



ZONING MEETING
Board of County Commissioners
October 18, 2007

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	10/18/2008		Order of the Day
2	10/18/2007		KITS – Listing of Zoning Hearings
3	10/18/2007		Zoning Action Sheets
4	10/18/2007		Memorandum Re: Tardiness from Commissioner Martinez
5	10/18/2007		Email Transmittal Re: Commissioner Diaz' Absence
6	10/18/2007	Appl. No. A-1	Report of the Perrine Community Urban Center District (PECUCD)
7	10/18/2007	Appl. No. A-2	Copy of the Perrine Community Urban Center Opt-Out Official List
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MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

ORDER OF THE DAY

THURSDAY, OCTOBER 18, 2007

9:30 A.M.

ZONING HEARING

CALL TO ORDER

ROLL CALL

MOMENT OF SILENT MEDITATION

PLEDGE OF ALLEGIANCE

SWEARING IN OF ATTORNEY/WITNESSES

SWEARING IN OF TRANSLATOR

DEFERRALS OR WITHDRAWALS

ADJOURNMENT



**BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS**

**COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER -
2ND FLOOR**

111 NW 1 Street, Miami

Thursday, October 18, 2007 at 9:30 a.m.

PREVIOUSLY DEFERRED

DISTRICT

A. 07-3-CC-2	DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING	(PIC)	06-331	32&33-55-40 & 5&6-56-40	N	9
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CURRENT

DISTRICT

1. 07-10-CC-14	DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING		07-231	06-55-40	N	8
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ZONING ACTION

MEMORANDUM

Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com



DATE: 10/18/2007 #Z-52-07

ITEM: A

APPLICANT: DIRECTOR OF DEPARTMENT OF PLANNING & ZONING (07-3-CC-2/06-331)

MOTION: Approval of the application as amended to delete the properties on the list that the director had placed on file with the Clerk.

Table with 5 columns: ROLL CALL, M/S, YES, NO, ABSENT. Lists names of board members and their votes for item A.

DATE: #Z-

ITEM:

APPLICANT:

MOTION:

Table with 5 columns: ROLL CALL, M/S, YES, NO, ABSENT. Empty table for recording votes for item A.

DATE: 10/18/2007 #Z-53-07

ITEM: 1

APPLICANT: DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING 07-10-CC-14 (07-231)

MOTION: To approve application with conditions under section 33-311(A)(4)(b) (NUV) and denial without prejudice under Section 33-311 (A) (4)(c) (ANUV)

Table with 5 columns: ROLL CALL, M/S, YES, NO, ABSENT. Lists names of board members and their votes for item 1.

DATE: #Z-

ITEM:

APPLICANT:

MOTION:

Table with 5 columns: ROLL CALL, M/S, YES, NO, ABSENT. Empty table for recording votes for item 1.



JOE A. MARTINEZ
MIAMI DADE COUNTY COMMISSIONER
DISTRICT 11

Memorandum

To: Honorable Chairman Bruno A. Barreiro
From: Commissioner Joe A. Martinez 
Date: October 18, 2007
Re: Zoning Hearing

Due to unforeseen circumstances regarding babysitting issues, I will be about 45 minutes late to the Zoning Hearings this morning. I apologize for any inconvenience this may cause.

Should you have any questions, please do not hesitate to contact my office at (305) 552-1155.

JM/zms

cc: Honorable Vice-Chairwoman Barbara Jordan and
Members of the Board of County Commissioners
Kay Sullivan, Clerk of the Board

Diaz, Nelson (COC)

From: Ferrer, Susel (DIST12)
Sent: Thursday, October 18, 2007 8:55 AM
To: Gutierrez, Maria Beatriz (Office of the Chair); Avalo, Marlene (Office of the Chair)
Cc: Diaz, Nelson (COC); Diaz, Fara (COC); Lievano, Maria (DIST12)
Subject: Zoning Meeting - Commissioner Diaz

Betty/Marlene,

Please note that Commissioner Diaz won't be able to attend today's Zoning Meeting. A formal memo from our office regarding this matter will follow shortly.

Please call me if you have any questions.

Thank you,

Susel Ferrer
Legislative and Budget Analyst
Commissioner Jose "Pepe" Diaz
305-599-1200 Office
305-873-4200 Mobile

Item A

Zoning

10/18/07

Page 1

ARTICLE XXXIII (N)

PERRINE COMMUNITY URBAN CENTER DISTRICT (PECUCD)

Sec. 33-284.99.6 Purpose, intent and applicability.

- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1) illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 shall constitute the Perrine Community Urban Center (PECUC) Boundary Plan and are generally described as follows: from the intersection of the centerline of the southbound U. S Highway 1 (US 1) and SW 168 Street, then west along the centerline of SW 168 Street to the centerline of SW 107 Avenue, then south along the centerline of SW 107 Avenue to the centerline of SW 184 Street, then west along the centerline of SW 184 Street to the east side of the Homestead Extension of the Florida Turnpike – State Road 821 (HEFT), then south and east along the east side of the HEFT to the centerline of SW 186 Street, Quail Roost Drive, then east along the centerline of SW 186 Street to the east side of the C-1N canal, then south and east along the east and north side of the C-1N canal to the centerline of Marlin Drive, the southeasterly along the centerline of Marlin Drive to the centerline of the South Miami-Dade Busway, then north along the centerline of the South Miami-Dade Busway to SW 186 Street, then east along the centerline of SW 186 Street the centerline of US 1, then north along the centerline of US 1 to SW 183 Street, then north along the centerline of the southbound US 1 to the point of beginning.

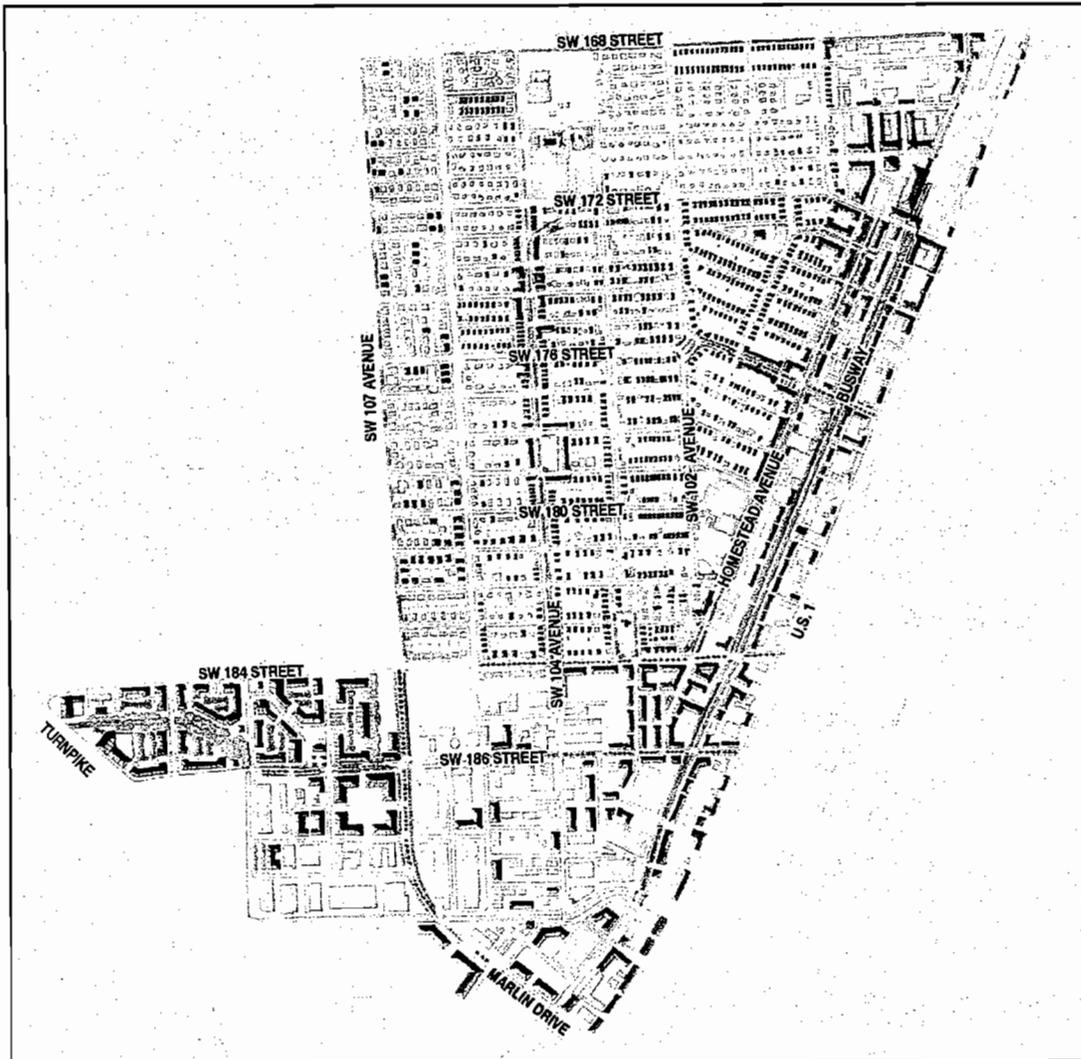
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A more detailed legal description of the boundaries follows:

Item A
Exhibit A-1
Meeting BCC ZONING

Figure 1: Illustrative Master Plan



CUC BOUNDARY PLAN



KEY

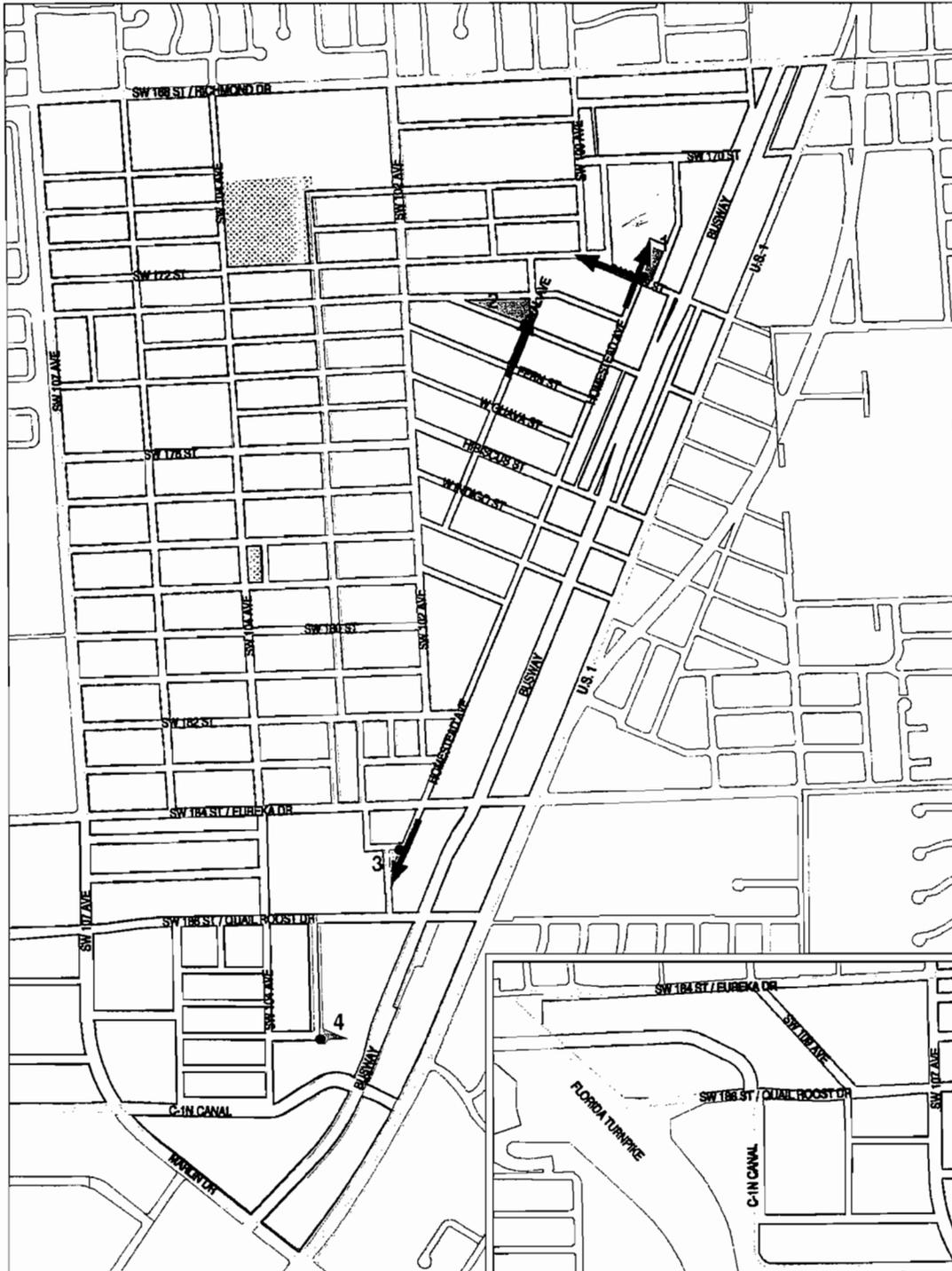
- Existing Buildings
- Proposed Development
- CUC Area

0 1/4 mile 1/2 mile 1/2 mile



- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types shall be permitted.
- D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.
- E. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- F. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- G. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.
- H. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements, if any, which shall be shown in all development plans.

VI. Designated Open Space Plan



KEY:

- PROPOSED BLOCKS
- ▨ DESIGNATED OPEN SPACE
- ▩ EXISTING OPEN SPACE
- ▧ MIAMI-DADE PARKS PROPERTY
- CUC BOUNDARY
- ← STREET VISTA
- ANCHOR POINT

Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

G Green, S Square, P Plaza

No	Type	Area
1	S	19,500 SF
2	G	45,000 SF
3	P	5,500 SF
4	G	7,500 SF

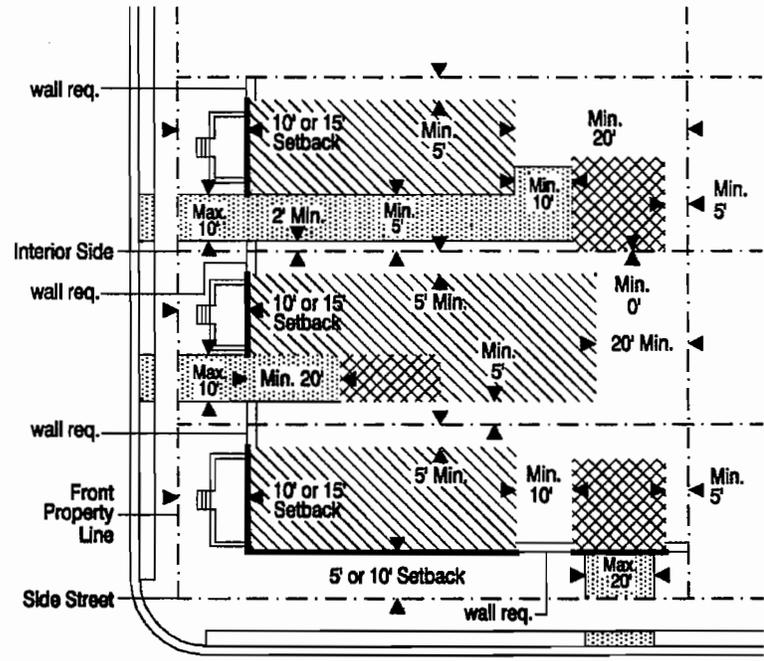
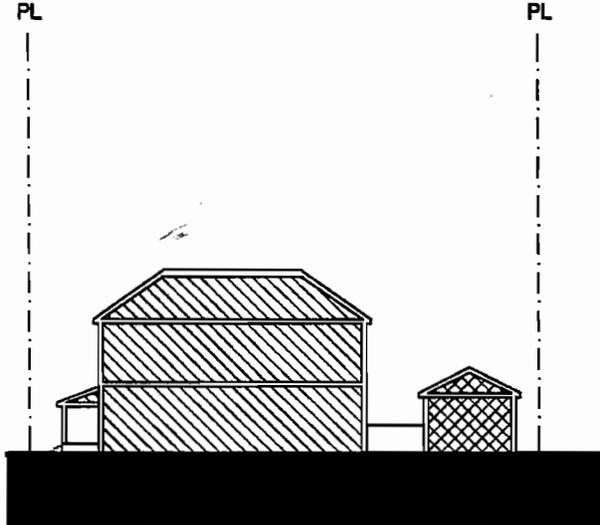
RESIDENTIAL (R)

EDGE (SINGLE FAMILY DETACHED WITHOUT SERVICE ROAD)

BUILDING PLACEMENT

- PL: Property Line
- Min: Minimum
- Max: Maximum
- Req: Required

- Build to Line
- Property Line
- Habitable Space
- Driveway
- Accessory Building/Dwelling/Parking Area



LAND USES	Applies to areas designated R in the Edge Sub-district developed as single-family detached dwellings with a minimum lot frontage of 37.5'. For permitted uses refer to Sec. 33-284.83.
BUILDING FRONTAGE	35 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.
PARKING	All on-site parking shall be accessed from the service road where provided. For properties without an adjoining service road, parking may be accessed from the front property line or side street through a driveway as shown above.
SETBACK	The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setback shall be as shown above.
OTHER ELEMENTS	The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

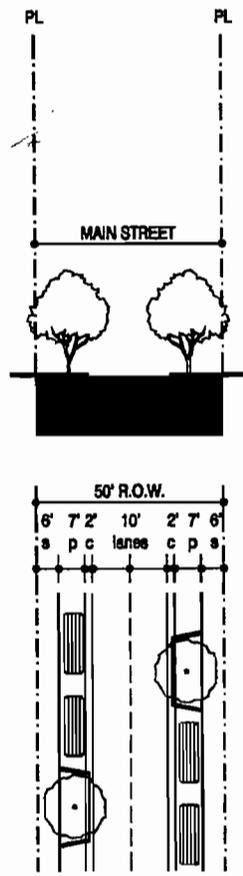
HOMESTEAD AVENUE/MAIN STREET

CORE/CENTER

STREET SECTION

Key:
 s: sidewalk
 g: green
 c: curb and gutter
 ln: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates or in planters in the parking lanes as shown above. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.



Porch shaded with louvers



Masonry construction, Bahama shutters



Projecting, roofed balcony



Wraparound verandah, latticework



Masonry and wood construction, louvers



Stacked porches, louvers



Section 33-284.99.13. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the PECUC that either (1) was existing as of the date of the district boundary change on the property to PECUC or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the PECUC that is discontinued for a period of at least six months, or is superseded by a lawful structure, use, or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.

**PERRINE COMMUNITY URBAN CENTER
OPT – OUT OFFICIAL LIST
October 18, 2007**

<u>Owner/Representative</u>	<u>Company – Registered Name</u>	<u>Folio Numbers</u>
Michael Leff	Auto and Boat Center	30-5032-000-1451 30-5032-000-1452 30-5032-000-1453
Omar and Martha Gonzalez	Omar and Martha Gonzalez	30-5032-000-1450 30-5032-000-1461 30-5032-000-1464
Isabel Mullholland and Gary Smith	Isabel R. Mulholland TR and Gary Smith	30-5032-000-1470
James Mulholland	James Mulholland	30-5032-000-1472
Jay Sonnenklar	Sonnenklar LTD	30-5032-000-1490
Frank Depalo	FX Property Holdings	30-6005-001-0071
Howard Tendrich	Moie J L Tendrich TRS	30-5032-034-0010
Howard Tendrich	Howard Tendrich TRS	30-5032-004-1960
Anton Svadbik	Tigger Holding Corporation	30-5032-004-2030 30-5032-004-2040 30-5032-004-2050 30-5032-004-2080 30-5032-004-2081
Sharon Macivor	Macivor Properties, LLC	30-5032-004-2285 30-5032-004-2290
Don Tilzer	Don Tilzer	30-5032-004-2110 30-5032-004-2120
Michael Budzinski	Michael Budzinski	30-5032-004-2130 30-5032-004-2140 30-5032-004-2150
Stanley Hilton Pinder	Stan H. Pinder	30-5032-004-2160 30-5032-004-2170 30-5032-004-2180 30-5032-004-2190 30-5032-004-2200 30-5032-004-2210 30-5032-004-2220 30-5032-004-2230
Hector Perez	Golden Promise Land	30-5032-004-2280
Jack and Mike Blumenfeld	SJM Perrine, LLC	30-5032-042-0010
James Mulholland	James Mulholland	30-5032-042-0020
Philip and Barbara Ludovici	Philip and Barbara Ludovici	30-5033-005-0050

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Item A-11
Exhibit A-2
Meeting BCC ZONING