



FINAL AGENDA

Community Zoning Appeals Board 10
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Tuesday, January 28, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2024000006	Freire's Group APD Care, LLC/ Kerly Basulto	24-6	54-40-18	N
B.	Z2024000191	Machinery Partners Finance, LTD.	24-191	53-40-14	N

APPEALS

CURRENT

1.	Z2023000507	Luis F. Perez	23-507	54-40-03	N
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF JANUARY 28, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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.

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from December 16, 2024

1. LUIS F. PEREZ Z2023000507

Area 10/District 06

The application is to allow an existing carport addition to an existing single-family residence located closer to the side property line than required by Code.

NON-USE VARIANCE to permit an existing carport to an existing single-family residence to setback 4.07' (15' required) from the side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled Site Plan and Floor Plan "REMODELING PLAN FOR: MR. LUIS PEREZ", as prepared by E. Arias, dated stamped received 10/18/2024 consisting of 2 sheets, Elevation Plan entitled "REMODELING PLAN FOR: MR. LUIS PEREZ", as prepared by E. Arias, dated stamped received 07/18/2024 consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 8540 Grand Canal Drive, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.34 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of 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). 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 Zoning Appeals Board No. 10**

PH: Z24-006

January 28, 2025

Item No. A

Recommendation Summary	
Commission District	10
Applicants	Freire's Group APD Care, LLC
Summary of Requests	The applicant seeks to permit a proposed group home on the subject site to be spaced less than required from another similar group home facility located within the area.
Location	2425 SW 115 Avenue, Miami-Dade, Florida
Property Size	0.42 acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2 to 6 du <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This item was deferred from the October 28, 2024, meeting of the of the Community Zoning Appeals Board (CZAB) 10, at the request of the applicant in order to work with the neighbors. Subsequently, this item was deferred from the November 21, 2024, meeting of the of the CZAB 10, at the request of the applicant in order to continue working with the neighbors. This application was not considered at the December 16, 2024, meeting of CZAB 10 due to a lack of quorum.

The public hearing on this item has not been held.

REQUEST:

SPECIAL EXCEPTION to permit a proposed group home to be spaced 950' (1,000' required) from an existing group home.

A spacing survey is on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Radial Sketch" as prepared by Landmark Surveying & Associates, dated stamped received January 22, 2024, and consisting of 1 (one) sheet.

PROJECT DESCRIPTION:

The ±0.42-acre subject site is located at 2425 SW 115 Avenue and consists of an existing single-family residence currently located on the property. The applicant intends to convert the existing residence and establish a group home on the subject property to accommodate up to 6 residents. The submitted plans indicate that no physical exterior or interior changes are being proposed to the existing one (1)-story, 4,089 sq. ft. structure, and that the current residence is to be converted into the proposed group home facility. The floor plans for the interiors of the existing structure show the 6-beds and other ancillary areas have been provided for the proposed use.

Under the current zoning hearing application, the applicant seeks approval to permit the proposed group home to be spaced 950 feet from another similar existing group home that is located to the east of the subject site, where a minimum distance of 1,000 feet is required from any other similar use as per Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 du)
North	RU-1; single-family residences	Low Density Residential (2.5 to 6 du)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 du)
East	RU-2; duplex	Low Density Residential (2.5 to 6 du)
West	RU-2; two-family residence	Low Density Residential (2.5 to 6 du)

NEIGHBORHOOD COMPATIBILITY:

The ±0.42-acre subject property consists of an existing single-family residence property located at 2425 SW 115 Avenue, Miami-Dade, Florida. The surrounding area is mostly characterized by residential uses with existing single-family residences located to the north and south, and duplex residences to the east and west of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community with additional group home services for persons with special needs. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application meets the traffic concurrency criteria for an initial development order and will only generate an additional 3 PM peak hour vehicle trips. Staff opines that there would be no new visual impacts for the proposed group homes since no internal or outside work is being proposed. Staff however notes that approval will impact water and sewer services, and may bring additional noise into this single-family residential neighborhood, as well as an intensification of the proposed use since there is an already existing active group home located in close proximity to the subject site.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.42-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development,*

*residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. The applicant seeks to permit a proposed group home on the subject property. The land use interpretative text, under **Residential Communities** permits neighborhood and community services such as congregate living facilities, **group homes**, foster homes, **nursing homes** and day care facilities when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood. *The character of the neighborhood reflects the intensity, and design of developments, mix of land uses, and their relationship.**

The CDMP Land use Element interpretative text further states that "**Congregate residential uses and nursing homes, with ancillary rehabilitation facilities**" may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: each 2.5 occupants of a congregate residential facility shall be considered as the equivalent of one residential unit and that the maximum number of dwelling units shall not be more than allowed in the next higher residential category, which in this case would be **Low-Medium Density**. This category allows a maximum of 13 dwelling units per acre which would allow a maximum of 13 residents based on the ±0.42-acre subject parcel. As such, the applicant's proposal as indicated in the letter of intent to accommodate up to 6 residents would be **consistent** with the density threshold allowed by the CDMP interpretative text noted above. *In addition*, the CDMP Land Use Element interpretative text also indicates that *Compatibility shall be determined in accordance to Policy LU-4A*. The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility among proximate land uses and states that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff notes that the request sought in this application will allow the applicant to establish a group home on the subject site for 6-residents, and although the proposed facility shall be spaced closer than the required from another existing group home, submitted site plan indicates that the proposed group home meets all other zoning regulations for building height, setbacks and buffering from adjacent residential properties. Staff opines that with no changes to the exterior of the 1-story structure currently located on the site, the height and massing of the proposed facility shall continue to keep within the existing character of the neighborhood.

Based on the foregoing, and for reasons that will be expanded upon in the zoning analysis below, staff opines that the proposed request will not result in an intensification or redevelopment of the site beyond the scale of the surrounding residential area, and would not detrimentally impact the surrounding properties, and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**. Staff further opines that approval with conditions of the application will be **consistent** with the Low Density Residential CDMP LUP map designation for the subject property, the CDMP Land Use Element Interpretative text for congregate residential uses in **Residential Communities**, and **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

When the request to permit a proposed group home to be spaced 950' from another similar existing group home located to the east of the subject site, where a minimum distance of 1,000' is otherwise required from any other similar use as per Code, is reviewed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff opines that the approval with conditions of the request would be **compatible** with the surrounding community when considering the necessity and reasonableness of the request in relation to the present and future development

of the area concerned. Section 33-311 of the County Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, 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. Staff opines that based on the foregoing analysis, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, although the proposed group home shall be spaced closer than the required from another existing group home, approval of the request to permit a group home use on the subject site would be **consistent** with the CDMP designation of the parcel on the Land Use Plan map and **compatible** with the surrounding neighborhood. Staff further notes that the proposed group home fronts on 115 Ave, and is 1 block west from SW 117 Ave, a well-traveled and well-developed main line roadway with an existing mix of uses of varying intensities and high accessibility.

Staff notes that the purpose of the request under this application to allow a group home with a reduced distance of 950' from another similar facility to its east, less by 50-feet than the otherwise 1,000' required as per code, is not overtly intensive, and opines that approval of the request would allow the establishment of a group home on the property which in turn will provide more options of group home services for persons with special needs to serve the community. There is no physical exterior or interior changes being proposed, and the existing building footprint and elevations will remain the same, the house will be occupied by no more than 6 group home residents. The existing driveway and gated entrance will continue to screen vehicles from the public right-of-way. Consequently, approval of the request would not affect the existing character of the area. Staff opines that approval of the request would not create any new visual impacts on the surrounding properties or on passersby along the abutting area roadways.

Based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of Miami-Dade County, would not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated July 1, 2024, state that they have no objections to the requests and that the application meets traffic concurrency and will generate approximately 3 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated January 13, 2025, indicate that subject to conditions for approval, the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the memorandum submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department, indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the approval with conditions of the a proposed group home to be spaced 950' (1,000' required) from an existing group home will not generate or result in excessive traffic or burden public facilities, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not disrupt the overall welfare and privacy of the area concerned. In conclusion, the assisted living facility is designed with the same architectural scale as the surrounding community, with adequate buffers to lessen any adverse impacts on adjacent residential uses or on passersby along the abutting historic roadway and is in keeping with other transitional uses within the surrounding area and **compatible** with the neighborhood. **Therefore, staff recommends approval with conditions of the request under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Radial Sketch" as prepared by Landmark Surveying & Associates, dated stamped received January 22, 2024, and consisting of 1 (one) sheet. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

ES:JB:SS:EA:PM



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

ZONING RECOMMENDATION ADDENDUM

Freire's Group APD Care, LLC
PH: Z24-006

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<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>Water & Sewer WASD</i>	<i>No objection</i>
<i>Building and Neighborhood Compliance (BNC)</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low Density <i>(Pg. I-31)</i>	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by 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>
Low Medium Density <i>(Pg. I-31)</i>	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Objective LU-4A <i>(Pg. I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

ZONING RECOMMENDATION ADDENDUM

Freire's Group APD Care, LLC

PH: Z24-006

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-199. – Uses Permitted</p>	<p>(10) A group home shall be permitted in a dwelling unit provided:</p> <p>(a) That the operation of the facility be licensed by the State of Florida and that the applicable agency promptly notify the Director of said licensure no later than the time of home occupancy, and that the facility operate in accordance with applicable state statutes, rules, and regulations, including, but not limited to, those pertaining to emergency and pandemic preparedness and response so as to ensure the health and safety of facility residents and staff.</p> <p>(b) That the structure used for a group home shall be located at least 1,000 feet from another existing, unabandoned legally established group home or within 1,200 feet of an existing, unabandoned community residential home. The applicable distance shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.</p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses</p>	<p>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

KERLY BASULTO

2425 SW 115 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000006

DATE

HEARING NUMBER

FOLIO No: 30-4018-001-0400

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 4, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees

Memorandum



Date: January 13, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2024000006-2nd Review
Kerly Basulto
2425 SW 115th Avenue, Miami-Dade County
Special Exception to allow a new group home no more than 950 feet from an existing group home. No additions proposed.
(RU-1) (0.42 acres)
18-54-40

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 sections 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Service and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. DERM will evaluate the feasibility of connecting to the public sanitary sewer system for any future development order that proposes construction on this property.

Conditions of approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, however, the site plan entitled "First Floor Space Plan" prepared by Plan A Services and dated as received by Miami-Dade County on January 22, 2024, with the subject application and indicates that tree resources onsite will not be removed. Please note that 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 comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of approval: None

DERM Enforcement History Review

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

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


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: February 14, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
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 - Freire's Group Home ADP # 3
Application No. Z2024000006

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: Freire's Group Home ADP # 3

Location: The proposed project is located on approximately 0.42 acres at 2425 SW 115th Avenue, with Folio No. 30-4018-001-0400, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Special Exception for the subject property to allow a new Group Home no more than 950 feet from an existing Group Home. The existing Single-Family Residence has 3,191 square feet of living area as per property appraiser's information.

The water demand associated with a single-family residence (between 3,001 to 5,000 square feet) totals 310 gallons per day (gpd). The total water demand associated with an Assistant Living Facility with (6 beds) has the same flow consumption as the SFR, therefore the proposed use results in a no-net-increase for water.

Water: The proposed development is located within the WASD's water service area. The subject property is currently connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently on septic.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: July 1, 2024

To: Eric Silva, AICP, 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: Z2024000006
Name: Freire's Group APD Care, LLC
Location: 2425 SW 115 Avenue
Section 18 Township 54 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 40, Block 1, Plat Book 46, Page 19.

This application **does** meet the traffic concurrency (*) criteria for an Initial Development Order. It will generate approximately **3 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9128	Coral Way west of SW 107 Avenue	C	C

(*) Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

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.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

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: June 13, 2024

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

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

Subject: Z2024000006

The Miami-Dade Fire Rescue Department has **no objection** to request for special exemption uploaded to “EnerGov” on 6/10/2024.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: January 31, 2024

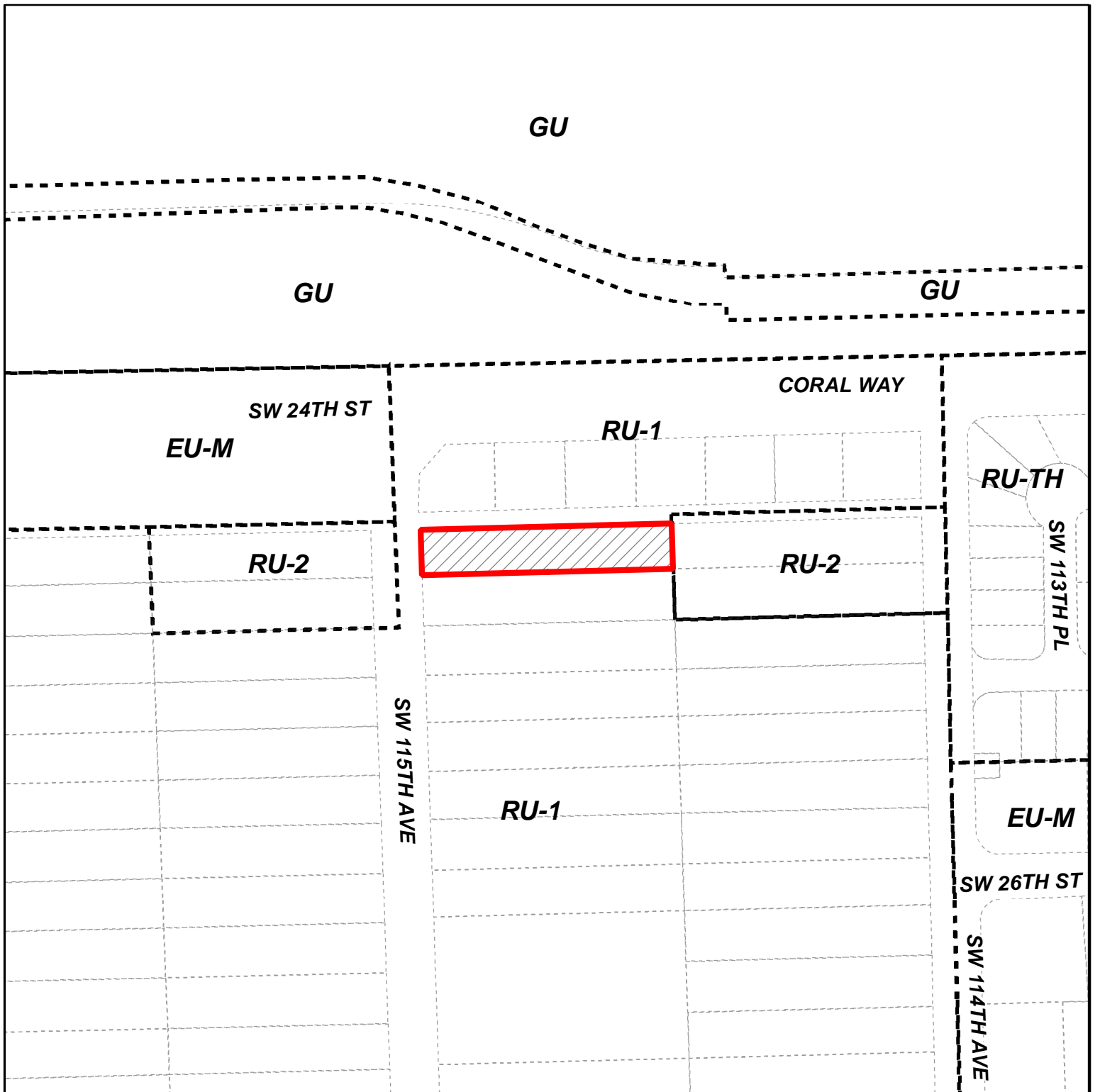
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2024-000006 Freire's Group APD Care, LLC/Keily Basulto

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000006



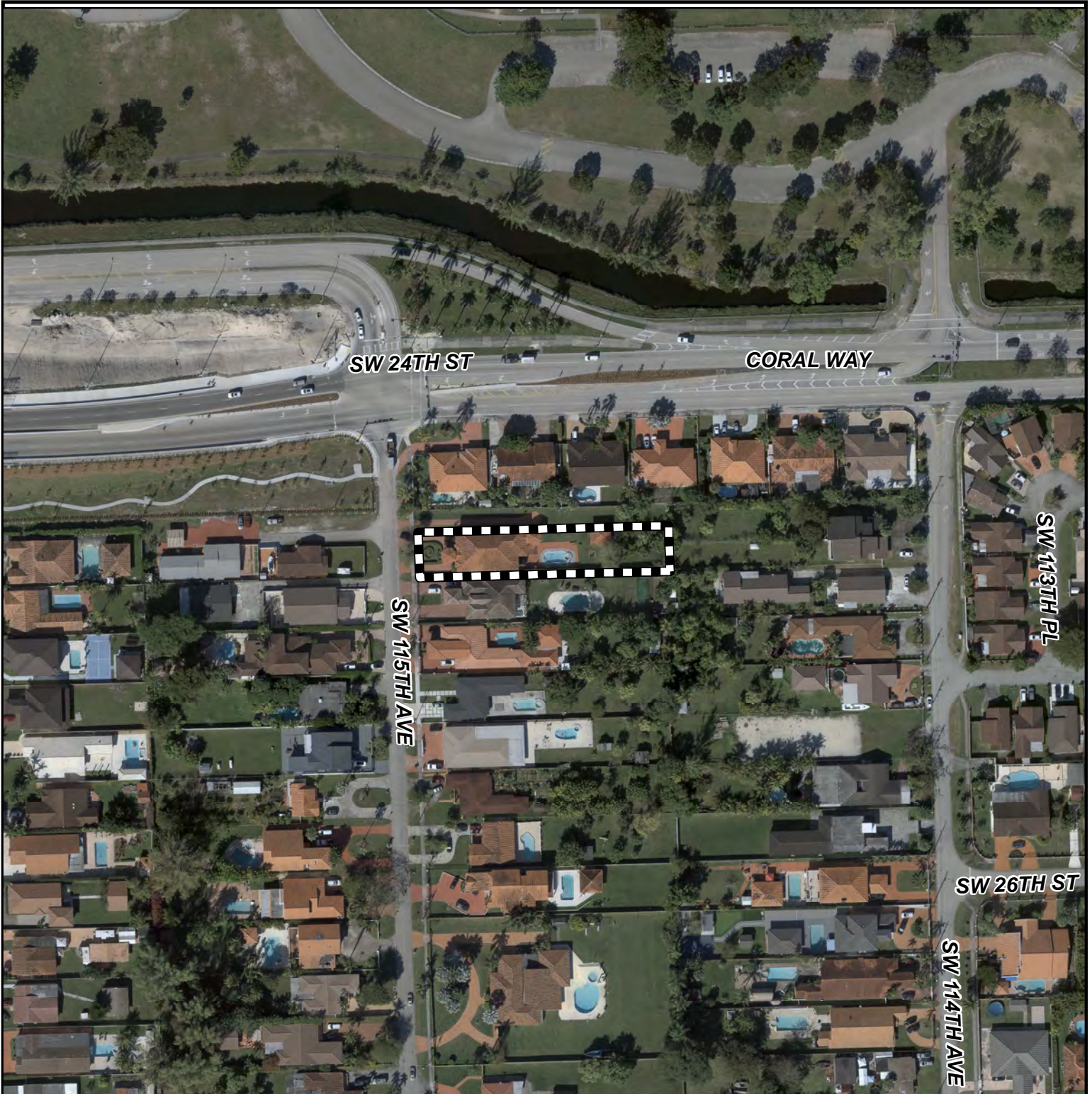
Section: 18 Township: 54 Range: 40
 Applicant: Freire's Group APD Care, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000006

Legend
 Subject Property

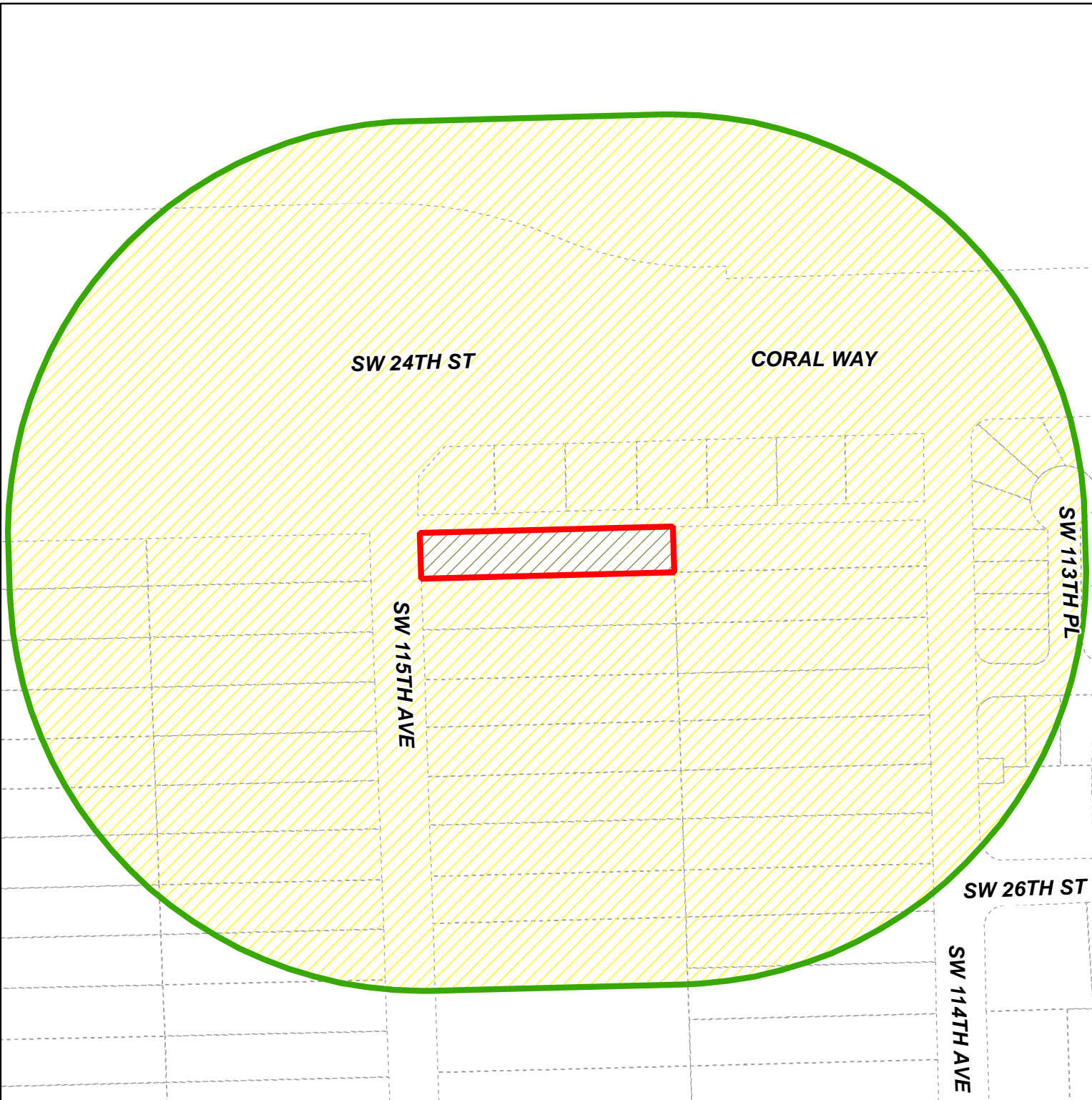


Section: 18 Township: 54 Range: 40
 Applicant: Freire's Group APD Care, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, January 24, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 18 Township: 54 Range: 40
 Applicant: Freire's Group APD Care, LLC
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000006
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



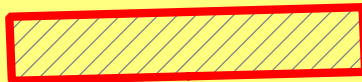
SKETCH CREATED ON: Wednesday, January 24, 2024

REVISION	DATE	BY

PARKS AND RECREATION

SW 24TH ST

CORAL WAY



LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 115TH AVE

SW 114TH AVE

SW 113TH PL

SW 26TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000006



Legend

 Subject Property Case

Section: 18 Township: 54 Range: 40
Applicant: Freire's Group APD Care, LLC
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, January 24, 2024

REVISION	DATE	BY

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Freire's Group APD Care LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Kerly Basulto, 12900 SW 25 Ter Miami FL 33175</u>	<u>80%</u>
<u>Claribel Freire, 12900 SW 25 Ter Miami FL 33175</u>	<u>20%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: _____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

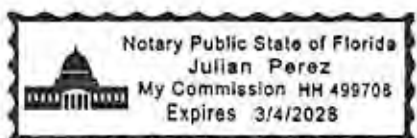
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

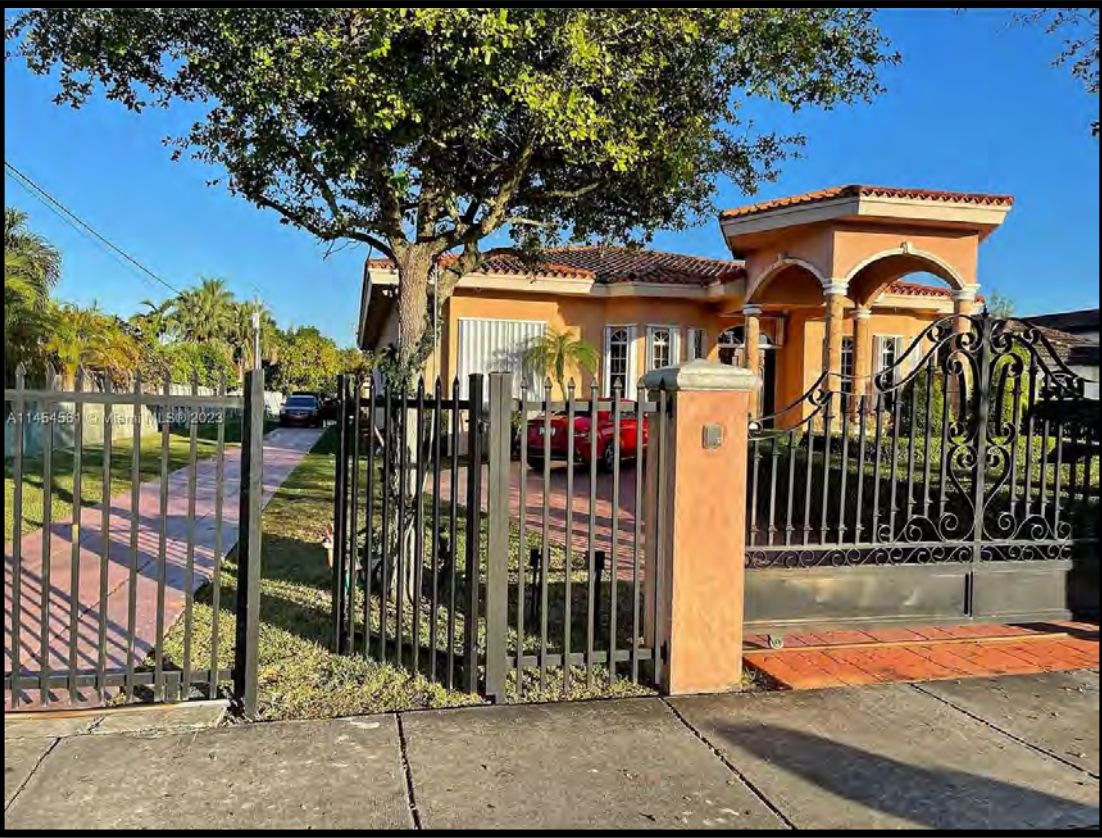
Sworn to and subscribed before me this 12 day of July, 2024. Affiant is personally known to me or has produced FDL as identification.

Zan R
(Notary Public)

My commission expires 3/4/28



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







**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z24-191

January 28, 2025

Item No. B

Recommendation Summary	
Commission District	6
Applicant	Machinery Partners Finance, LTD.
Summary of Requests	The applicant seeks to allow a proposed Digital Class B Sign to be permitted on a parcel of land with less area than required by code.
Location	7181 NW 77 Avenue, Miami-Dade County, Florida
Property Size	3.79 acres
Existing Zoning	IU-1, Industrial, Light Manufacturing District
Existing Land Use	Heavy machinery sale and rental facility
2030-2040 CDMP Land Use Designation	Industrial and Office, Restricted Industrial and Office <i>(See attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards, <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

This application was not considered at the December 16, 2024, meeting of the of the Community Zoning Appeals Board (CZAB) 10, due to a lack of quorum.

The public hearing on this item has not been held.

REQUEST:

NON-USE VARIANCE to permit the proposed Digital Class B Sign on a parcel of land with an area of 3.79 acres (10 acres minimum required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "PowerTrac Machinery", as prepared by Southeast Sign CO., dated stamped received 9/26/2024, consisting of three (3) sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

in May 1950, pursuant to Resolution #3713, the subject property was part of a larger tract of land that was rezoned from IU-3, Industrial, Unlimited Manufacturing District, to IU-1, Industrial, Light Manufacturing District. The existing use on the property, consistent with those allowed under the IU-1 uses, is currently that of a heavy machinery sale and rental facility. Staff notes that the existing use already has a class B (non-digital) sign located on the subject property that was previously approved under permit number 2011015327.

Under the present zoning application, the applicant seeks to upgrade the existing sign and allow a fully Digital Class B Sign to be permitted on the subject site which is a parcel of land with less area than required by code for such type of signage.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; heavy machinery sale and rental facility	Industrial and Office, Restricted Industrial and Office
North	IU-1, contractor office with outside storage	Industrial and Office, Restricted Industrial and Office
South	IU-1, TV/radio broadcasting station co. / Textile shredding	Industrial and Office, Restricted Industrial and Office
East	IU-1; wholesales hardware store/distribution	Restricted Industrial and Office
West	GU; State Road 826 expressway	Transportation

NEIGHBORHOOD COMPATIBILITY:

The 3.79-acre parcel is currently an existing heavy machinery sale and rental facility located at 71 NW 77 Avenue. The surrounding area is characterized by existing industrial uses to the north, south and east of the subject site, whereas the State Road 826 expressway is located immediately abutting to the west of the property.

SUMMARY OF THE IMPACTS:

The approval of the request would permit the applicant to install a proposed Digital Class B Sign facing NW 77 Avenue, which would also be visible from the abutting State Road 826 expressway, in order to allow patrons to locate the warehouse establishment. Staff opines that the request to allow this type of sign on a 3.79-acre parcel where 10-acre is otherwise required by code, would be too intense in scale for the site and can have significant visual impact on the traffic on the 826 expressway that would have direct visibility of the digital sign.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 3.79-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Industrial and Office** and **Restricted Industrial and Office**. *Industrial and office* include manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers I-41 is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be

*considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources. **Restricted Industrial and Office** include Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the onsite use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.*

The subject property is currently zoned IU-1 and is located at 7181 NW 77 Avenue. Staff opines that approval of the aforementioned request related to the proposed Digital Class B Sign will not change the existing industrial use on the subject property which is as per the Industrial and Office and Restricted Industrial and Office designation. Therefore, staff opines that the proposed detached sign on the subject property would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Industrial and Office and Restricted Industrial and Office on the LUP map.

ZONING ANALYSIS:

The applicant is seeking to allow a proposed full Digital Class B Sign to be permitted on a parcel of land that has less area than is otherwise required by code (request #1). Staff notes that the subject property already has an existing class B (non-digital) sign that was previously approved under permit number 2011015327, and that the proposed sign would be an upgrade to the existing signage that proposes to have a fully digital sign on a parcel of land that is less than 10 acres, whereas 30% of digital signage would be otherwise allowed by code. The applicant submitted a signage plan depicting the location of sign and staff notes that while the digital sign is oriented towards the right-of-way of NW 77 Avenue, and may assist in identify the existing industrial use and assist in wayfinding for visitors to the heavy machinery sale and rental facility, its location and orientation would also be directly visible to the motorists on the State Road 826 expressway. When the aforementioned request is analyzed under Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that the subject site is not appropriate in size for the request for a proposed fully digital sign, and the orientation of the proposed sign may negatively affect the traffic conditions on the abutting highway and as such would be out of character and **incompatible** with the surrounding area, would be detrimental to the neighborhood and not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and should be **denied**.

As previously mentioned, the subject property consists of an existing warehouse and office building for the sale and rentals of heavy machinery, and is located with its frontage along NW 77 Avenue, which is also parallel to the abutting State Road 826 expressway. The applicant seeks to permit a proposed detached point of sale sign with digital technology with a larger digital area (100%) than the 30% maximum that would be permitted by Code for the 3.79-acre subject site. Staffs research did not find any similar sign variance approvals in the area of the subject property. Staff notes that approval of the request to permit a fully digital sign on a parcel of land that is less in area than the 10-acres required for such signs, as well as its orientation and location on the subject site would create new visual impacts along the adjoining roadways and expressway that will be detrimental to the area and its traffic conditions.

Staff notes that 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) in their memorandum dated October 29, 2024, indicates that the requests sought under this application, will not generate any new Peak Hour trips. The Division of Environmental Resources Management of RER memorandum dated October 18, 2024, that the request doesn't have any environmental concerns. Based on the aforementioned department 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. Notwithstanding, staff opines that the proposed change of the current, non-digital detached sign located on the subject site and converting it to a fully digital technology can have impacts on the transportation and motorists that would have a direct visibility of the sign from the 826 expressway. Staff further opines that by introducing the new digital technology to the current signage, the new advertising and lighting of the digital sign can have a negative impact on the traffic conditions. Based on the forgoing, staff opines that approval of the request for a fully digital sign on the subject property *would not maintain the basic intent and purpose of the zoning and subdivision regulations* and would be **incompatible** with same. **As such, staff recommends denial without prejudice of the application under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

Machinery Partners Finance, LTD.
PH: Z24-191

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<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>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>Schools</i>	<i>No objection</i>
<i>Building and Neighborhood Compliance</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Industrial and Office (Page I-40)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunication facilities, microwave towers, radar stations and cell towers I-41 is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources. If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development. In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the</i></p>
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ZONING RECOMMENDATION ADDENDUM

Machinery Partners Finance, LTD.

PH: Z24-191

	<p><i>Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section. TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall allocated to I-42 Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built up area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.</i></p>
<p>Restricted Industrial and Office (Page I-42)</p>	<p><i>Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Miami-Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of MiamiDade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the onsite use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

Machinery Partners Finance, LTD.

PH: Z24-191

<p>Sec. 33-96.1. - Digital Class B signs.</p>	<p>(c) A DCBS shall be subject to the following mandatory conditions:</p> <ol style="list-style-type: none"> (1) A DCBS shall conform to all sign size, placement, setback, and quantity limitations as provided elsewhere in this chapter for Class B signs and shall comply with all building code requirements. (2) Each DCBS shall comply with <u>Section 33-96</u> of this chapter. (3) A minimum of 10 acres gross improved land area shall be required for the placement of a DCBS. (4) With the exception of airports or seaports, the subject DCBS shall be located only on a major or minor roadway as depicted on the adopted Comprehensive Development Master Plan Land Use Plan map. (5) A detached DCBS shall be surrounded by a minimum of 25 square feet of landscaped area. A plan indicating such landscape area shall be submitted to the Director at the time of building permit application. (6) The content of the DCBS shall be limited solely to onsite and directional signs. (7) A DCBS on which 30 percent or less of the sign face is illuminated with digital technology shall not be subject to the minimum land area, landscaping, and roadway placement criteria set forth in subsections (3), (4), and (5) above.
<p>Sec. 33-121.10. - Definitions.</p>	<p>Except as expressly provided in this division, the provisions of this division shall be subject to the definitions, categories of sign content and sign structures, and other requirements and prohibitions set forth in divisions 1 through 3. In addition, the following words and phrases are hereby defined as provided in this section, unless the context clearly indicates otherwise.</p> <p>(a) "Expressway" shall mean the following, whether now existing or as may be later constructed or designated: limited access rights-of-way and facilities and related approaches, viaducts, bridges, interchange facilities, and service roads; and any portion of the interstate highway system.</p> <p>(b) "Applicable regulations" shall mean any pertinent zoning, building or other regulations in effect in the incorporated or unincorporated areas of Miami- Dade County or the State of Florida.</p> <p>(c) "Protected areas" shall mean all property in Miami-Dade County within 600 feet of the right-of-way of any expressway right-of-way.</p> <p>(d) "Oriented" shall mean, in the case of detached signs, placed at a 90 degree angle to the street being serviced; and in the case of pylon signs, shall mean that the pylon is projected at a 90 degree angle from the building and is no more than 20 percent of the width of the building.</p>
<p>Sec. 33-121.13. - Regulations on signs in protected areas.</p>	<p>(b) Class B signs.</p> <ol style="list-style-type: none"> (1) Class B signs, including pylon signs, are permitted only where they are located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of business. (2) In addition, on corner lots, a second Class B sign will be permitted, provided that the same is not larger than 40 square feet and is located on and oriented to the street frontage of the street other than the one serving the principal entrance of the place of business. (3) Wall signs within 200 feet of an expressway shall be confined to the wall of the building containing the principal entrance, except that a wall sign may be placed on one other wall of such building and shall be limited to ten percent of such other wall area. In no event shall any detached Class B sign be erected within the protected area which is greater in height than 25 feet above the average grade of the premises concerned.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MACHINERY PARTNERS FINANCE LTD 7181 NW 77 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT **ADDRESS**

Pending Z2024000191

DATE **HEARING NUMBER**

FOLIO: 30-3014-029-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 3, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case A2017001186-X Opened on January 11, 2017, for Expired permit 2012062857. A notice of violation was issued to the property owner on January 17, 2017. Civil violation notice P021985 was issued on July 17, 2017, for failure to obtain required inspection for work under expired permit number 2012062857. Noncompliance affidavit was issued on August 22, 2017. Final notice of intent to lien/demand for payment mailed on September 25, 2017. Lien was recorded under Recorded on Book: 30773 Page: 2347 Total Pages: 2 on November 29, 2017. Lien Payment was made on 11/26/2024. There are no outstanding fees.

Building Support Case A2025000473X opened on 11/11/2024. A Notice of Violation was mailed on 11/11/2024 for expired 2012062857. There are no outstanding fees.

VIOLATOR:

MACHINERY PARTNERS FINANCE LTD

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: October 18, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2024000191-1st Review
Machinery Partners Finance Ltd.
7181 NW 77th Avenue
Nonuse variance of section 33-96.1(c)(3) of the Code to allow construction and maintenance of a digital class B sign on a property less than 10 acres.
(IU-1) (3.79 acres)
14-53-40

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 of the Code with respect to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the letter of intent and plans provided with this application, the proposed request for non-use variance to section 33-96.1(c)(3) of the Code to allow construction and maintenance of a digital Class B sign does not propose any development at this time. This review pertains to the proposed request only.

According to DERM records, the property is currently connected to public water and sanitary sewers. DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject property.

Conditions of Approval: None

Water Control Review

This application is only for the conversion of an existing Class B sign into a digital Class B sign serving the existing 3.79 acres site, used as heavy machinery sale and rental facility. DERM's Water Control Section has no pertinent comment.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A site plan entitled "PowerTrac" prepared by Southeast Sign Co. and dated as received by Miami-Dade County on

September 26, 2024, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review

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

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


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: October 17, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
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 - Machinery Partners Finance, LTD
Application No. Z2024000191- (Pre-App. # Z24P-148)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Machinery Partners Finance, LTD

Location: The proposed project is located at 7181 NW 77th Avenue with Folio No. 30-3014-029-0010, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking to allow the conversion of an existing sign into a digital sign within the property closer to the Right-of-Way line (R/W).

This project results in a no-net-increase to the water demand.

Please note that per site plan and survey submitted with the subject application, the subject site has a 10 feet FPL Utility Easement within the property (O.R.B. 20334 PG. 4019) and another 10.5 feet Utility Easement along the southwestern corner of the subject property (O.R.B. 16178 PG. 1107). Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The proposed development is located within the WASD's water and sewer service area. Connection to water and sewer is not proposed with this application.

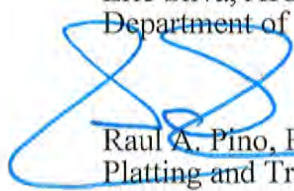
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benram@miamidade.gov.

Memorandum



Date: October 29, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2024000191
Name: Machinery Partners Finance LTD
Location: 7181 NW 77 Avenue
Section 14 Township 53 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A, Plat Book 159, Page 71.

No trips are generated by this application.

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: October 02, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000191

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 09/26/2024. Proposed scope of work does not affect existing fire department access.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: October 03, 2024

To: Eric Silva, Assistant Director
Development Services Division
Director, Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief, Planning and Research *Alejandro Zizold*
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2024000191 – Machinery Partners Finance

Applicant Name: Jeffery Bercow on behalf of Machinery Partners Finance LTD

Project Location: The property consists of approximately 3.78-Acres located at 7181 NW 77th Avenue, in unincorporated Miami-Dade County (Folio Nos. 30-3014-029-0010; 30-3014-029-0020). The subject property is zoned Industrial District, light manufacturing (IU-1). The current land use is Warehouse Terminal.

Proposed Development: The applicant seeks a zoning hearing to request a Non-Use Variance of Section 33.96.1(c)(3) of the County Code of Ordinances to allow for the construction and maintenance of a Digital Class B Sign.

Impact and Demand: The proposed development does not include any new residential units, therefore Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space does not apply.

Recommendations: PROS has no pertinent comments for this application concerning impact or demand on existing County Parks, proposed or budgeted service expansion, now does PROS perform a concurrency review. The intent of the requested non-use variance is beyond PROS's purview.

Based on our findings described herein, **PROS has no objections to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov.

AZ: at ad

Attachment

Signature: *Alissa Turtletaub*

Email: alissa.turtletaub@miamidade.gov










Z2024-191 Machinery Partners Finance LTD

Final Audit Report

2024-10-04

Created:	2024-10-03 (Eastern Daylight Time)
By:	Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_n6MxL4uO2uL_CFPx1vfQGEH_eGLcvE
Number of Documents:	1
Document page count:	1
Number of supporting files:	0
Supporting files page count:	0

"Z2024-191 Machinery Partners Finance LTD" History

-  Document created by Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
2024-10-03 - 10:30:46 AM EDT- IP address: 168.149.133.94
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
2024-10-03 - 10:31:42 AM EDT
-  Email viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2024-10-03 - 10:41:34 AM EDT- IP address: 172.226.188.57
-  Agreement viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2024-10-04 - 1:38:59 PM EDT- IP address: 199.247.42.51
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Signature Date: 2024-10-04 - 1:39:08 PM EDT - Time Source: server- IP address: 199.247.42.51
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2024-10-04 - 1:39:10 PM EDT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2024-10-04 - 2:42:28 PM EDT- IP address: 104.47.64.254
-  Agreement viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2024-10-04 - 2:42:33 PM EDT- IP address: 98.249.210.28
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2024-10-04 - 2:49:25 PM EDT - Time Source: server- IP address: 98.249.210.28

✔ Agreement completed.
2024-10-04 - 2:49:25 PM EDT

Memorandum



Date: October 23, 2024

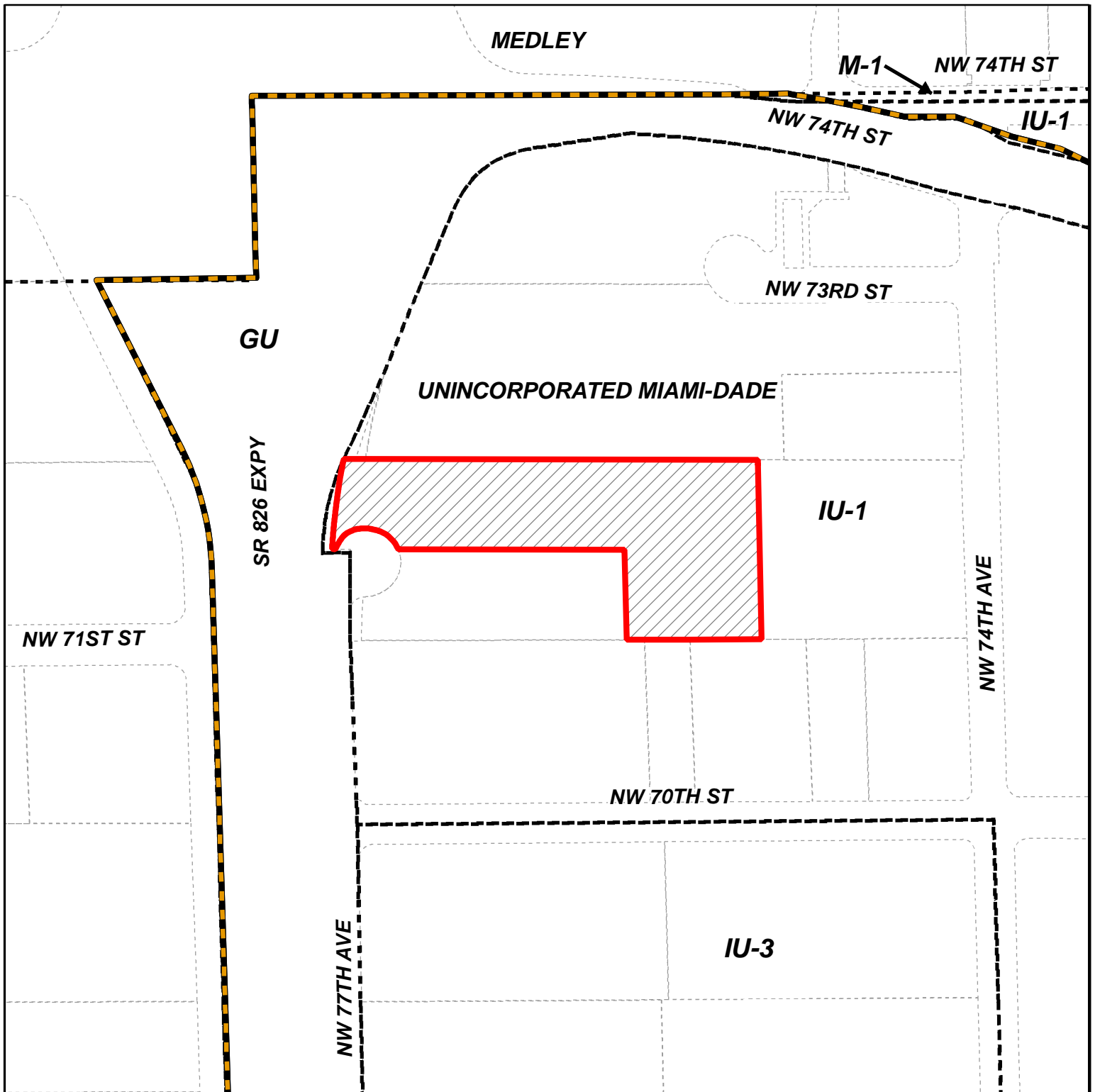
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2024-000191 Machinery Partners Finance, LTD

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY

HEARING MAP



Section: 14 Township: 53 Range: 40
 Applicant: Machinery Partners Finance, LTD
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2024000191



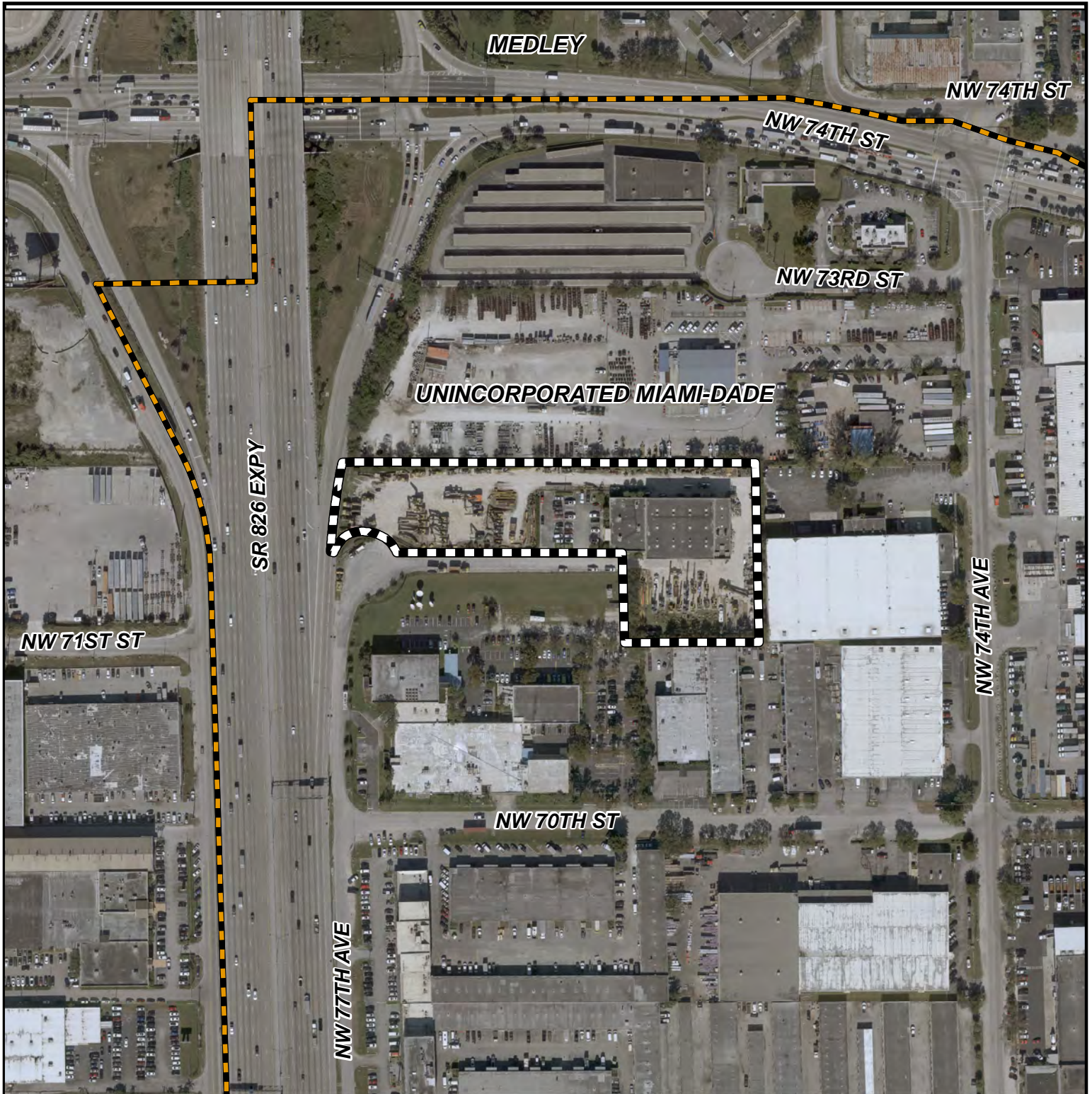
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 1, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000191

Legend
 Subject Property
 Municipalities

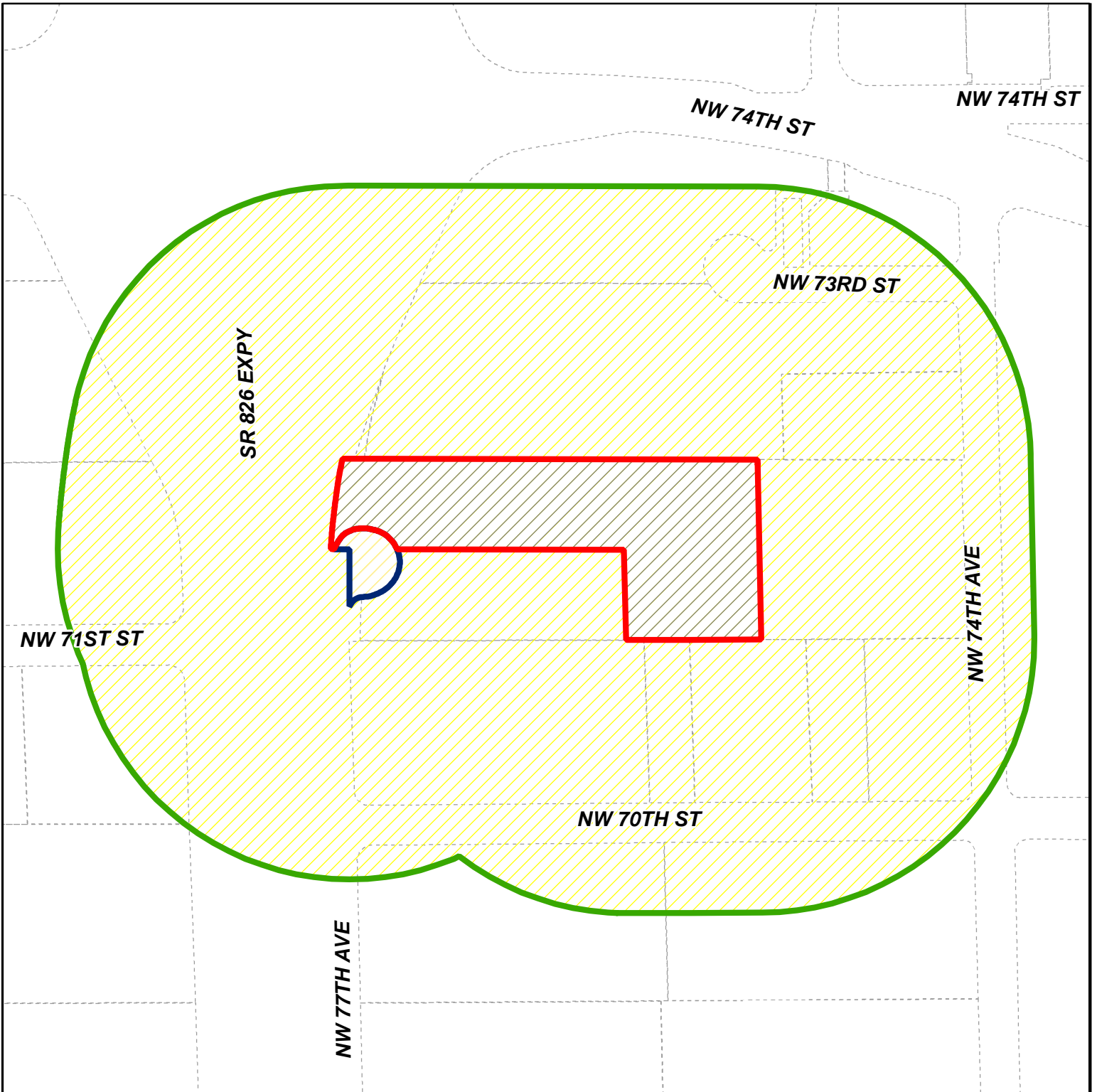


Section: 14 Township: 53 Range: 40
 Applicant: Machinery Partners Finance, LTD
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, October 1, 2024

REVISION	DATE	BY




MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 53 Range: 40
 Applicant: Machinery Partners Finance, LTD
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000191
 RADIUS: 500

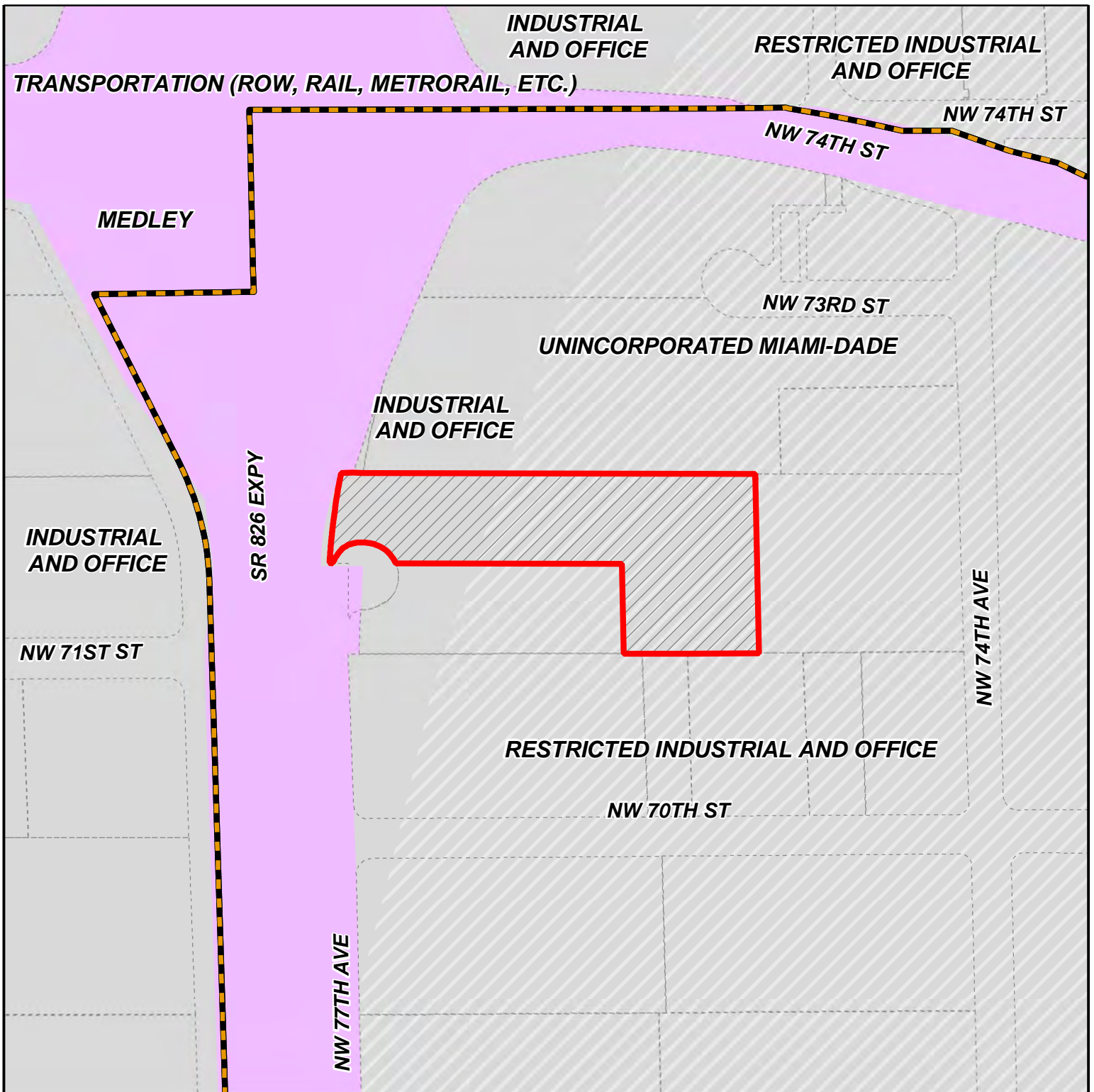
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, October 1, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000191

Section: 14 Township: 53 Range: 40
 Applicant: Machinery Partners Finance, LTD
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, October 1, 2024

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-191
DATE: NOV 18 2024
BY: GONGOL



EMC Display
7181 NW 77th Ave.
Miami, FL 33166
Revision 11.18.24



Sales Associate: Nick Santoriello
 Project Manager: Lee Hunter
 Designer: Justin Ortega

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

- Approved
- Approved as Noted
- Rejected

Client Signature _____

Date _____

Notes

This artwork is the sole property of Southeast Sign Company and may not be duplicated or utilized in any fashion without written consent from Southeast Sign Company management. This design is for illustration & concept purposes only. Not for production unless otherwise specified.

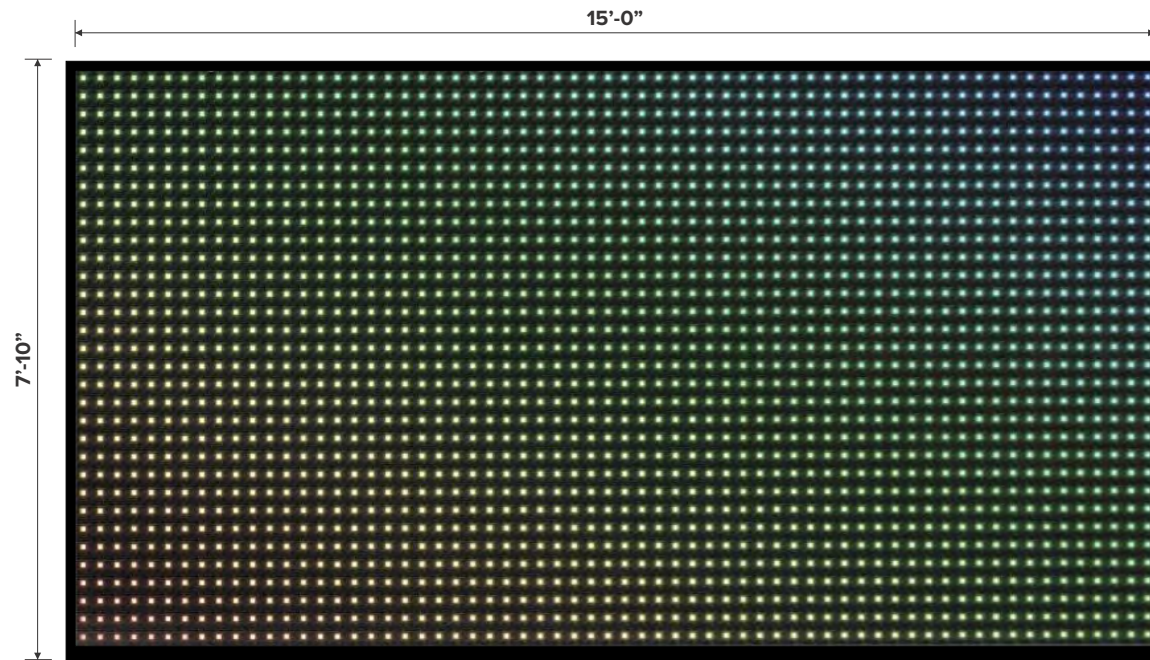


Artwork History

Date	Revision	Revision Detail	Designer
04.25.24	00	Original	JO
04.26.24	00A	Remove Existing Time & Temp Display	JO
09.18.24	01	Zoning and missing measurements added	LN
11.18.24	02	Measurements revised.	LN

Artwork Location

PowerTrac_Miami, FL_R02
 O:\Client Files\PowerTrac Machinery\Design\



Provide & install (1) double face EMC display.
 - Display to be 10mm high resolution full color.
 - Installation to be on existing sign structure.

Note: Non-structural decorative elements & time/temp display to be removed from existing sign structure.

1 EMC Display Board Sq. Ft.: 117.5
 Scale: 3/8" = 1'-0"



E Existing
 Scale: N.T.S.



P Proposed
 Scale: N.T.S.



7181 NW 77th Ave. • Miami, FL 33166

Sales Associate: Nick Santoriello
Project Manager: Lee Hunter
Designer: Justin Ortega

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

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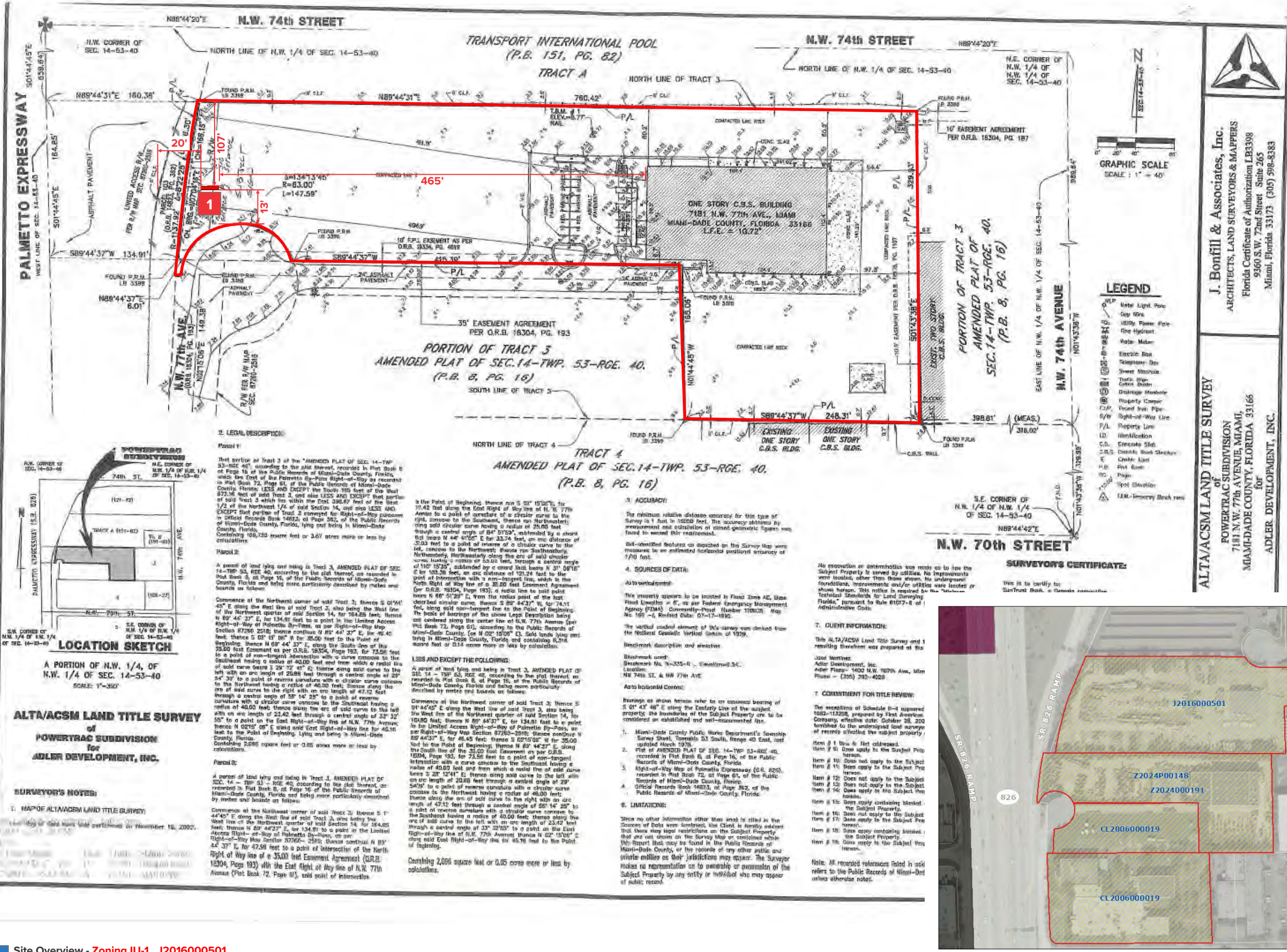


Artwork History

Table with columns: Date, Revision, Original, Revision Detail, Designer. Rows include dates like 04.25.24 and 09.18.24.

Artwork Location

PowerTrac_Miami_FL_R02
O:\Client Files\PowerTrac Machinery\Design\



LEGAL DESCRIPTION

Parcel 1: That portion of Tract 3 of the 'AMENDED PLAT OF SEC. 14-TWP. 53-RGE. 40...'

Parcel 2:

A parcel of land lying and being in Tract 3, AMENDED PLAT OF SEC. 14-TWP. 53-RGE. 40...

Parcel 3:

A parcel of land lying and being in Tract 3, AMENDED PLAT OF SEC. 14-TWP. 53-RGE. 40...

Parcel 4:

A parcel of land lying and being in Tract 3, AMENDED PLAT OF SEC. 14-TWP. 53-RGE. 40...

ACCURACY

The minimum relative distance accuracy for this type of survey is 1 part in 10000 feet...

SOURCES OF DATA

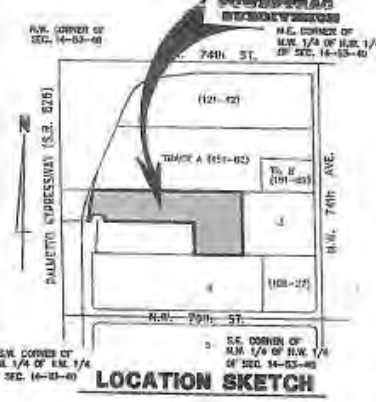
The property appears to be located in Flood Zone AE, State Flood Insurance - F, as per Federal Emergency Management Agency (FEMA) Community-Profile Number 1000203, Map No. 160 - 3, Revised Date: 07-17-1992.

LESS AND EXCEPT THE FOLLOWING:

All parcels of land lying and being in Tract 3, AMENDED PLAT OF SEC. 14-TWP. 53-RGE. 40...

LIMITATIONS:

Since no other information other than what is filed in the Sources of Data were submitted, the Client is hereby advised that there may be legal restrictions on the Subject Property...



ALTA/ACSM LAND TITLE SURVEY of POWERTRAC SUBDIVISION for ADLER DEVELOPMENT, INC.

SURVEYOR'S NOTES: 1. MAP OF ALTA/ACSM LAND TITLE SURVEY: Location of this tract last determined on November 16, 2002.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-191

DATE: NOV 18 2024

BY: GONGOL



7181 NW 77th Ave. • Miami, FL 33166

Sales Associate: Nick Santoriello
Project Manager: Lee Hunter
Designer: Justin Ortega

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

- Approved
- Approved as Noted
- Rejected

Client Signature _____

Date _____

Notes

This artwork is the sole property of Southeast Sign Company and may not be duplicated or utilized in any fashion without written consent from Southeast Sign Company management. This design is for illustration & concept purposes only. Not for production unless otherwise specified.

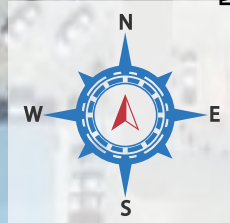


Artwork History

Date	Revision	Revision Detail	Designer
04.25.24	00	Original	JO
04.26.24	00A	Remove Existing Time & Temp Display	JO
09.18.24	01	Zoning and missing measurements added	LN
11.18.24	02	Measurements revised.	LN

Artwork Location

PowerTrac_Miami, FL_R02
O:\Client Files\PowerTrac Machinery\Design\



Mastec

DMatrixUSA

Mega TV

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeal Board No. 10**

PH: Z23-507

January 28, 2025

Item No. 1

Recommendation Summary	
Commission District	6
Applicants	Luis F. Perez
Summary of Requests	The applicant seeks approval to permit an existing carport addition with less setbacks from the interior side (west) property lines than required by Code.
Location	8540 Grand Canal Drive, Miami-Dade County, Florida.
Property Size	0.34 acre
Existing Zoning	EU-M, Single-family Modified Estates District)
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential (1 to 2.5 du/ac) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing carport addition to setback 4.07' (15' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled Site Plan and Floor Plan "REMODELING PLAN FOR: MR. LUIS PEREZ", as prepared by E. Arias, dated stamped received 10/18/2024 consisting of 2 sheets, Elevation Plan entitled "REMODELING PLAN FOR: MR. LUIS PEREZ", as prepared by Fernando Azcue, P.E., dated stamped received 07/18/2024 consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans depict an existing single-family residence with an attached carport totaling approximately 2,166 sq. ft. and located in the rear of the property. The submitted plans show that the existing 360 sq. ft. attached carport located at the interior side (west) property line, which does not comply with the required setback requirements. The County's Geographical Information System (GIS) aerial map shows existing landscaping on the subject property in the form of trees, hedges and a 5' high chain link fence located along both sides property lines of the interior lot. The aerial map also shows an existing 6' high metal fence along the rear (south) property line.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-M; single-family residence	Estate Density Residential (1-2.5 dua)

North	EU-M; single-family residence	Estate Density Residential (1-2.5 dua)
South	GU; Canal	Water
East	EU-M; single-family residence	Estate Density Residential (1-2.5 dua)
West	EU-M; single-family residence	Estate Density Residential (1-2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject 0.34-acre property is an interior lot located at 8540 Grand Canal Drive, and consists of an existing single-family residence with an attached carport located on the subject property. The property is surrounded by existing single-family residences to its north, east, and west, whereas a South Florida Water Management District canal is situated immediately to the south of the subject site.

SUMMARY OF THE IMPACTS:

The approval of this application would allow the applicant to legalize and maintain an existing attached carport with a reduced setback from the interior side property line. Based on the analysis below, staff opines that said encroachment on to the interior side (west) property line will have minimal visual impact on the surrounding properties, and would be adequately mitigated by the existing landscape trees and existing 5' high chain link fence along the interior side (west) property line, as well as an existing 6' metal fence located along the rear (south) property line.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.34-acre subject site is designated as **Estate Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map, and is located inside the Urban Development Boundary. *The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.* The approval of the request sought in the application will permit an existing attached carport with reduced setbacks from the interior side (west) property line. Since the applicants are not requesting to add additional dwelling units or change the existing single-family detached use on the property, approval with standard conditions of the application would be **consistent** with the Estate Density Residential Communities designation on the CDMP LUP map designation.

ZONING ANALYSIS:

The applicant seeks approval to permit an existing carport addition to an existing single-family residence to encroach into the interior side (west) setback area. When the request to permit an existing carport addition to a single-family residence to setback 4.07' (15' required) from the interior side (west) property are analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards, staff opines that approval with conditions will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and will be **compatible** with same.

Although staff's research did not find any other similar approvals in the surrounding area, staff opines that the approval of the existing carport addition is not incompatible or out of character with the surrounding area and does not result in overutilization of the lot. The architectural design, scale, mass and building materials of the existing attached carport addition are aesthetically harmonious with that of other existing buildings on the parcel. Staff notes that the submitted plans and the County Geographical Information System (GIS) show that there are existing trees and a 5'high chain link

fence along the interior side (west) property line. Staff opines that any potential visual impact from the encroachments will be mitigated by the existing trees and 5' high chain link fence, which staff opines provides an adequate buffer that mitigated visual impact of the encroachments on the surrounding properties. Notwithstanding, staff recommends as a condition for approval that the applicant maintain said fence and that if the fence is removed or destroyed, the applicant shall install a 6' high concrete block (cbs) wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

Furthermore, staff notes that the memorandum from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum dated January 13, 2025, indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection and that it meets all applicable standards for an initial development order. Additionally, the memorandum from Miami-Dade Water and Sewer Department, the Fire and Rescue and the Platting and Traffic section of the Department do not object to the application as requested. As such, staff opines that approval with conditions of the request would not be an obvious departure from the aesthetic character of the immediate vicinity, would not be detrimental to the neighborhood and would not affect the appearance of the community. **Therefore, staff recommends approval with conditions of the application request under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and met with the approval of the Director of the Department of Regulatory and Economic Resources 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, " REMODELING PLAN FOR: MR. LUIS PEREZ", as prepared by E. Arias, dated stamped received 10/18/2024 consisting of 2 sheets, Elevation Plan entitled "REMODELING PLAN FOR: MR. LUIS PEREZ", as prepared by Fernando Azcue, P.E., dated stamped received 07/18/2024 consisting of 1 sheet for a total of 3 sheets.. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing 6' high metal fence located along the rear and the 5' chain link located along interior side property lines be maintained as a visual buffer, and that if the fence is removed or

destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

5. That the applicant comply with all applicable conditions and requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum dated 1/23/2024.

ES:JB:SS:VM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Luis F. Perez
 (PH: Z23-507)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Fire Department	No objection
Platting and Traffic Review Section (RER)	No objection*
Water and Sewer Department	No objection
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-29)	This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.
---	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-49	For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:					
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500
			Old sub.-50'	5,000	35%	8,500
	RU-1M(a)	1	50'	5,000	45%	8,500
	RU-1M(b)	1	60'	6,000	45%	8,500
	RU-1Z	1	New sub.-45'	4,500	50%	8,500
			Old sub.*			
	RU-2	1	New sub.-75'	7,500	35%	8,500
			Old sub.-None	3,750	30%	8,500
		2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.
			Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.
		duplex	New sub.-75'	7,500	30%	8,500
	EU-M One	25	Old sub.-50'	5,550	15	25
	Acc Bldg	75	7 1/5		20	30
	EU-M	1	Prior to 5-9-57 100'	15,000	30%	12,500
			New sub. 120' (min. depth 115')	15,000	30%	12,500

<p>Section 33-50</p>	<p><i>The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:</i></p> <table border="1"> <thead> <tr> <th>District/Families</th> <th>Front (Ft.)</th> <th>Rear (Ft.)</th> <th></th> <th>Interior Side (Ft.)</th> <th>Side Street (Ft.)</th> </tr> </thead> <tbody> <tr> <td>RU-1: One</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance</td> <td>—</td> <td>10% lot width min.—5' max.—7½'</td> <td>15</td> </tr> <tr> <td>Acc. bldg.</td> <td>75</td> <td>5</td> <td></td> <td>same as RU-1 res.</td> <td>equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.</td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td>—</td> <td>2</td> <td>5</td> </tr> <tr> <td>RU-2: One</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Two singles: Front</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Rear</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Duplex</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Acc. bldg.</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td>—</td> <td>2</td> <td>5</td> </tr> </tbody> </table>	District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15	Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.	Canopy carport	5	5	—	2	5	RU-2: One				- same as RU-1 res. -		Two singles: Front				- same as RU-1 res. -		Rear				- same as RU-1 acc. bldg. -		Duplex				- same as RU-1 res. -		Acc. bldg.				- same as RU-1 acc. bldg. -		Canopy carport	5	5	—	2	5
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<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>																																																												

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PEREZ, LUIS F.

8540 GRAND CANAL DR
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000507

DATE

HEARING NUMBER

FOLIO: 30-4003-006-2330

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 12, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case A2022002431X opened on April 11, 2022 for expired building permit 2019063277. A notice of violation was mailed to the contractor on December 31, 2021 and to the property owner on April 11, 2022. A civil violation notice was issued on July 26, 2022 due to noncompliance, P044515. Citation is on appeal. The case remains open.

VIOLATOR:

PEREZ, LUIS F.

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines currently as the outstanding citations (P044515) is on appeal.

Memorandum



Date: January 13, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management 

Subject: Z2023000507-2nd Review
Luis F. Perez
8540 Grand Canal Drive
Non-Use Variance from the setback requirements to legalize an addition.
(EU-M) (0.344 acres)
03-54-40

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 of the Code related to potable water service and wastewater disposal.

Potable Water and Wastewater Disposal (305)372-6764

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the addition to be legalized is required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

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

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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled “Remodeling Plan for: Mr. Luis Perez” prepared by Fernando Azcue, P.E., and dated as received by Miami-Dade County on December 20, 2023, was submitted with the subject application, and indicates that tree resources onsite will not be removed. Please note that 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 comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

DERM Enforcement History Review

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 11, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
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)

A handwritten signature in black ink, appearing to be "M. Valdes", written over the "From:" field.

Subject: Zoning Application Comments - Request for Non-Use Variances - Residential Property - Luis F. Perez
Application No. Z2023000507

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: Request for Non-Use Variances - Residential Property - Luis F. Perez

Location: The proposed project is located at 8540 Grand Canal Drive, with Folio No. 30-4003-006-2330, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting Non-Use Variances for the interior & rear setback of the existing single family residence.

This project results in a no-net increase for the water demand.

Water: The subject site is located within the WASD's water service area. The subject property is currently connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently septic.

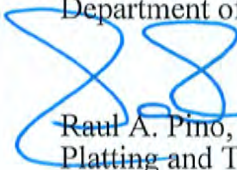
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benraml@miamidade.gov.

Memorandum



Date: December 17, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2023000507
Name: Luis F. Perez
Location: 8540 Grand Canal Drive
Section 03 Township 54 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 9, Block 10, Plat Book 44, Page 44.

This application does not generate any additional trips.

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: January 10, 2024

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

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

Subject: Z2023000507

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 12/20/2023. Single family home.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: January 3, 2024

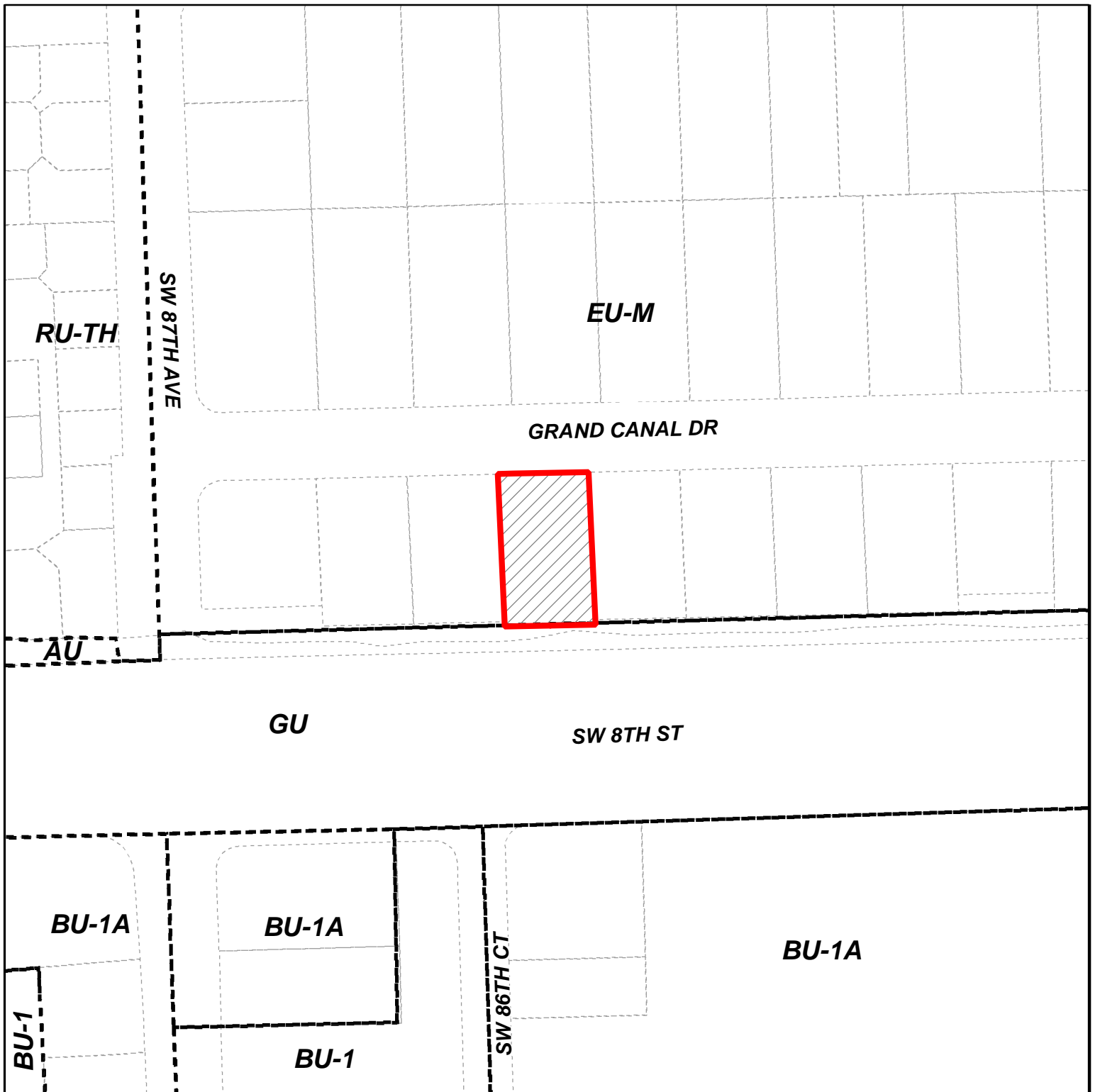
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Jeff Ransom, Historic Preservation Specialist
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2023-000507 Luis Perez

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000507



Section: 03 Township: 54 Range: 40
 Applicant: Luis F. Perez
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

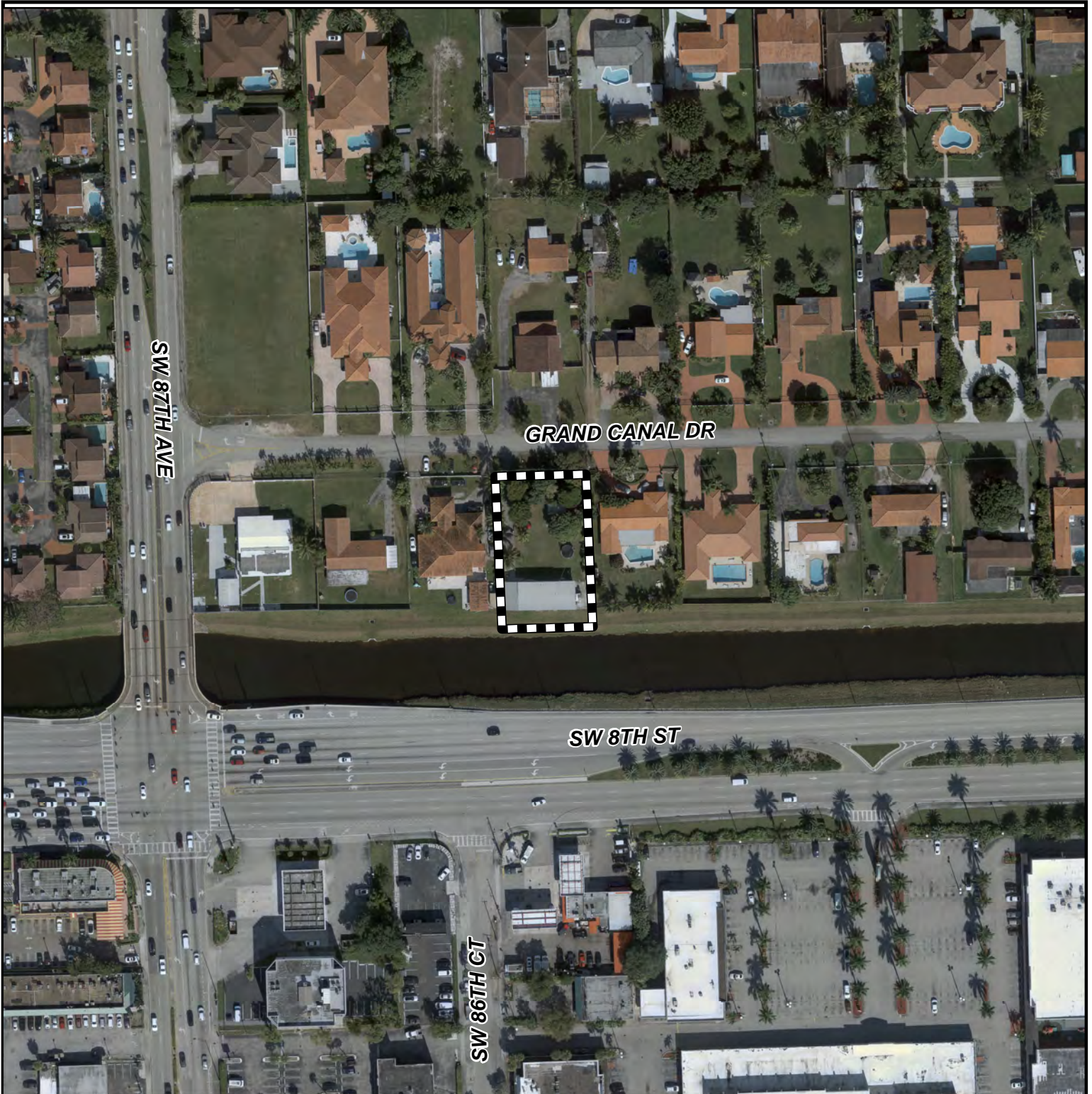
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000507

Legend
 Subject Property

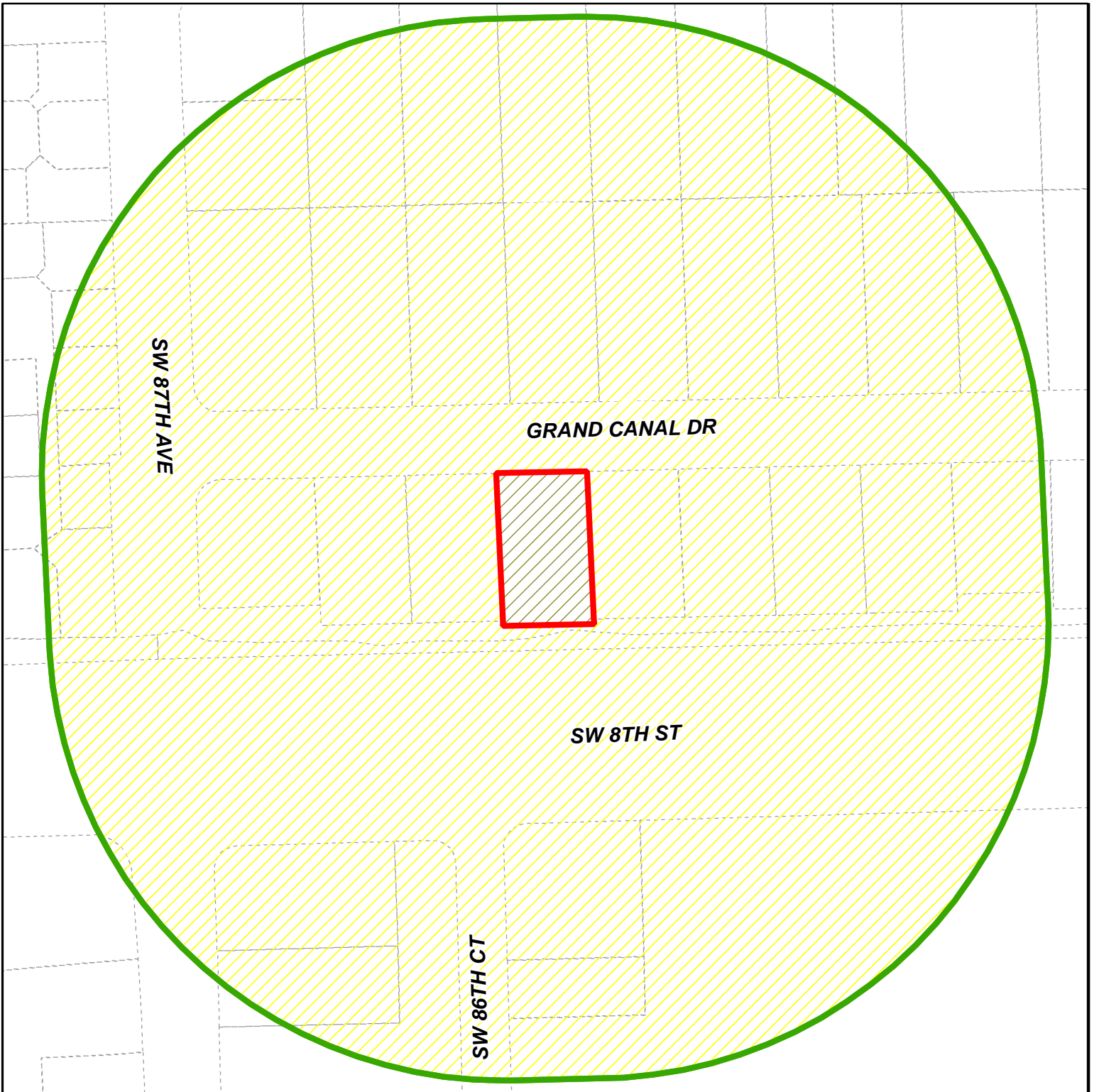


Section: 03 Township: 54 Range: 40
Applicant: Luis F. Perez
Zoning Board: C10
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY






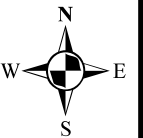
MIAMI-DADE COUNTY
RADIUS MAP

Section: 03 Township: 54 Range: 40
Applicant: Luis F. Perez
Zoning Board: C10
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2023000507
RADIUS: 500

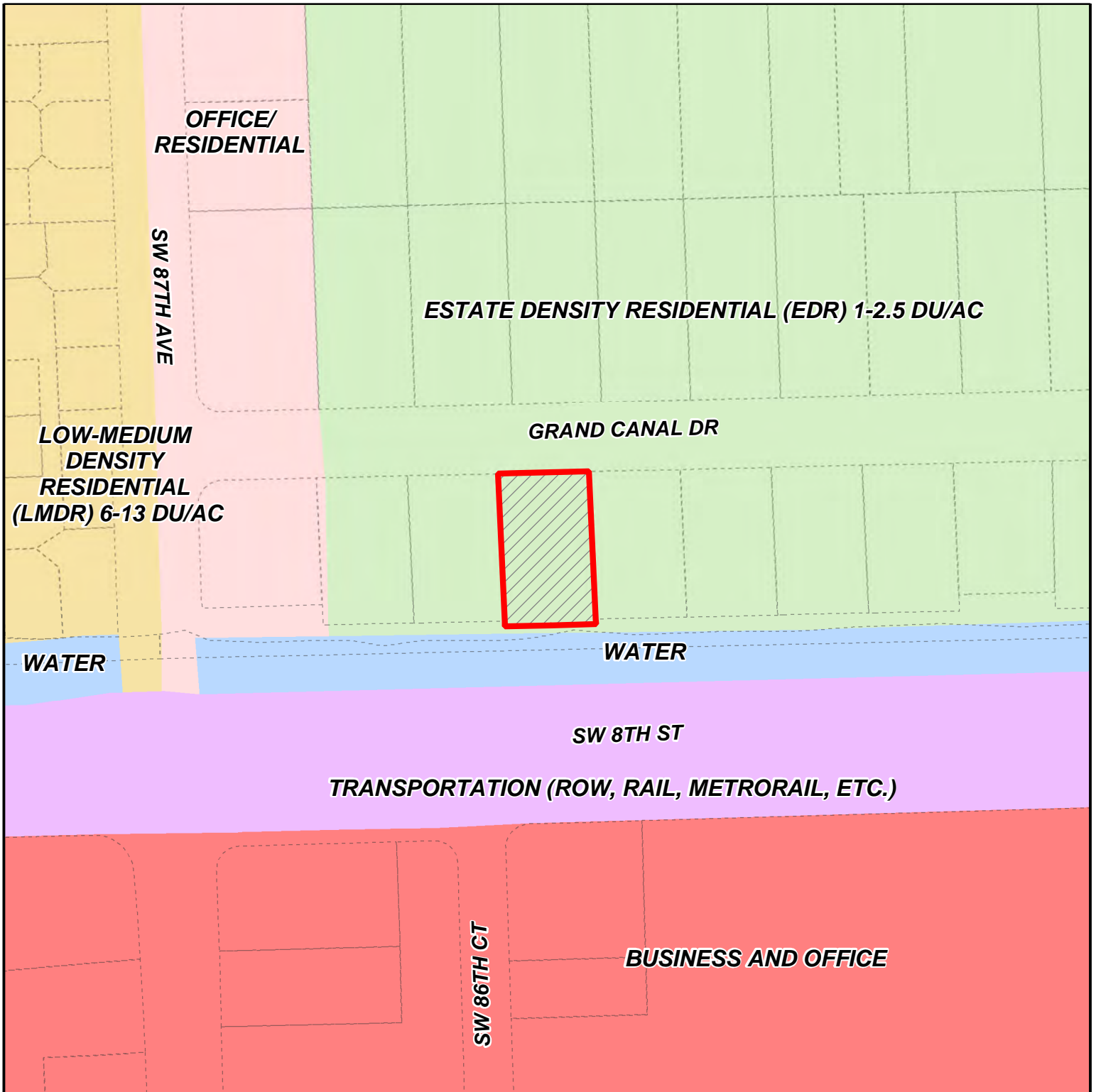
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000507

Section: 03 Township: 54 Range: 40
 Applicant: Luis F. Perez
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, December 22, 2023

REVISION	DATE	BY

ZONING LEGEND		
SINGLE FAMILY		
ZONING:	EU-M	
FOLIO NUMBER:	30-4003-006-2330	
LOT COVERAGE:		
Min. Lot Area:	13,800 SF.	11,500 SF.
Min. Lot Width:	100'-0"	100'-0"
Max. Lot Coverage:	30%	21.66 SF. (18.0%)
SETBACKS:	REQUIRED	PROVIDED
Front:	25'-0"	11.58'-11.54'
Interior Side (EAST):	15'-0"	19.34'-19.54'
Interior Side (WEST):	15'-0"	4.66'-4.07'
Rear:	25'-0"	27.09'-26.45'

Lot will be graded so as to prevent direct overland discharge of overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS:

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County: Section 553.75(10), Florida Statutes, effective 7/10/21.

A separate permit will be required for all driveway approaches onto public right-of-way. Contact Public Works Department. The height of the fences, wall and hedges shall not exceed 25 feet in height within 10 feet of the edge of any driveway leading to any right-of-way.

The height of fences is being measured from grade. Grade = Elevation of public sidewalk or crown of road.

LEGAL DESCRIPTION:
 LOT 9, LESS SOUTH 25 FT. OF BLOCK 10, OF FLAGLER WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE:
 THIS FLOT PLAN HAS BEEN PREPARED FOR THE SPECIFIC PURPOSE OF SHOWING SETBACKS AND UTILITIES ACCESS IN ORDER TO OBTAIN A BUILDING PERMIT. THE EXACT LOCATION OF THE BUILDING WITHIN THE LOT LINES SHALL BE MEASURED FROM A LAYOUT DRAWING PREPARED BY A CERTIFIED SURVEYOR.

NOTE:
 SITE PLAN AS PER SURVEY PREPARED BY JUAN A SUAREZ (PROFESSIONAL LAND SURVEYOR & MAPPER No. 6220 - STATE OF FLORIDA) FROM FLORIDA BUILDING LAND SURVEYOR CORPORATION.

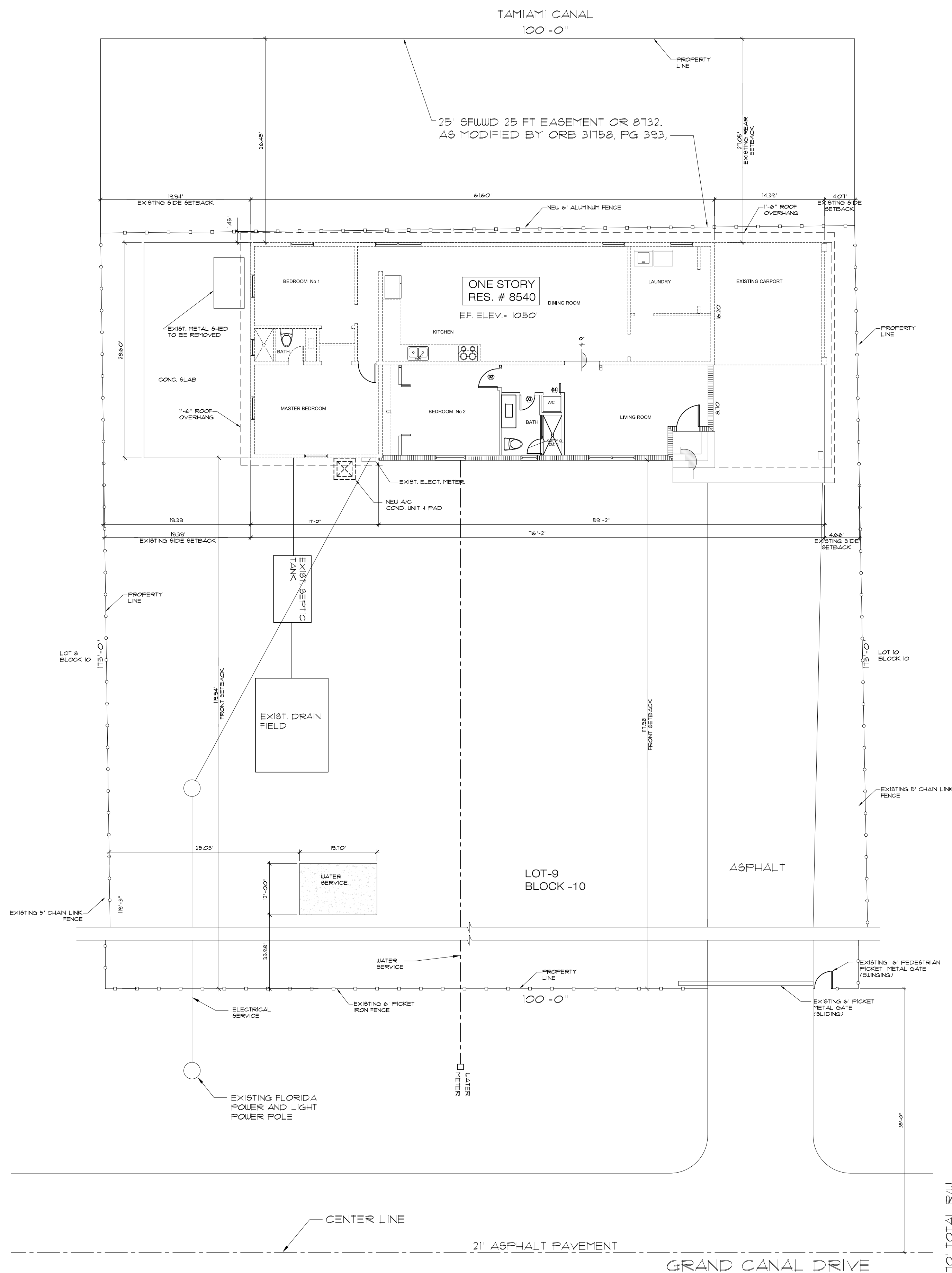
NOTE:
 ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE BASE FLOOD ELEVATION AS PER CHAPTER 3, SECTION 304.1 OF THE FLORIDA MECHANICAL CODE OR AT AN ELEVATION EQUAL TO THE FINISHED FLOOR ELEVATION OF THE HOUSE/BUILDING.

WALL LEGEND:

	EXISTING AREA TO REMAIN
	INDICATES AREA TO BE REMOVED
	NEW ADDITION

AREA CALCULATIONS:

GROUND FLOOR A/C SPACE	15210 SF.
DEMOLITION AREA	545 SF.
ADDED AREA	306 SF.
ADDED AREA PORCH	183 SF.
TOTAL SQUARE FOOTAGE	16649 SF.



SITE PLAN
 SC: 3/16" = 1'-0"

REVISIONS	BY
01-09-18 REV. COMM.	
09-16-23 REV. COMM.	

REMODELING PLAN FOR :
 MR. LUIS PEREZ
 8540 GRAND CANAL DRIVE MIAMI , Florida 33144

SITE PLAN

DRAWN	E. Arias
CHECKED	
DATE	October 2024
SCALE	AS SHOWN
JOB NO.	135
SHEET	SP-1

DOOR SCHEDULE:

No.	DOOR TYPE			GLASS	FRAME	REMARKS
	W	H	MAT. TYPE			
D1	3'-0"	6'-8"	1 3/4" AL.GL.	CAT. II /8FTY.GL	AL.	MTL. THRESHOLD WEATHER STRIP DOOR SCOPE DESIGNATED EMERGENCY MEANS OF ESCAPE AS PER FBC 2017 SECTION R311.4.1 & R311.4.2
D2	2'-6"	6'-8"	1 3/8" UD.		UD.	MARBLE SADDLE AT BATHROOMS ONLY
D3	2'-8"	6'-8"	1 3/8" UD.		UD.	MARBLE SADDLE AT BATHROOMS ONLY
D4	2'-8"	6'-8"	UD.		UD.	DOOR FULL LOUVERED
D5	3'-0"	6'-8"	UD.		UD.	

WALL LEGEND:

----- EXISTING CMU BLOCK WALL
 [Hatched Box] INDICATES NEW 8"x8"x16" MASONRY UNITS

AREA CALCULATIONS:

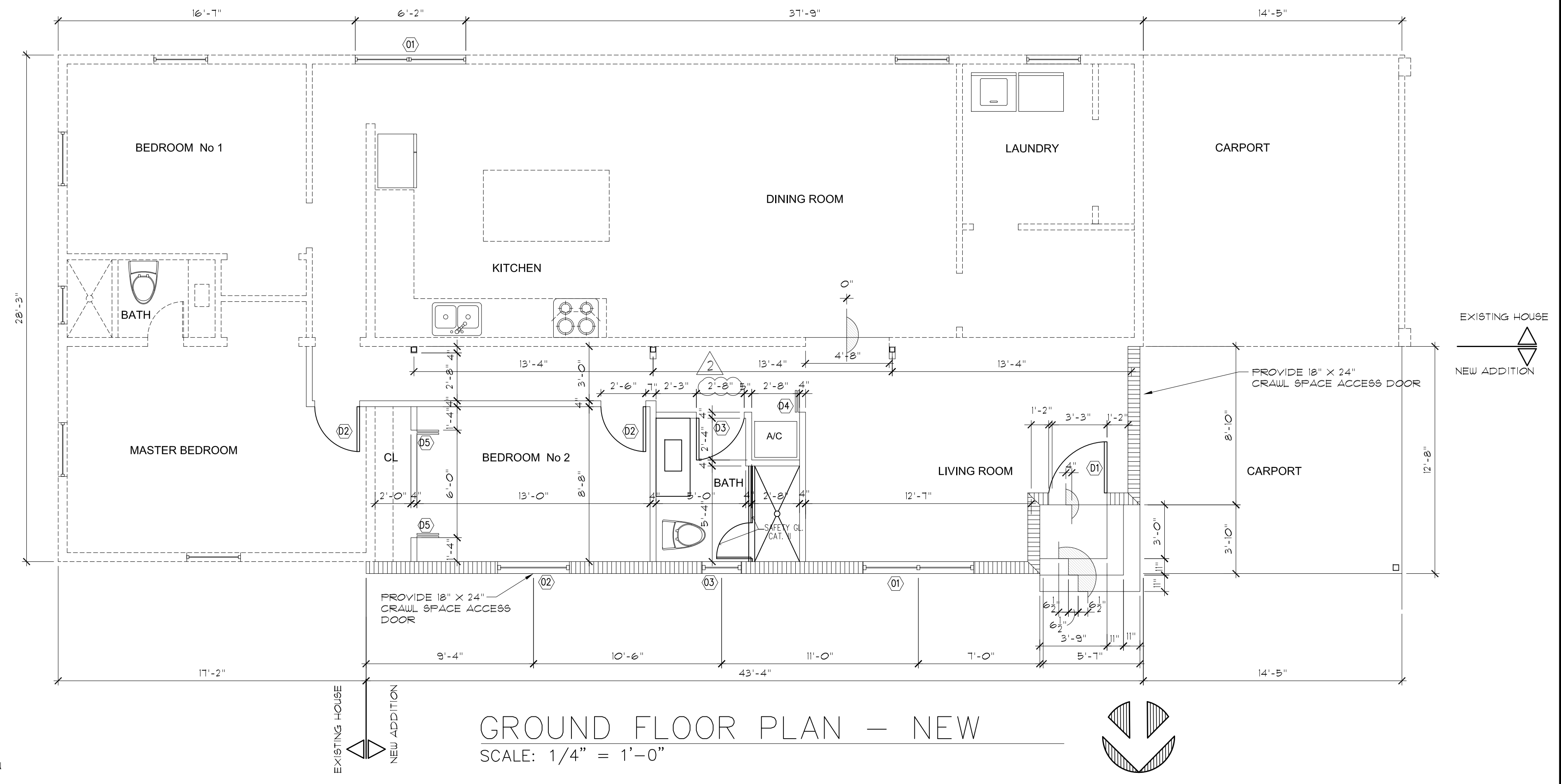
GROUND FLOOR A/C SPACE	1521 SF.
DEMOLITION AREA :	545 SF.
ADDED AREA :	506 SF.
ADDED AREA PORCH:	183 SF.
TOTAL SQUARE FOOTAGE	1665 SF.

GENERAL NOTES:

- PRIOR TO START OF CONSTRUCTION THE CONTRACTOR AND ALL THE SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, DIMENSIONS AND COORDINATE EXISTING CONDITIONS AT THE JOB SITE WITH THE PLANS AND SPECIFICATIONS. THEY SHALL REPORT ANY INCONSISTENCIES OR ERRORS IN THE ABOVE TO THE ARCHITECT/ENGINEER BEFORE COMMENCING WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSION OR ERROR PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH AN ADVANCED NOTICE, HE SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- ALL DIMENSIONS SHALL BE CONSIDER "NOMINAL" UNLESS OTHERWISE NOTED. DIMENSIONS ON LARGE SCALE DRAWINGS OR DTLS. WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AND IN THE EVENT OF CONFLICT, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
- SHOWER/BATH TUB COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS (GREEN BOARD NOT ACCEPTABLE) TO HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN BY SECTION R-307.2 FBC 2017
- IN AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
- NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE 3 INCHES MIN. IN HEIGHT.
- REFER TO FOUNDATION PLAN FOR CONCRETE FILLED BLOCK CELL LOCATION, SIZE AND REINFORCING.
- ALL GLASS USED INSIDE OF DWELLING SHALL BE TEMPERED.
- CAT. II SAFETY GLASS SHALL BE USED AT ALL SHOWER/TUB ENCLOSURES INCLUDING ANY GLAZING WITHIN 60" OF THE FINISH FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE AS PER TABLE R-308.3 FBC2017.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET. NFPA 2017 21-2.4.3
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. NFPA 2017 21-2.4.4
- ATTICS NOT USED FOR HABITATION PURPOSES SHALL HAVE PROVISIONS FOR THE EMISSION OF EXCESS HEAT. FBC-2017-1204.1
- IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED WITH THE ROUGH-FRAMED OPENING NOT LESS THAN 22" BY 30" AS PER R807 FBC 2017. A 30" MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED.
- TERMITE STATEMENT: TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS R4409.13.5 FBC-2017 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." PROVIDE PERMANENT TERMITE TREATMENT SIGN POSTED NEAR WATER HEATER OR ELECTRICAL PANEL.
- PROTECTION FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS IN ACCORDANCE WITH SECTION R319 FBC 2017.
- FLAME SPREAD AND SMOKE DENSITY: WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AS PER FBC2014 R315.1. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. AS PER FBC2014 R315.2. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER FBC2017 R316.1
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUTH THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. AS PER FBC2017 R311.4.4
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION AS PER FBC R308.1. OPERATIVE WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R4410.2.3.2 FBC 2017.
- HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET AS PER R305.1 FBC 2017. FOR ROOMS WITH SLOPED CEILING, AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5 FEET. R305.1.3 FBC 2017. BATHROOMS SHALL HAVE A MIN. CEILING HEIGHT OF 6'-8" AS PER EXCEPTION 4 OF SECTION R305 FBC 2017.
- INTERIOR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 15 INCHES LOWER THAN THE TOP OF THE THRESHOLD -FBC R311.3.1

CALCULATIONS ARE BASED ON:

WINDOWS	U FACTOR: 1.08 / SHGC: 0.50
CEILING	R-30
CMU EXT WALL	R-4.1



GROUND FLOOR PLAN - NEW
 SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	BY	REVISION
1	01-09-19	REV. COMM.	
2	02-16-19	REV. COMM.	

REMODELING PLAN FOR :
 MR. LUIS PEREZ
 8540 GRAND CANAL DRIVE MIAMI , Florida 33144

GROUND FLOOR PLAN-NEW

DRAWN
 E. Arias

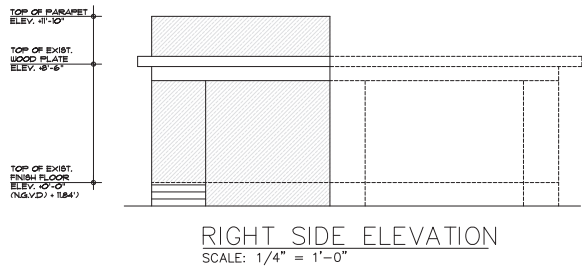
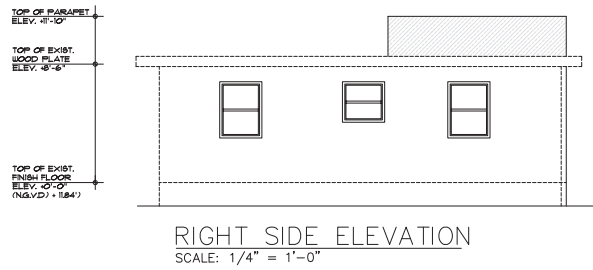
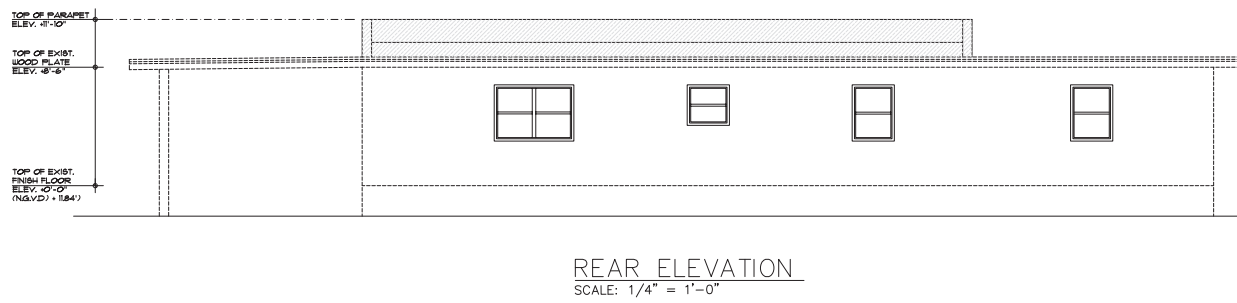
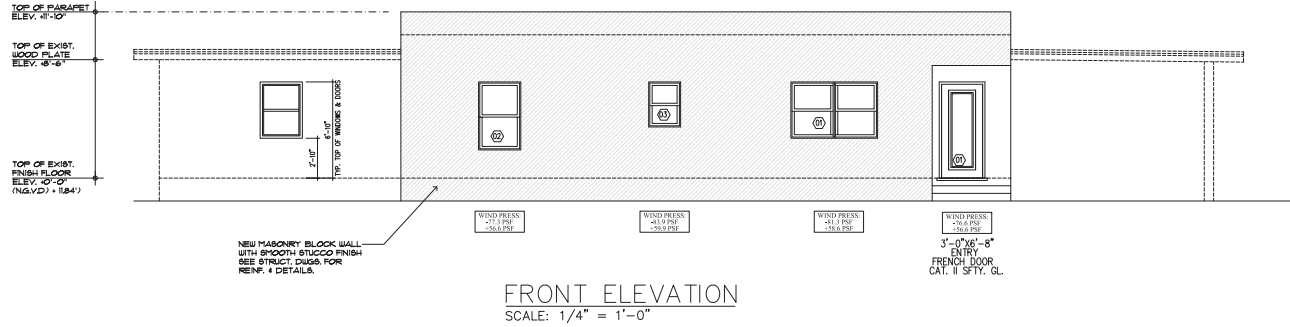
CHECKED

DATE
 October 2024

SCALE
 AS SHOWN

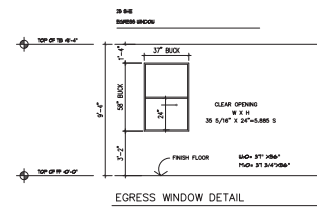
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SHEET
 A-2



EXTERIOR OPENINGS AND WIND PRESSURE SCHEDULE						
OPENING	LOCATION	WIND. TYPE	OPENING* GLASS	IMPACT	NO. No.	REMARK
(1)	FRONT	2-20 84"	34" x 50"	IMPACT	11-501.06	
(2)	FRONT	20 84"	36" x 48"	IMPACT	11-501.06	IMPACT
(3)	FRONT	20 84"	37" x 50"	IMPACT	11-501.06	
(4)	FRONT	30" x 12"	IMPACT	11-501.06		FRENCH DOOR

IMPACT GLASS NOTE :
THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED OPENINGS PROTECTED BY IMPACT GLASS, BEARING A METRO DADE PRODUCT ACCEPTANCE.



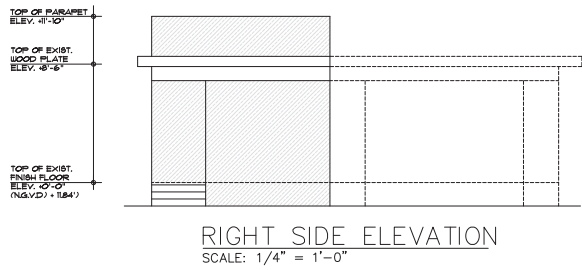
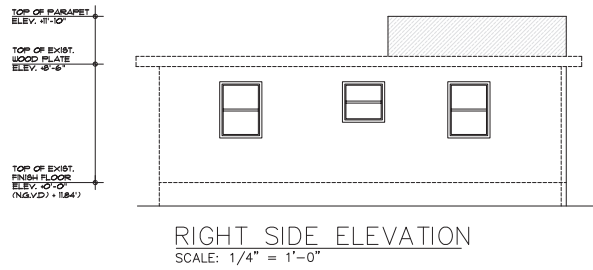
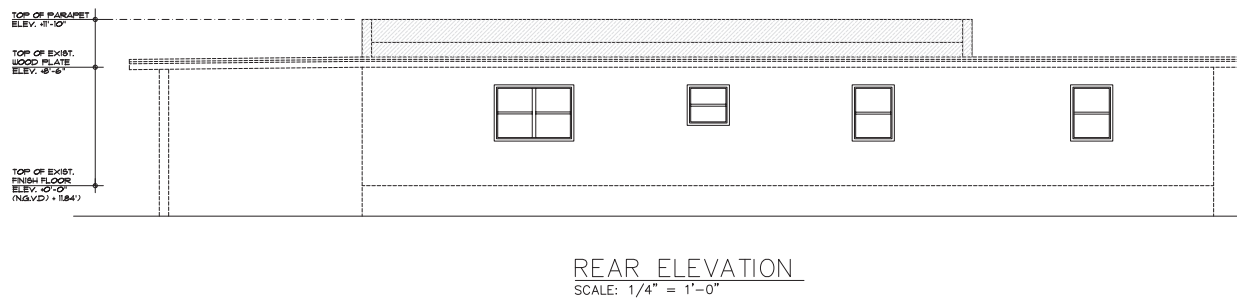
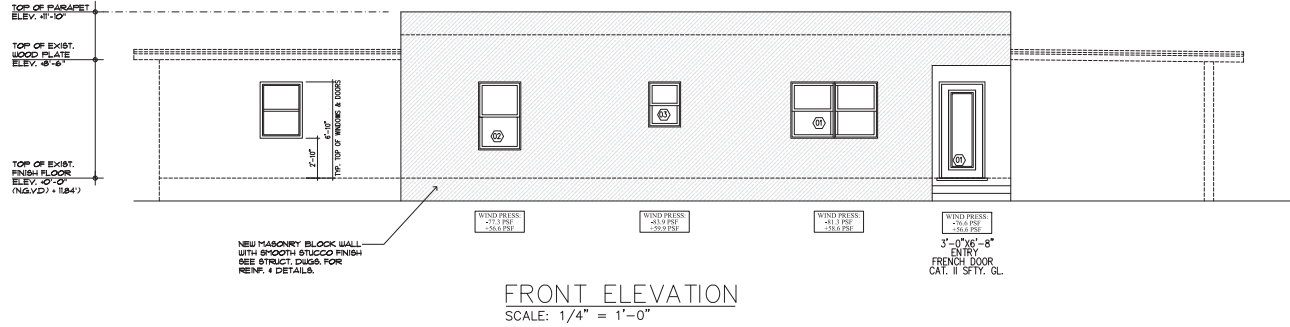
BY	REVISIONS

REMEDIATION PLAN FOR :
MR. LUIS PEREZ
17320 SW 142 PL MIAMI FL 33177
TEL. (786) 208-8348

REMEDIATION PLAN FOR :
MR. LUIS PEREZ
8540 GRAND CANAL DRIVE MIAMI, Florida 33144

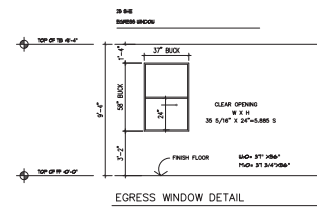
ELEVATIONS

DRAWN
E.A.F.I.S.
CHECKED
DATE
August 2018
SCALE
AS SHOWN
JOB NO.
135
SHEET
A-4



EXTERIOR OPENINGS AND WIND PRESSURE SCHEDULE						
OPENING	LOCATION	WIND. TYPE	OPENING* GLASS	IMPACT	NO. No.	REMARK
(1)	FRONT	2-20 84"	34" x 50"	IMPACT	11-501.06	
(2)	FRONT	20 84"	36" x 48"	IMPACT	11-501.06	IMPACT
(3)	FRONT	20 84"	37" x 50"	IMPACT	11-501.06	
(4)	FRONT	30" x 72"		IMPACT	11-501.06	FRENCH DOOR

IMPACT GLASS NOTE :
THIS STRUCTURE SHALL HAVE ALL EXTERIOR GLAZED OPENINGS PROTECTED BY IMPACT GLASS, BEARING A METRO DADE PRODUCT ACCEPTANCE.



BY	DATE	REVISIONS

REMEDIATION PLAN FOR :
MR. LUIS PEREZ
17320 SW 142 PL MIAMI FL 33177
TEL. (786) 208-8348

REMEDIATION PLAN FOR :
MR. LUIS PEREZ
8540 GRAND CANAL DRIVE MIAMI , Florida 33144

ELEVATIONS

DRAWN
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A-4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z23-507 DATE: DEC 20 2023 BY: CABR





Before



Rear

