

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Board of County Commissioners**

**PH: Z19-114**

**June 16, 2021**

Item No. 1a

<b>Recommendation Summary</b>	
<b>Commission District</b>	3
<b>Applicants</b>	Ari Hertz
<b>Summary of Requests</b>	The applicants are seeking to allow a district boundary change from RU-2, Two-Family Residential District, to MCD, Mixed -Use Corridor District.
<b>Location</b>	Lying West of NE 14 <sup>th</sup> Avenue and appx. 80' South of NE 114 <sup>th</sup> Terrace, Miami-Dade County, Florida
<b>Property Size</b>	1.15 acres
<b>Existing Zoning</b>	RU-2, Two-Family Residential District
<b>Existing Land Use</b>	Vacant
<b>2020-2030 CDMP Land Use Designation</b>	Medium Density Residential (13-25 dua) (see attached zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	<b>Consistent</b> with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval</b>

This item was deferred from the May 19, 2021, meeting of the Board of County Commissioners (BCC). The BCC did not hear the item at this meeting. Additionally, this item was tentatively scheduled for the March 24, 2021 and April 7, 2021, meeting of Community Zoning Appeals Board (CZAB) #7. The CZAB was not able to meet due to not having enough members for a quorum. Pursuant to Sec 33-314(A)(5) the applicant requests that this application be heard by the Board of County Commissioners.

**REQUESTS:**

DISTRICT BOUNDARY CHANGE from RU-2 (Duplex District) to MCD (Mixed-Use Corridor District).

**PROJECT DESCRIPTION:**

The applicants seek to rezone the vacant 1.15-acre parcel from RU-2, Two-Family Residential, to MCD, Mixed-Use Corridor District.

In 2016, pursuant to R-523-16, the Board of County Commissioners (BCC) endorsed the SMART Plan, which called for the establishment of six (6) rapid transit corridors, among which was the Northeast Corridor. The limits of the Northeast Corridor are identified as being from Downtown Miami to the City of Aventura along the existing FEC rail corridor. Subsequently, pursuant to Ordinance No. 18-8, the BCC created the Miami-Dade County Transportation Infrastructure Improvement District (TIID), The TIID includes all properties located wholly, or within a ½ mile of the Northeast Corridor. In 2019, pursuant to Ordinance No. 19-7, the Comprehensive Development Master Plan (CDMP) was amended to allow vertical and horizontal mixed-use development along

the Mixed-Use and Rapid Transit Activity Corridors, which includes the SMART Corridors. On Feb 19, 2020 the BCC adopted ordinance 20-20 creating the mixed-use corridor district to implement the CDMP Mixed use development policies. Accordingly, the applicant now seeks to rezone the subject property to MCD, to permit the future development of the property as permitted by the CDMP SMART Plan Regulations.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; vacant	Medium Density Residential (13 – 25 dua)
<b>North</b>	RU-2; duplex	Low Density Residential (2.5 - 6, dua)
<b>South</b>	RU-3M; religious facility	Medium Density Residential (13 – 25 dua)
<b>East</b>	RU-3M; mobile home park	Medium Density Residential (13 – 25 dua)
<b>West</b>	RU-2; duplex	Low Density Residential (2.5 - 6, dua)

**NEIGHBORHOOD COMPATIBILITY:**

The vacant subject property is located west of NE 14<sup>th</sup> Avenue and approximately .80’ South of NE 114<sup>th</sup> Terrace, and is located approximately 0.24 miles from the FEC Railway and lying within both the ¼ and ½ mile buffer area of the Northeast Corridor of the SMART Plan. Staff notes that the properties abutting to the north and west are comprised of duplex residences, a religious facility abuts on the south and a 59-unit mobile home park lies east of the subject property.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the property and allow for the development of the property in accordance with the SMART Plan zoning regulations. Further, based on the memoranda from the departments that reviewed the application, staff opines that approval of this application will increase the density in the area and associated traffic impacts as detailed in the traffic memorandum.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

Staff notes that the subject parcel is designated as **Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP). The Medium Density Residential designation *allows a range in density of 13 to 25 dwelling units per gross acre and is characterized by townhouses and low-rise and medium-rise apartments.* The 1.15-net acre parcel is made up of an approximate 0.25-acre portion of the property which is located within the 1/4 mile buffer area, and the remaining 0.92-acre portion of the property is located within the 1/2 mile buffer area of the Northeast SMART Plan Corridor, the aforementioned FEC rail corridor, one of the six rapid transit corridors identified as part of the Strategic Miami Area Rapid Transit (SMART) Plan. On January 24, 2019, the BCC adopted Ordinance No. 19-7 approving CDMP policies to establish transit supportive densities and intensities for mixed-use projects located along the SMART Plan Corridors. The SMART Plan Corridor provisions that were adopted are part of the land use element’s interpretive text for mixed use developments, and they provide that vertical mixed-use projects within a half mile of this corridor are eligible to be developed at certain

intensities provided that the entire development fits within the building envelope established by the Floor Area Ratio (FAR) of up to 2.0 and a maximum density of 60 units per acre for properties located within the 1/4 mile buffer area and a FAR of 1.5 and a maximum density of 36 units per acre for properties located within the 1/2 mile buffer area.

The applicant seeks to rezone the parcel to MCD to allow for future development on the site as permitted in the SMART Plan regulations found in the CDMP. Approval of the application will allow the applicant to develop the 1.15-net acre parcel with a vertical or horizontal mixed-use multifamily development with a maximum of 48 residential units and a maximum Floor Area of 81,992 sq. ft., which would be consistent with the SMART Plan regulations found in the CDMP. As such, approval of the requested district boundary change would be **consistent** with the CDMP LUP map and the Land Use Element interpretative text for Mixed Use Developments.

### **ZONING ANALYSIS:**

The subject parcel consists of approximately 1.15-net acres and is located west of NE 14<sup>th</sup> Avenue and approximately 80' south of NE 114<sup>th</sup> Terrace. It is a vacant parcel which is currently zoned RU-2. The properties abutting to the north and west are comprised of duplex residences, a religious facility abuts to the south and a 59-unit mobile home park lies east of the subject property. The applicant is seeking to rezone the subject property from RU-2 to MCD. As previously noted, the subject property is located within the Northeast Corridor of the Miami-Dade Strategic Miami Area Rapid Transit (SMART) Corridor, the FEC rail corridor. The proposed rezoning to MCD would allow for a vertical mixed-use development. The requested rezoning would allow the applicant to develop the property with a maximum density of 48 residential units and a maximum FAR of 81,992 sq. ft. As previously noted, the proposed application to rezone the parcel would be consistent with the SMART Plan regulations found in the CDMP.

Further, when the request is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of this request would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the request to rezone the property will be consistent with the Medium Density Residential designation of the parcel on the CDMP Land Use Plan Map, and the Land Use Element interpretative text for Mixed-Use Development. The maximum height permitted under the MCD District is 6 stories and is consistent and compatible with the neighborhood which buildings range between 1-8 stories. Furthermore, the design standards for the MCD would promote compatibility with the adjacent neighborhood as the MCD provides for buildings and their landscapes to be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In addition, the site plan applications for development approval within the MCD require Administrative Site Plan review (ASPR), which pursuant to Section 33-284.88 of the Code, *ensure the congruity of the proposed development and its compatibility with the surrounding area*. Therefore, staff opines that approval of this request would be **compatible** with the surrounding area.

Staff also notes that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application, if developed conducive to the MCD standards, under the assumption of a mixed-use residential and commercial development, could generate 157 PM daily peak hour vehicle trip. This scenario

assumes the development under its maximum residential density and 30,839 square feet of commercial uses. Platting and Traffic have no objection to the subject application subject to conditions as specified in the memorandum, dated November 23, 2020, and that this application meets the traffic concurrency criteria for an initial development order. One or more traffic concurrency determinations will subsequently be required at the time of Administrative Site Plan Review ("ASPR") when a site plan is submitted for review and before any development is permitted. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application subject to the conditions outlined in their respective memorandums. Based on the aforementioned memoranda, staff opines that approval of the subject request would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. **Staff therefore, recommends approval of the application under Section 33-311, District Boundary Change.**

**ACCESS, CIRCULATION AND PARKING:** N/A

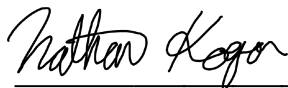
**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval.

**CONDITIONS FOR APPROVAL:** None

NK:JB:NN:CH:JR



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Nathan Kogon, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

ARI HERTZ  
Z19-114

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>

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

<p><b>Medium Density Residential</b> <i>(Page I-30)</i></p>	<p><i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i></p>
<p><i>Mixed-Use Development</i> <b>Pg. I-44</b></p>	<p><i>Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</i></p> <p><i>Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:</i></p> <ol style="list-style-type: none"> <li><i>1) a single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or</i></li> <li><i>2) where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.</i></li> </ol> <p><i>Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.</i></p> <p><i>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</i></p> <ol style="list-style-type: none"> <li><i>1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or</i></li> <li><i>2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or</i></li> <li><i>3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed</i></li> </ol>

# ZONING RECOMMENDATION ADDENDUM

ARI HERTZ  
Z19-114

<i>East-West SMART Plan Corridor.</i>		
<p><i>Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.</i></p>		
<i>Mixed-Use Developments Located Within:</i>	<i>Floor Area Ratio Range</i>	<i>Maximum Residential Density (dwelling units)</i>
<i>Major Corridors</i>	<i>from 1.0 to 1.5</i>	<i>36</i>
<i>Mixed-use Corridors identified in an area plan</i>	<i>Up to 2.0</i>	<i>60</i>
<i>Rapid Transit Activity Corridors</i>		
<i>Within one-quarter mile</i>	<i>Up to 2.0</i>	<i>60</i>
<i>Between one-quarter and one-half mile</i>	<i>Up to 1.5</i>	<i>36</i>
<i>Between one-half and one mile (East-West Corridor)</i>	<i>Up to 1.25</i>	<i>18</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311 District Boundary Change</b></p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p>
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# ZONING RECOMMENDATION ADDENDUM

ARI HERTZ  
Z19-114

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



**Date:** August 27, 2020

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

**From:** Rashid Istambouli, P.E.  
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "R. Istambouli", written over the "From:" line of the memorandum.

**Subject:** Z2019000114-2<sup>nd</sup> Revision  
ARI Hertz/CSP City Consulting Inc.  
113XX NE 14<sup>th</sup> Avenue  
District Boundary Change from RU-2 to RU-4M  
(RU-2) (1.15 Acres)  
32-52-42

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 the Code. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

#### Potable Water Supply and Wastewater Disposal

Based on the density (number of units) that would be allowed under the proposed district boundary change, the proposed development is within feasible distance to connect to public water and public sanitary sewers in accordance with Code requirements. Please note only the public utility can provide the actual points of connection to their system.

Pursuant to Section 24-43.1(6)(c) of the Code, the property owner has submitted an executed covenant running with the land confirming that the proposed development will be connected to the public water supply and sanitary sewer system. Therefore, the requested district boundary change can be approved provided the proposed development connects to public water and sanitary sewers.

Civil drawing for the required sewer main extension will need to be approved by the Utility and the Water and Wastewater Division of DERM prior to approval of final development orders.

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 by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer

certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

#### Stormwater Management

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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 for this proposed development order.

#### Tree Preservation

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. Specifically, should the applicant require impacts to specimen trees (trunk diameter 18 inches or greater), the applicant must comply with the specimen tree standards outlined in Section 24-49.2(4)(II)(2) of the Code, and compliance with these requirements may require changes or adjustments to the applicant's future plans for the subject property.

It is noted that the applicant has not submitted a site plan for consideration with the application. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in Section 24-49.2 of the Code. An aerial review of the subject properties indicated the presence of tree resources; however, no information regarding these tree resources was submitted with this zoning application.

The subject application, which requests a district boundary change to Mixed Use Corridor District (MCD) could result in impacts to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property -which are yet to be submitted-- would comply with specimen tree standards. DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.

It is advised that pursuant to Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

#### 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 DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

This memorandum shall constitute written approval of the application to the extent required by Chapter 24 of the Code.

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


cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



Date: November 23, 2020

To: Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

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

Subject: Z2019000114  
Name: Ari Hertz/CSP City Consulting, Inc.  
Location: 113XX NE 14 Avenue  
Section 32 Township 52 South Range 42 East

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

(\*) The traffic concurrency review is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate. As a result, below are the two possible scenarios evaluated at max density for the proposed zoning change:

Scenario 1: Maximum of 87,239 square feet Commercial/Retail use  
This scenario will generate **324 PM** daily peak hour vehicle trips.

Scenario 2: Maximum of 47 multifamily units and 30,839 square feet Commercial/Retail use  
This scenario will generate **157 PM** daily peak hour vehicle trips.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

## Standard Conditions:


- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** August 24, 2020

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Planning & Water Certification Section  
Water and Sewer Department (WASD) 

**Subject:** Zoning Application Comments - ARI HERTZ  
Application No. Z2019000114 (Pre- App. No Z19P-058) - Revision 1

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: ARI HERTZ

Location: The subject parcel is approximately 1.15 Acres, located 110 feet south of NE 114<sup>th</sup> Terrace and west of NE 14<sup>th</sup> Avenue, with Folio No. 30-2232-015-0081, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a rezoning from its current RU-2 (Two-family Residential District) to MCD (Mixed-Use Corridor District).

Water: The proposed development is located within the City of North Miami's water service area, but the water is supplied by WASD. North Miami is a water wholesale customer of WASD. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

In addition, a Water Supply Certification (WSC) will be required from WASD as the water is supplied by WASD. Said Certification will be issued at the time an Ordinance Letter is offered by WASD. The Certification is required to assure adequate water supply is available to all water users of the WASD, as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively. Also, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, effective January 1, 2009; all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to [http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

**Sewer:** The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (WWTP). This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2A(2) of the CDMP.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto:suyapa.carbajal@miamidade.gov).

# Memorandum



**Date:** September 03, 2020

**To:** Nathan M. Kogon, Assistant Director  
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department

**Subject:** Z2019000114

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The Miami-Dade Fire Rescue Department has **no objection** with the above referenced zoning application. Please refer to memorandum uploaded in “Energov” on August 20, 2019.

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 786-331-4545.

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

ARI HERTZ

N/A  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2019000114

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-2232-015-0081**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

December 2, 2020

**NEIGHBORHOOD REGULATIONS:**

**Case No. 201904004788** was opened on 10/28/2019. Warning Notice W309199 was issued on 10/30/2019 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN VACANT LOT, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT. Since compliance was not met, Civil Violation Notice No. T084932 was issued on 11/12/2019 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN VACANT LOT, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT. A lien was recorded on book 32014/page 0700. The lien was satisfied on 11/6/2020 under book 32187/page 1930. There are no outstanding fines.

**Case No. 202004002192** was opened on 07/08/2020. Citation No. T089773 was issued on 09/18/2020 for FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN VACANT LOT, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT. Violation was corrected on 12/01/2020 and settlement payment was received and processed. There are no outstanding fines and case is pending closure.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

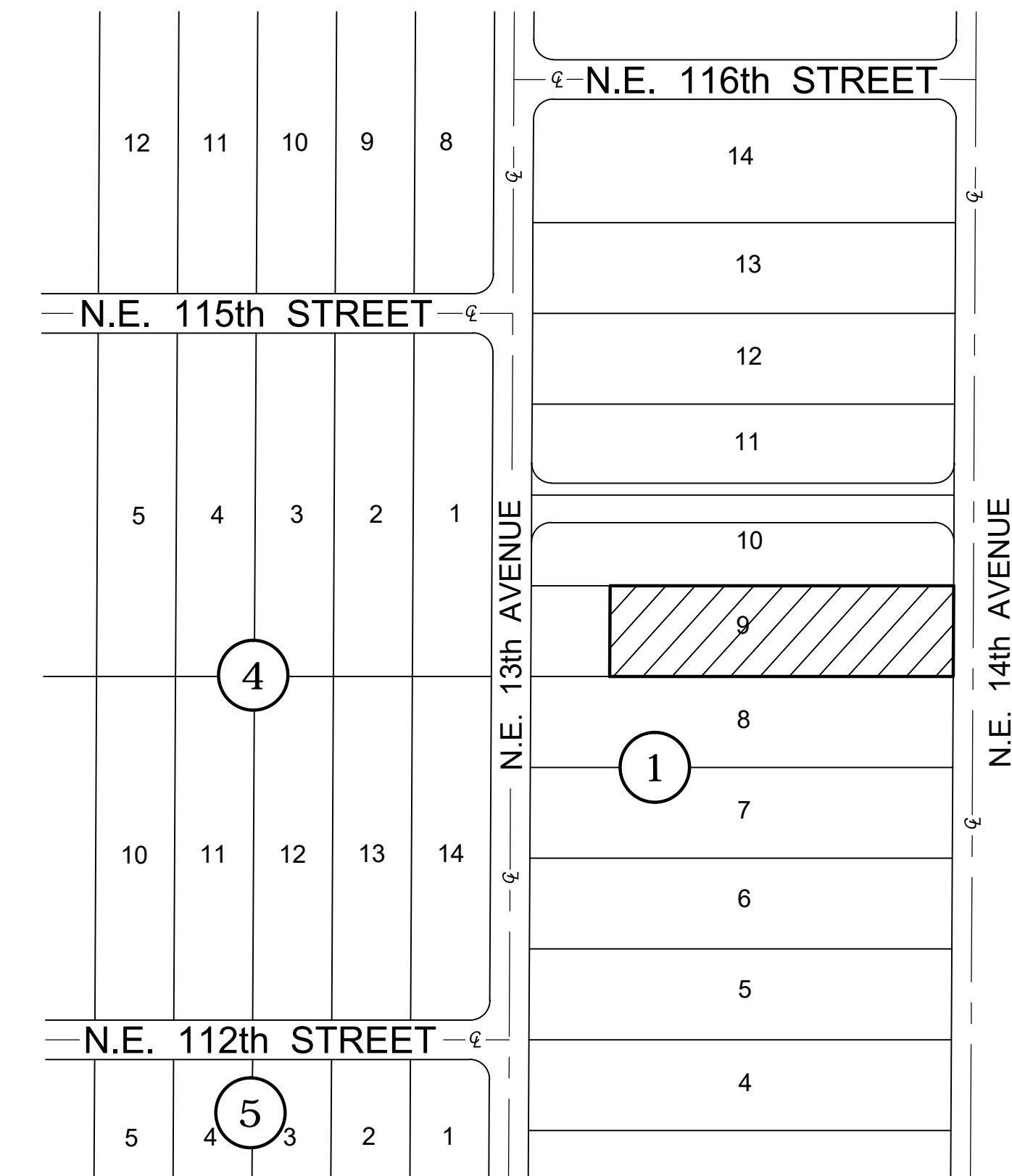
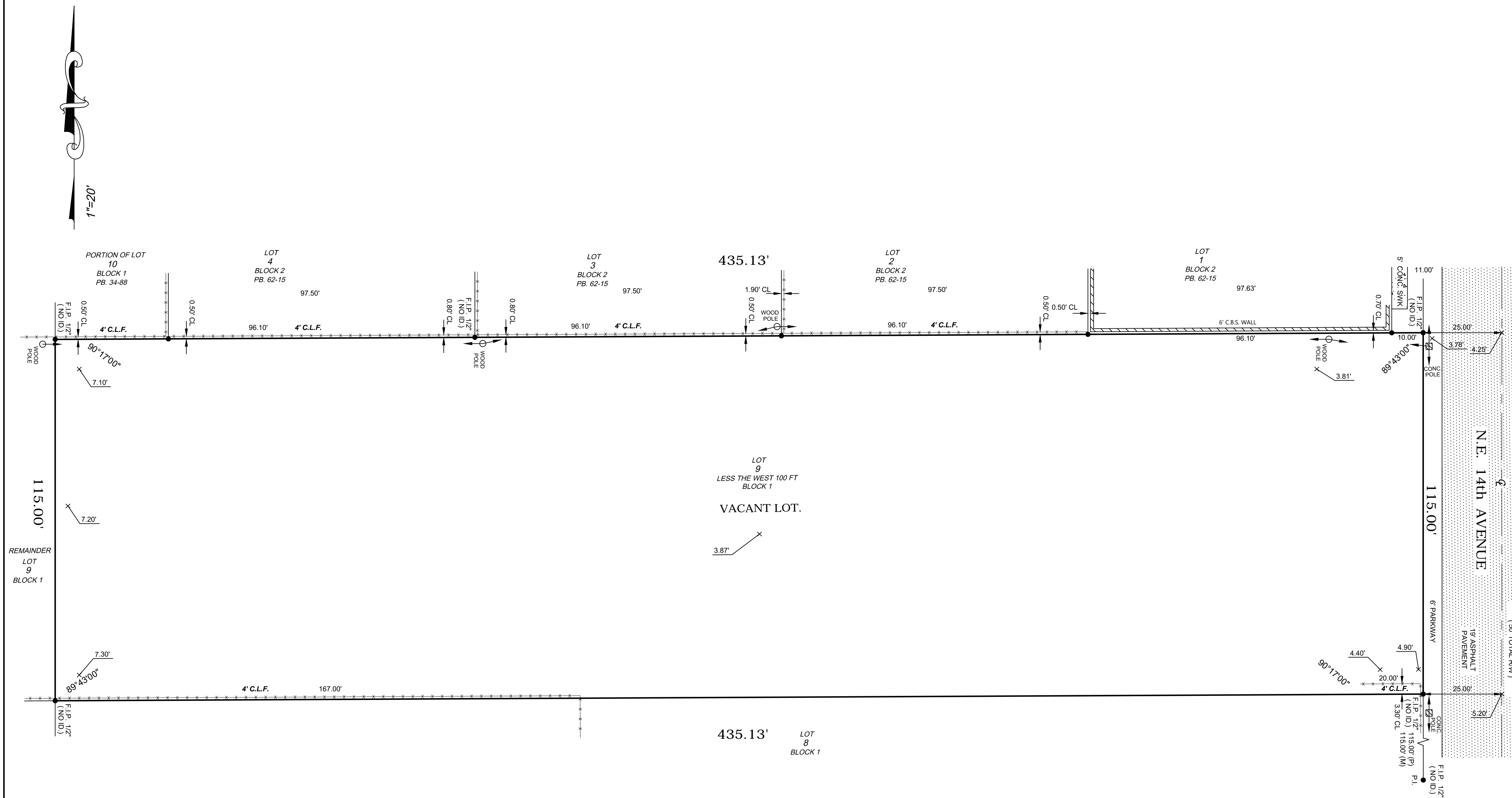
ARI HERTZ

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# BOUNDARY SURVEY

SCALE: 1"=20'



**LOCATION MAP.**  
NOT TO SCALE.

**SURVEYOR'S NOTES :**

- 1) Elevations are based on the National Geodetic Vertical Datum 1929.
- 2) Bearings, if shown, are based on an assumed meridian and referenced on the center line of N.A. N.A.
- 3) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
- 4) Fence ties are to be the center line of the fence.
- 5) Wall ties are to face of the wall. 6) Ownership subject to opinion of the Title.
- 7) Underground utilities are not depicted hereon. 8) Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- 9) This survey is prepared to be used exclusively as an aide to obtain Title insurance, no other warranties are hereby extended.
- 10) This survey depicted hereon is not covered by professional liability insurance.

**PROPERTY ADDRESS:**

113XX NE 14th AVENUE MIAMI, FLORIDA 33161  
FOLIO No : 30-2232-015-0081

**LEGAL DESCRIPTION:**

LOT 9 LESS THE WEST 100.00 FEET BLOCK 1 BAY VIEW ACRES  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34  
PAGE 88 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

FOLIO No : 30-2232-015-0081

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER J-17.650-17.652 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

**ORLANDO GRANDAL**  
PROFESSIONAL SURVEYOR AND MAPPER No. 6677  
MIAMI, FLORIDA 33145  
PH : 786-202 4039  
786-553 4658  
FAX : 305-271 5977

FLOOD ZONE INFORMATION	
DATE OF FIRM: 09-11-2009	COMMUNITY No: 120635
PANEL: 0143 SUFFIX: L	FIRM ZONE: AE BASE FLOOD ELEVATION: 8.0'
BENCHMARK No: LOC 2255SE NAME B-28 ELEVATION: 9.81'	

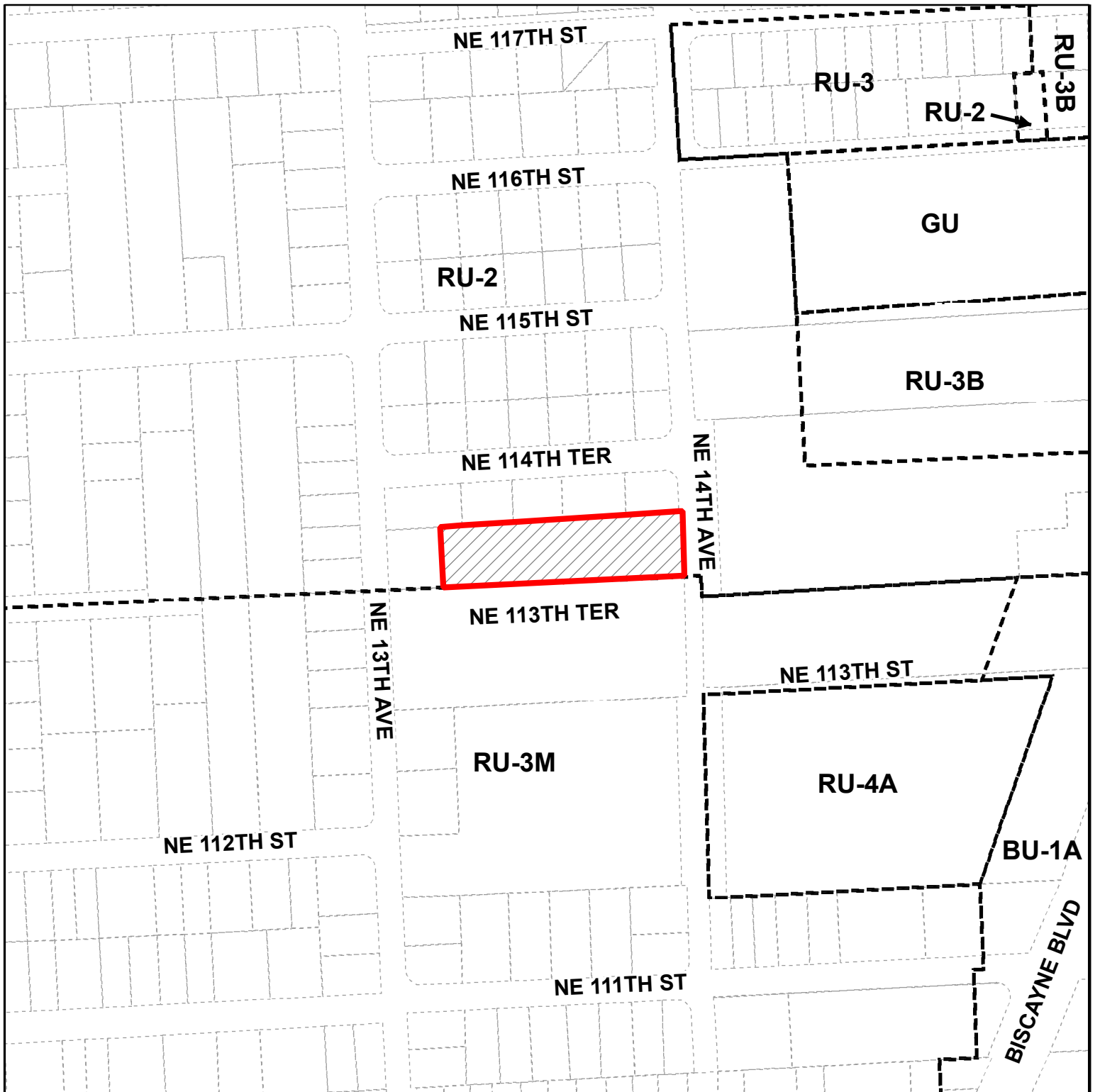
ABBREVIATIONS AND LEGEND			
P.C.P. = PERMANENT CONTROL POINT	A.C. = AIR CONDITIONING PAD	F.I.R. = FOUND IRON ROD	F.H. = FIRE HYDRANT
P.R.M. = PERMANENT REFERENCE MONUMENT	C.B.S. = CONC. BLOCK STRUCTURE	L. = ARC DISTANCE	STY. = STORY
E.T.P. = ELECTRIC TRANSFORMER PAD	N.O. = NO IDENTIFICATION NUMBER	F.I.P. = FOUND IRON PIPE	P.D. = PAGE
O.R.B. = OFFICIAL RECORDS BOOK	F.N.D. = FOUND NAIL & DISK	C.H. = CHORD DISTANCE	R. = RADIUS
C.B. = CATCH BASIN	C.B.R. = CHORD BEARING	RES. = RESIDENCE	SWK. = SIDE WALK
C.G. = CURB & GUTTER	∠ = CENTRAL ANGLE	R.W. = RIGHT OF WAY	CONC. = CONCRETE
C.L.F. = CHAIN LINK FENCE	P.B. = PLAT BOOK	P. = PLAT	M. = MEASURED
P.T. = POINT OF TANGENCY	P.C. = POINT OF CURVATURE	Q.H.L. = OVERHANG UTILITY LINE	XXX' = ELEVATION TAKEN

CERTIFIED TO:	
O. - ARI HERTZ.	
O. - JORGE GAVIRIA P.A.	
PROPERTY ADDRESS:	
113XX NE 14th AVENUE MIAMI, FLORIDA 33161	

RECORD OF REVISION				
No.	DATE	DESCRIPTION	BY	APP.

DATE:	11-04-2018
PROJECT No:	18-10-26 L
DRAWN BY:	IM.
CHECK:	K.F.K.
SCALE:	1" = 20'
FIELD DATE:	10 / 30 / 2018

**ORLANDO GRANDAL**  
PROFESSIONAL SURVEYOR AND MAPPER No. 6677  
1598 SW 25th AVENUE  
MIAMI, FLORIDA 33145  
PH : 786-202 4039  
786-553 4658  
FAX : 305-271 5977





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

Process Number  
**Z2019000114**



Section: 32 Township: 52 Range: 42  
 Applicant: Ari Hertz  
 Zoning Board: BCC  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

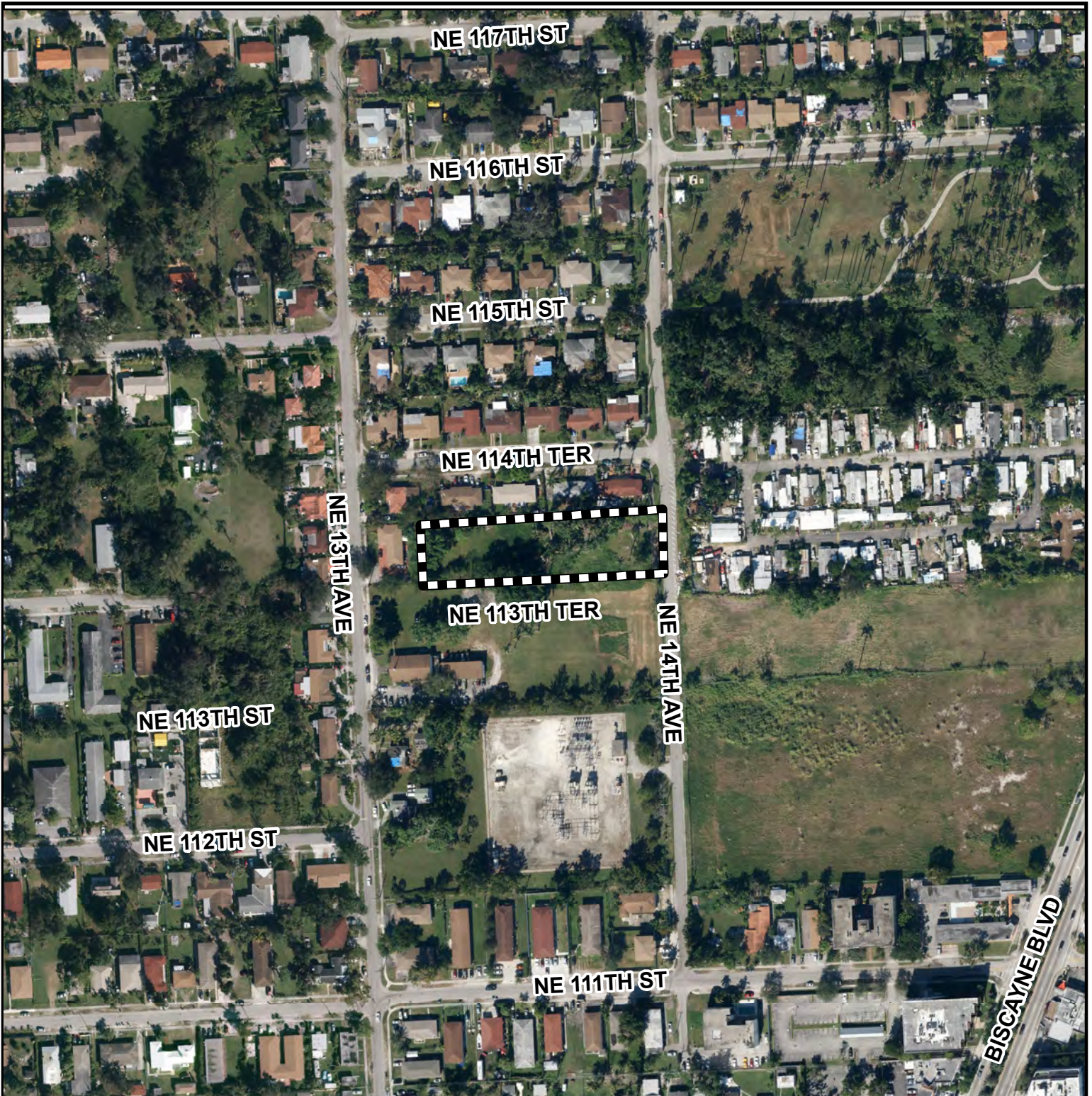
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, July 30, 2019


REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2018**

Process Number  
**Z2019000114**

**Legend**  
 Subject Property



Section: 32 Township: 52 Range: 42  
 Applicant: Ari Hertz  
 Zoning Board: BCC  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 30, 2019

REVISION	DATE	BY






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

Section: 32 Township: 52 Range: 42  
 Applicant: Ari Hertz  
 Zoning Board: BCC  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2019000114**  
 RADIUS: 2640

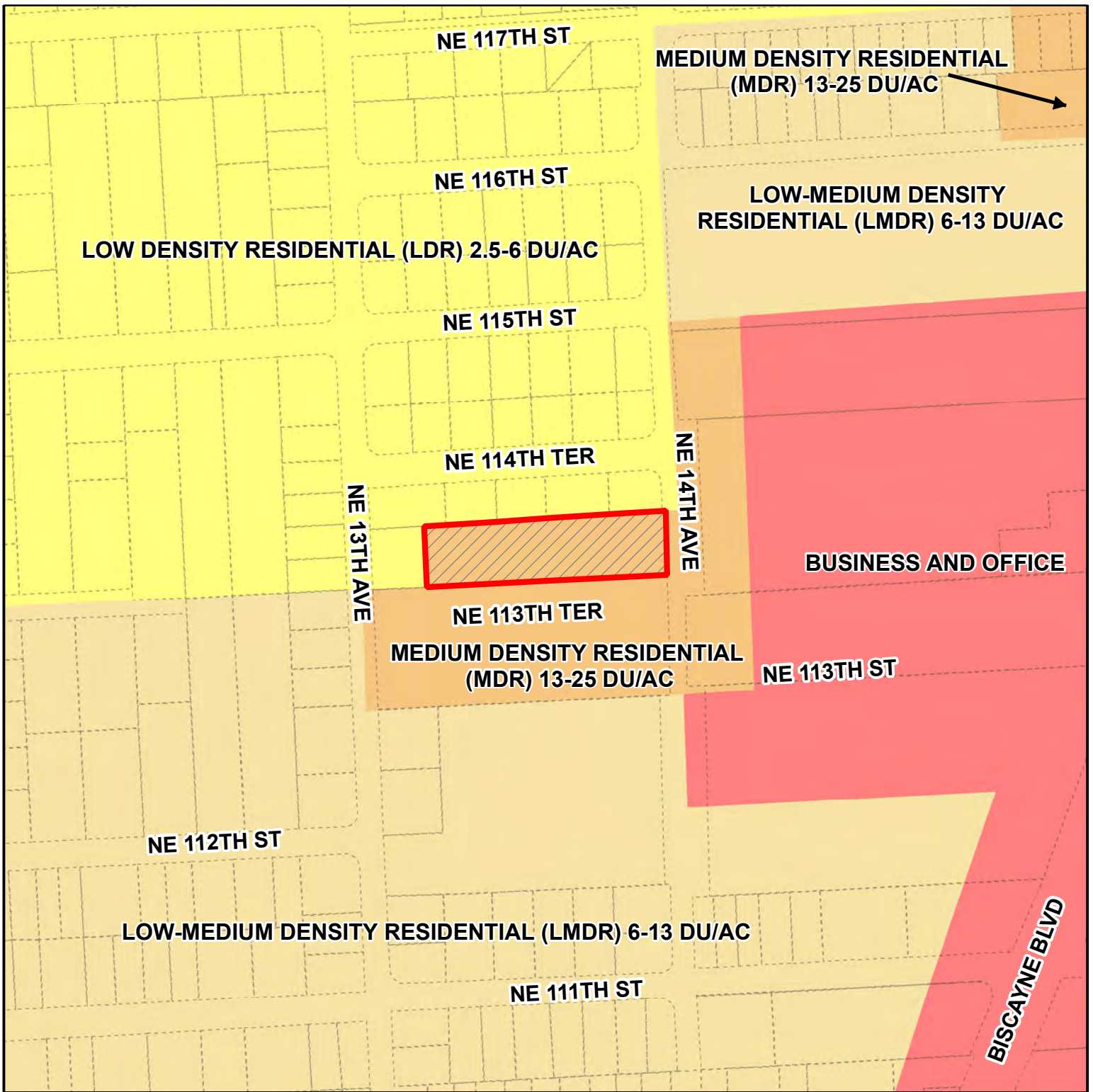
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 30, 2019

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2019000114**

Section: 32 Township: 52 Range: 42  
 Applicant: Ari Hertz  
 Zoning Board: BCC  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



REVISION	DATE	BY