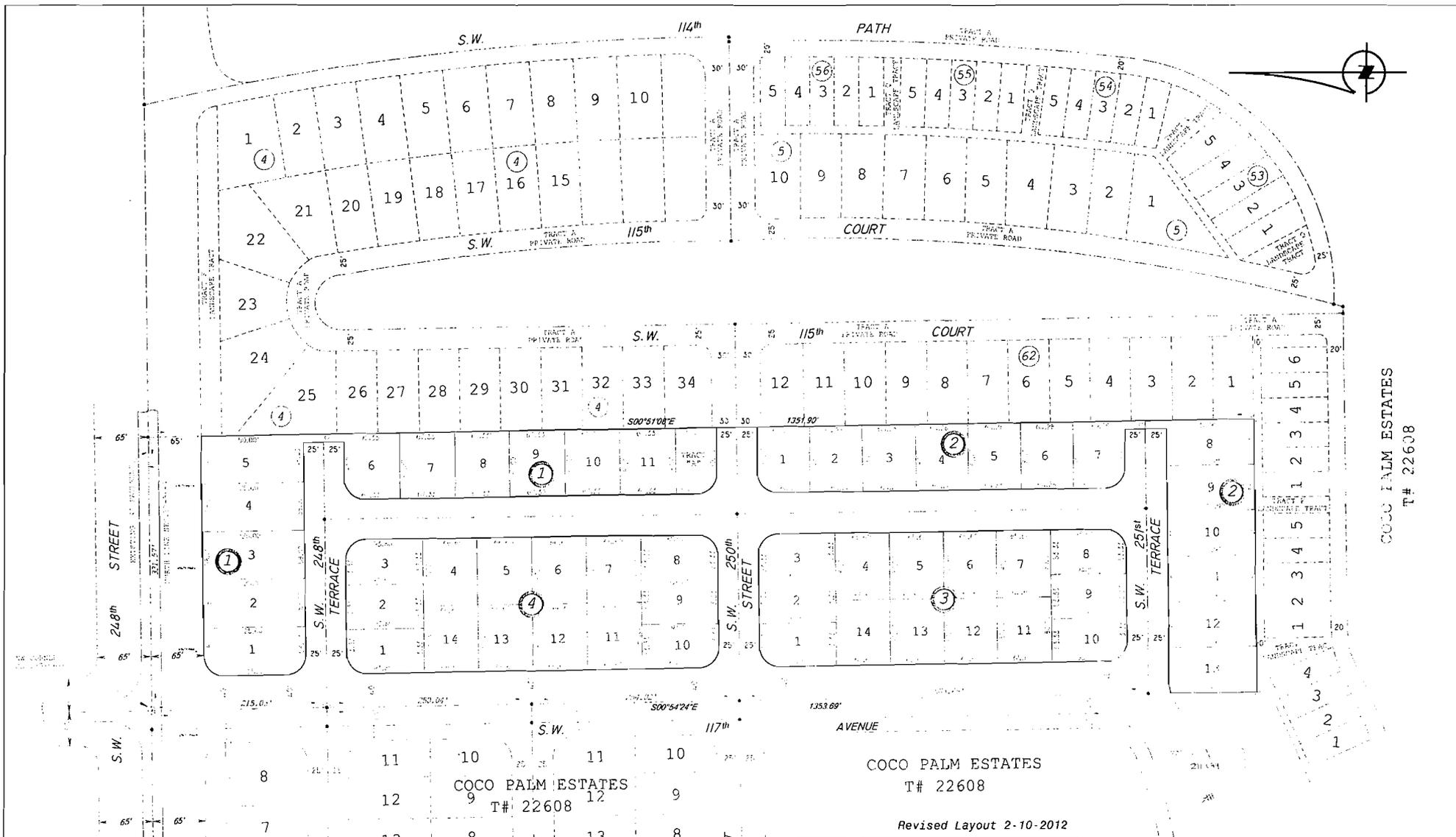


My commission expires: 8-26-2013

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



8



REVISIONS		
Date	Remarks	By

**MAJESTIC PALM ESTATES**  
 BOUNDARY SURVEY AND TENTATIVE PLAT  
 FOR: H.I.T.D. Investments, LLC

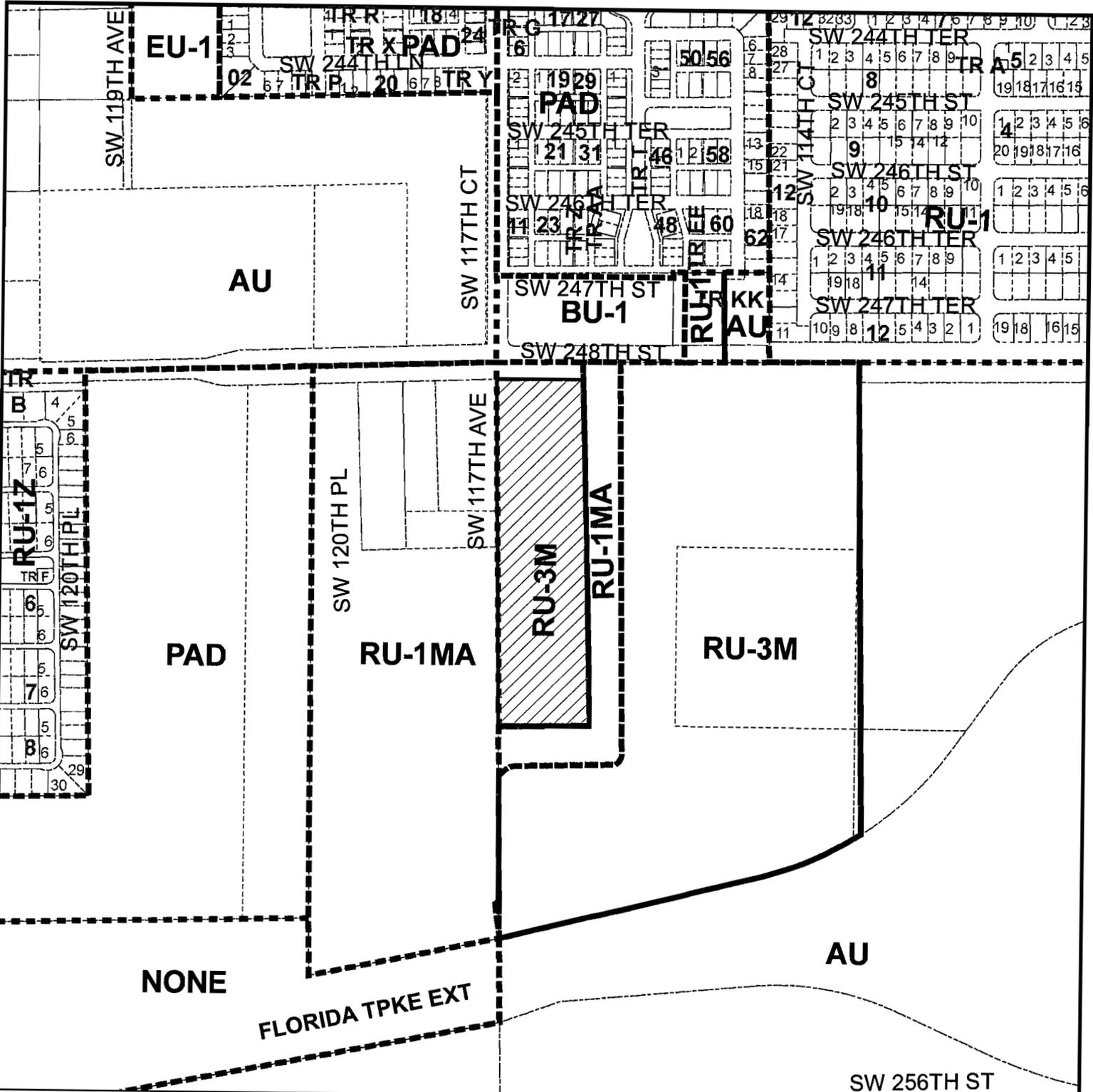
**RECEIVED**  
 211-049  
 FEB. 14 2012

**JUAN R. MARTINEZ & ASSOCIATES, INC.**  
 ENGINEERS LAND PLANNERS LAND SURVEYORS  
 8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016

BY: JUAN R. MARTINEZ  
 PROFESSIONAL LAND SURVEYOR NO.: 2160  
 STATE OF FLORIDA  
 CERTIFICATE NO. L.B. 1751

DATE: 01-12-2012 FILE NO.  
 CHECKED BY: J.R.M. DATE: 01-12-2012 SCALE: 1"=50'  
 ORDER NO. SHEET NO. 2 OF 2 SHEETS

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: JH



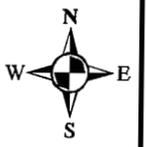
**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000049**

Section: 25 Township: 56 Range: 39  
 Section: 30 Township: 56 Range: 40  
 Applicant: H.I.T.D. INVESTMENT, LLC.  
 Zoning Board: C15  
 Commission District: 8  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

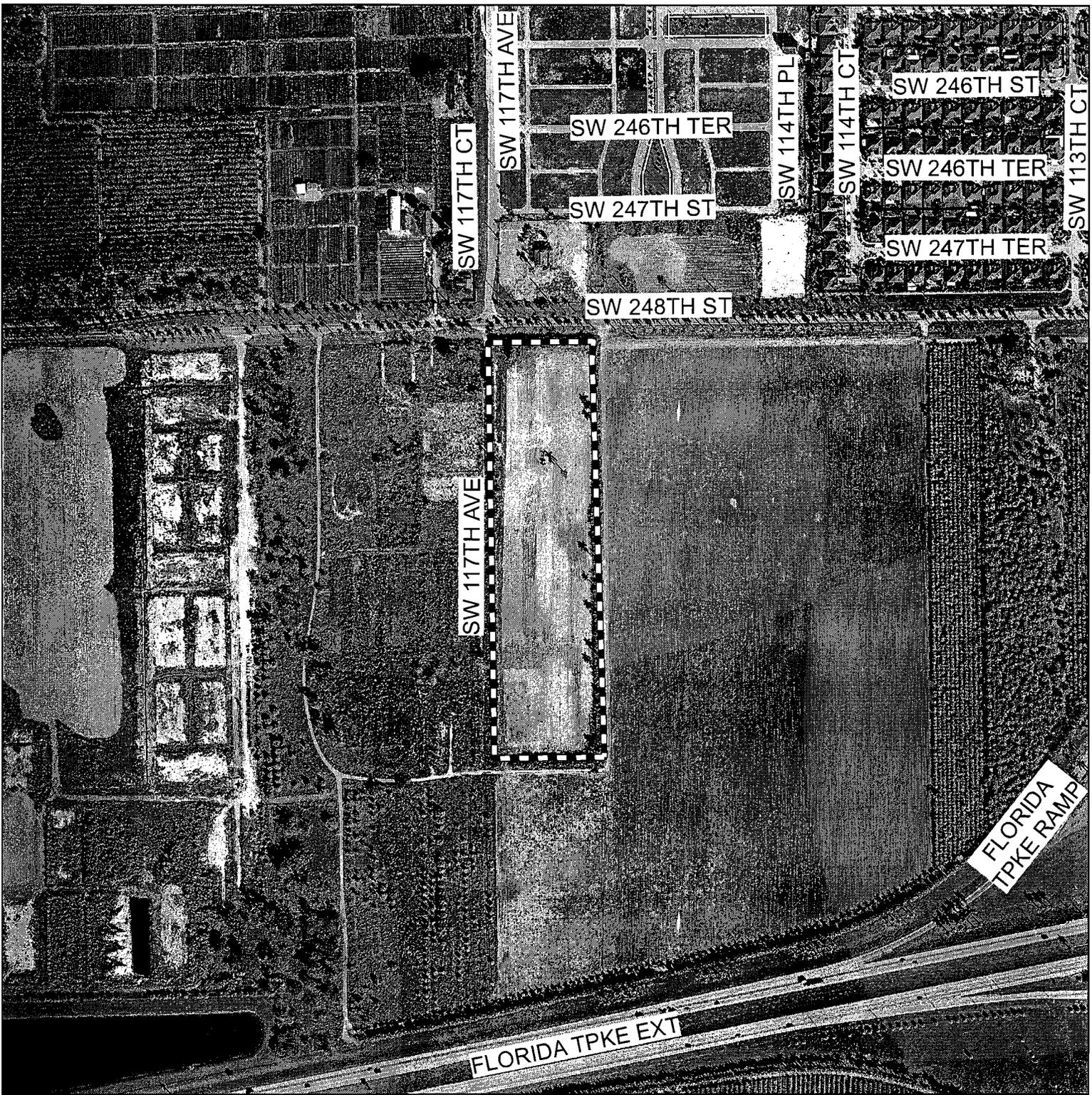
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, April 28, 2011

REVISION	DATE	BY
		19



**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Section: 25 Township: 56 Range: 39**

**Section: 30 Township: 56 Range: 40**

**Applicant: H.I.T.D. INVESTMENT, LLC.**

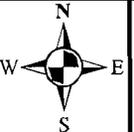
**Zoning Board: C15**

**Commission District: 8**

**Drafter ID: KEELING STENNETT**

**Scale: NTS**

Process Number  
**Z2011000049**

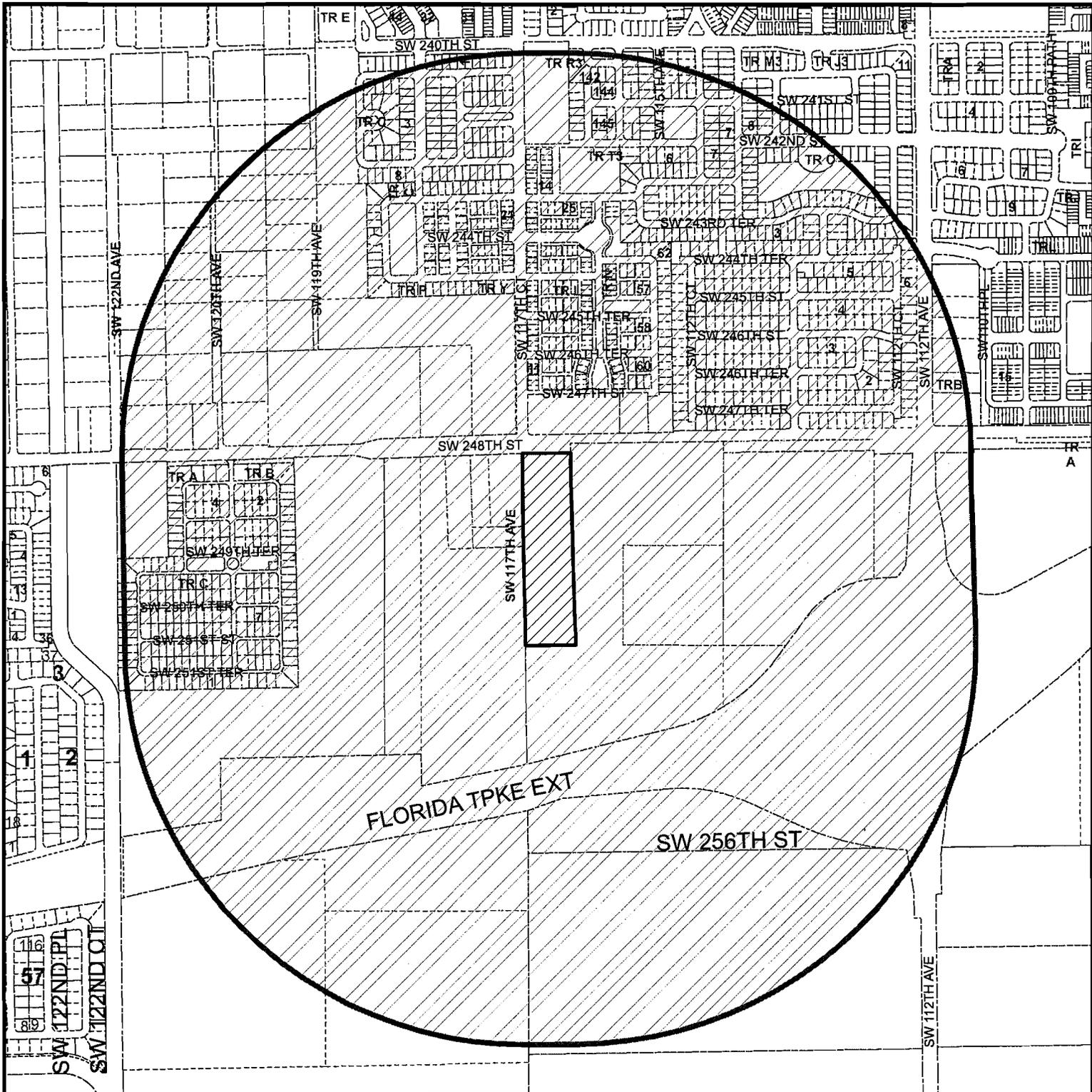


**Legend**

 Subject Property



REVISION	DATE	BY
		20



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 25 Township: 56 Range: 39  
 Section: 30 Township: 56 Range: 40  
 Applicant: H.I.T.D. INVESTMENT, LLC.  
 Zoning Board: C15  
 Commission District: 8  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

Process Number  
**Z2011000049**  
 RADIUS: 2640

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, April 28, 2011

REVISION	DATE	BY
		21



