ZONING DIRECTOR’S RECOMMENDATION
COUNTY COMMISSION

HEARING DATE May 4, 1978

HEARING NO. 78-5-CC-8

APPLICANT: SOUTH MIAMI TROPICAL FISH HATCHERY, INC. is requesting the following:

(1) A DISTRICT BOUNDARY CHANGE from AU to O.P.D. (Office Park District)

(2) VARIANCE OF AREA REQUIREMENTS to permit a proposed office park with an area of 2.67 net acres (3 net acres required).

(3) VARIANCE OF SETBACK REQUIREMENTS to permit a paved parking area setback 10' (25' required) from the front (N) property line.

Plans of the proposed park are on file and may be examined in the Zoning Department entitled "Site Plan" as prepared by Stuart Cohen, Architect and dated March 17, 1978.

LOCATION: 7100 S.W. 97 Avenue

SIZE OF PROPERTY: 2.67 acres

RECOMMENDATION: Application should be denied without prejudice.

The site is 2.67 acres in size, is zoned AU and is developed with a tropical fish hatchery. The applicant is requesting that the property be rezoned to O.P.D. and in connection with the plan, companion variances are necessary to permit the office park on 2.67 acres (3 acres required) and to permit the paved parking area to setback 10' (25' required) from the north property line.

The property is located on the west side of SW 97 Avenue some 220' north of Sunset Drive. The Sunset Drive property is zoned BU-1 and BU-IA and is developed with a U-Totem, laundromat, and a service station. Properties to the east and west are undeveloped and zoned AU; that to the north on both sides of SW 97 Avenue is developed with plant nurseries in the AU zone.

The applicant proposes a two story office building containing 33,200 sq.ft. of floor space. Parking is shown on the north, south, west and perimeters of the property.

In this area, business zoning extends northward from Sunset Drive some 250' to 300'. Agricultural and residential zoning is to the north of the businesses which front on Sunset Drive. This request for O.P.D. zoning to permit the two story office building would begin the stripping of SW 97 Avenue with office or business type uses. Approval of same would also prompt other similar requests in the area. Both to the north and the north east, the existing plant nurseries are permitted uses in the AU zone. As property becomes more valuable it is anticipated that these uses will be discontinued and the property put to some type of residential use. An indication of this possibility is that only in March of this year, a three acre parcel 330' east of the subject property was approved by the Board of County Commissioners for RU-I zoning. The request is also contrary to the Recommended Land Use Plan contained in the Sunset Drive Area Restudy which indicates this property for low density residential use with a maximum of 3.5 units per net acre.

In summary, the request is considered spot zoning, would commence the stripping of SW 97 Avenue with uses other than residential and would be incompatible not only with the area study but with the existing and proposed development of the surrounding area and particularly to the existing home to the west of the applicant's property; the request should be denied.

DATE TYPED 4/24/78
DATE REVISED
KWS/WLP/FCR/mh
cc: Mr. Reginald Walters

Kenneth W. Schaggi, P.E., Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPARTMENT
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

TO
Honorable Mayor and Members,
Board of County Commissioners

FROM
Reginald R. Walters, Director
Planning Department

DATE
May 4, 1978

SUBJECT
Co. Com. Hearing Item 78-5-CC-8
South Miami Tropical Fish Hatchery, Inc.
Section: 29-54-40

REQUEST:
1. AU to O.P.D. (Office Park District)
2. Variance of Area Requirements
3. Variance of setback requirements.

RECOMMENDATION:

APPROVAL WITH CONDITIONS OF REQUESTS #1 & #2; DENIAL WITH PREJUDICE OF
REQUEST #3. The applicant is requesting a district boundary change from
AU (Agriculture) to the recently approved O.P.D. (Office Park District)
on a 2.67 acre parcel located on the southwest corner of SW 79 Street
and SW 97 Avenue. In conjunction with this request, the applicant is seeking
a variance of the setback requirements, as well as a variance of area
requirements (3.0 acres required). The majority of the surrounding area is
zoned agricultural. However, the predominant land use, except to the south,
is estate residential development. To the south is a convenience store,
laundromat, gas station, and an apartment building, all of which are zoned
for commercial use(s).

The subject property is presently being utilized in part as a tropical fish
hatchery, most of which is in various stages of disrepair. It is felt by
staff that the proposed use could be a viable means to upgrade the site
without having deleterious effects on the surrounding estate residential
development. However, staff cannot support the submitted site plan, especially
in regard to the necessity of the request for a variance of setback require-
ments. The twenty-one (21) parking spaces along the north portion of the
property should be deleted and landscaped in lieu thereof. This would
eliminate the necessity for the variance of setback requirements. This area
should be bermed and well landscaped to buffer this site from the estate
single family residences to the north and south along SW 70 Street.

The same buffering and landscaping, although not required, should be applied
along the west boundary of the site. The submitted plans show only a five
(5) foot landscaped area between the proposed parking and west property line.
It is recommended that the applicant consider an additional ten (10) feet
landscaped area along this boundary to buffer the residence to the west.
This would cause the elimination of two (2) additional parking spaces on the
south end, thereby reducing the total number of spaces provided to 93
(83 required).
Although the site has been designated in the Sunset Drive Area Study as low density residential (permitting up to 3.5 dwelling units per acre), the existing use of the site, as well as the present development trends in the area toward commercial use, support the applicant's request for office uses. However, staff maintains that the requested variance of setback requirements is excessive and should be denied with prejudice. The setback request #3 does not meet the criteria of the recently adopted ordinance for non-use variances. This major setback request would adversely affect the stability and appearance of this specific area and would otherwise be incompatible with the single family uses to the north and west. Requests #1 and #2 should be approved subject to the following conditions:

1. The deletion of 21 parking spaces on the north portion of the property replacing this with a well landscaped bermed area.

2. An additional ten (10) feet of landscaped area on the west of the site and deletion of two parking spaces on the south end.

3. The applicant submitting to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit or certificate of occupancy.

RRW:WFG:GA:dal
I. REQUEST

(1) AU TO O.P.D. (Office Park District)

(2) VARIANCE OF AREA REQUIREMENTS to permit a proposed office park with an area of 2.67 net acres (3 net acres required).

(3) VARIANCE OF SETBACK REQUIREMENTS to permit a paved parking area setback 10' (25' required) from the front (N) property line.

II. PARTIES TO THE APPLICATION

Names of applicants: South Miami Tropical Fish Hatchery, Inc.

If corporate (X) / trustee ( ) application, names of officers/beneficiaries: Morris Perch and Eleanor Perch
Is there an option to purchase ( ) / lease ( ) the property predicated on the approval of the zoning request? Yes ( ) No (X) If yes, who are the affected parties?

III. DESCRIPTION OF THE PROPERTY

Address or location 7100 SW 97 Avenue

Does the property lie on, or is it adjacent to, a proposed rapid transit corridor? Yes ( ) No (X) If yes, give details

Acreage 2.67 acres

Gross density, if applicable N/A

Net density, if applicable N/A

Dimensions 295' X 393'

Date Purchased (X) / Leased ( ) December 7, 1956

Current use *(including use of any existing structures) None

Current zoning AU

If current use and/or current zoning is agricultural, is the property tax appraisal agricultural? Yes ( ) No (X) N/A ( )

Does applicant/owner hold contiguous property? Yes (X) No ( ) If yes, give details

N ½ E ½ Tr. 127 Dade County Development Sub. (1-97)

IV. PREVIOUS HEARINGS ON THE PROPERTY

<table>
<thead>
<tr>
<th>Year</th>
<th>Applicant</th>
<th>Request</th>
<th>Authority</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>Morris W. Perch</td>
<td>Unusual Use for trailer as watchman's quarters</td>
<td>ZAB</td>
<td>denied</td>
</tr>
</tbody>
</table>
V. IS THE PREMISES BEING HELD AS THE RESULT OF A VIOLATION NOTICE OR A SUMMARY

Yes ( ) No ( ) If yes, give details

VI. WATER

MIAMI-DADE WATER AND SEWER AUTHORITY STATES:

Property is located a moderate distance from water facilities.
Property is located a considerable distance from sewer facilities.

ENVIRONMENTAL RESOURCES MANAGEMENT STATES:

Located within the assigned water service area of the Miami-Dade Water and Sewer Authority.

VII. PORTABLE WATER SERVICE

Water service in the form of a 12-inch water main is available abutting the property to which connection is required.

VII. WASTE WATER

ENVIRONMENTAL RESOURCES MANAGEMENT STATES:

There is a gravity sewer line approximately 750 feet to the South of the property to which connection is required.

The site is located within the cone of influence of the Miami-Dade Water and Sewer Authority's Alexander Orr regional well field which services as the source of water supply for large portions of Dade County. Therefore, for the interest of public health, extreme precautions should be exercised in considering the installation of potential pollution sources as a result of a more intense land use. Based on the above information, this office strongly recommends a sewer connection to the subject site.

VIII. TRAFFIC/TRANSPORTATION

TRAFFIC AND TRANSPORTATION DEPARTMENT STATES:

A. If this zone change is granted and the property developed as per plan it will generate about 70 vehicles on the road during the peak hour. The road system serving this area can accommodate this volume.

B. The site plan entitled "Two Story Office Building" by Stuart Cohen is acceptable to the Department of Traffic and Transportation.

C. No other considerations.
IX. IMPACT ON OTHER FACILITIES/SERVICES

FIRE DEPARTMENT STATES:

Within approximately 3 minutes response time from Fire Sta. #9 at 8500 SW 107 Ave., a 3 minute response time is desired for this use. Equipment consists of one engine and one rescue. Personnel required: 23,004 (continuous manning plus relief). Cost liability-Dade County, Utility-General Water (can) (cannot) provide Fire Flow.

PUBLIC SAFETY DEPARTMENT STATES:

The project is within the area serviced by West District. The following factors are applicable to that district:

Ratio of total sworn officers to population: .51 (per 1,000).

Emergency service response time: 4.0 minutes.

Routine service response time: 11.8 minutes.

A report from the International Association of Chiefs of Police indicated that a response time of two minutes or less is required to achieve a 75 percent probability of capturing an assailant or perpetrator of a crime in progress. Five minutes or less is recommended for routine service calls.

X. COMPREHENSIVE DEVELOPMENT MASTER PLAN AND/OR SPECIAL STUDIES

The Sunset Drive Area Restudy Land Use Plan, designates this property for residential, up to 3.5 dwelling units per acre.

XI. OTHER DEPARTMENTAL COMMENTS/CONCERNS

PUBLIC WORKS DEPARTMENT STATES:

This is to advise you that this land must be platted and the dedication and improvements of the streets will be accomplished by the recording of a record plat.

XII. RECOMMENDATIONS

BUILDING AND ZONING DEPARTMENT RECOMMENDS:

Application should be denied without prejudice.

The site is 2.67 acres in size, is zoned AU and is developed with a tropical fish hatchery. The applicant is requesting that the property be rezoned to O.P.J. and in connection with the plan, companion variances are necessary to permit the office park on 2.67 acres (3 acres required) and to permit the paved parking area to setback 10' (25' required) from the north property line.

The property is located on the west side of SW 97 Avenue some 220' north of Sunset Drive. The Sunset Drive property is zoned BU-I and BU-IA and is developed with a U-Totem, laundromat, and a service station. Properties to the east and west are undeveloped and zoned AU; that to the north on both sides of SW 97 Avenue is developed with plant nurseries in the AU zone.
BUILDING AND ZONING DEPARTMENT RECOMMENDS CONTINUED:

The applicant proposes a two story office building containing 33,200 sq.ft. of floor space. Parking is shown on the north, south, and west perimeters of the property.

In this area, business zoning extends northward from Sunset Drive some 250' to 300'. Agricultural and residential zoning is to the north of the businesses which front on Sunset Drive. This request for O.P.D. zoning to permit the two story office building would begin the stripping of SW 97 Avenue with office or business type uses. Approval of same would also prompt other similar requests in the area. Both to the north and the north east, the existing plant nurseries are permitted uses in the AU zone. As property becomes more valuable it is anticipated that these uses will be discontinued and the property put to some type of residential use. An indication of this possibility is that only in March of this year, a three acre parcel 330' east of the subject property was approved by the Board of County Commissioners for RU-I zoning. The request is also contrary to the Recommended Land Use Plan contained in the Sunset Drive Area Restudy which indicates this property for low density residential use with a maximum of 3.5 units per net acre.

In summary, the request is considered spot zoning, would commence the stripping of SW 97 Avenue with uses other than residential and would be incompatible not only with the area study but with the existing and proposed development of the surrounding area and particularly to the existing home to the west of the applicant’s property; the request should be denied.

PLANNING DEPARTMENT RECOMMENDS:

APPROVAL WITH CONDITIONS OF REQUESTS #1 & #2; DENIAL WITH PREJUDICE OF REQUEST #3. The applicant is requesting a district boundary change from AU (Agriculture) to the recently approved O.P.D. (Office Park District) on a 2.67 acre parcel located on the southwest corner of SW 79 Street and SW 97 Avenue. In conjunction with this request, the applicant is seeking a variance of the setback requirements, as well as a variance of area requirements (3.0 acres required). The majority of the surrounding area is zoned agricultural. However, the predominant land use, except to the south, is estate residential development. To the south is a convenience store, laundromat, gas station, and an apartment building, all of which are zoned for commercial use(s).

The subject property is presently being utilized in part as a tropical fish hatchery, most of which is in various stages of disrepair. It is felt by staff that the proposed use could be a viable means to upgrade the site without having deleterious effects on the surrounding estate residential development. However, staff cannot support the submitted site plan, especially in regard to the necessity of the request for a variance of setback requirements. The twenty-one (21) parking spaces along the north portion of the property should be deleted and landscaped in lieu thereof. This would eliminate the necessity for the variance of setback requirements. This area should be bermed and well landscaped to buffer this site from the estate single family residences to the north and south along SW 70 Street.

The same buffering and landscaping, although not required, should be applied along the west boundary of the site. The submitted plans show only a five (5) foot landscaped area between the proposed parking and west property line. It is recommended that the applicant consider an additional ten (10) feet landscaped area along this boundary to buffer the residence to the west. This would cause the elimination of two (2) additional parking spaces on the south end, thereby reducing the total number of spaces provided to 93 (83 required).
PLANNING DEPARTMENT RECOMMENDS CONTINUED:

Although the site has been designated in the Sunset Drive Area Study as low density residential (permitting up to 3.5 dwelling units per acre), the existing use of the site, as well as the present development trends in the area toward commercial use, support the applicant's request for office uses. However, staff maintains that the requested variance of setback requirements is excessive and should be denied with prejudice. The setback request #3 does not meet the criteria of the recently adopted ordinance for non-use variances. This major setback request would adversely affect the stability and appearance of this specific area and would otherwise be incompatible with the single family uses to the north and west. Requests #1 and #2 should be approved subject to the following conditions:

1. The deletion of 21 parking spaces on the north portion of the property replacing this with a well landscaped berm area.

2. An additional ten (10) feet of landscaped area on the west of the site and deletion of two parking spaces on the south end.

3. The applicant submitting to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit or certificate of occupancy.
March 18, 1978

LETTER OF INTENT
CONCERNING ZONING APPLICATION

Building and Zoning Department
Metropolitan Dade County
909 S. E. First Avenue
Miami, Florida

Re: Tract 128 less the South 265 feet of Section 29, Township 54 South, Range 40 East, DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, as recorded in plat book 1 at page 97 of Dade County Public Records, less the East 35 feet for road.

Gentlemen:

The subject property is presently zoned agricultural. It is used as a tropical fish hatchery on a limited basis at this time and there are two old buildings on the property - one about eleven years old and the other about fifteen years of age. The proposed use would make the property much more attractive and beneficial to the entire area. The property adjoins an area zoned and used for business purposes to the south and permission to the Office Park District use requested would blend into the overall area.

The size of the applicant's property is 2.67 acres. This does not include the 3/10ths of an acre consisting of the 35 foot right-of-way strip adjoining the property to the east, already designated as S. W. 97th Avenue. The Office Park District provides for minimum site size to be three (3) net acres including right-of-way dedications. The subject property constitutes 2.97 net acres including right-of-way dedications and for this reason we have added to our request the non-use variance in order to cover this minimal difference in size of the site, which qualifies in all other respects for this Office Park District zoning.

Respectfully submitted,

ATTEST:

Eleanor Perch, Secretary

By Morris W. Perch, President

SOUTH MIAMI TROPICAL
FISH HATCHERY, INC.
INFORMATION REQUIRED FOR ZONING HEARING

FROM: DEPARTMENT (Division)

(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY

PROCESS/HRG. NO. 78-139

BOARD COUNTY COMMISSION

PROJECT NAME:

PROPOSED HRG. DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING: Zone change

from AU to OPD (Office Perk District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS: 7100 SW 97 Ave.

Tract 128 less S 265' of DADE DEVELOPMENT CO. (1-97)

Sec. 29 Twp. 54 Rge. 40

EXISTING ZONING: AU

PROPOSED ZONING: OPD

WITHIN DIC THRESHOLD ( ) Yes ( ) No

LOT SIZE OR

GROSS ACREAGE: 2.6 acres

PLANS ATTACHED ( ) Yes ( ) No

DATE OF PLANS:

DIST BDRY CHANGE (X) SITE PLAN APPROVAL( ) UNUSUAL USE( )

USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT:
   Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to, location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will effect items under your jurisdiction.

C. Other considerations:

APRIL 17, 1978

REPLY:

A. If this zone change is granted and the property developed as per plan it will generate about 70 vehicles on the road during the peak hour. The road system serving this area can accommodate this volume.

B. The site plan entitled "Two Story Office Building" by Stuart Cohen is acceptable to the Department of Traffic and Transportation.

C. No other considerations.

Process Hearing No. 78-139

Representative

Department or Division
INFORMATION REQUIRED FOR ZONING HEARING

FROM: DEPARTMENT (Division)

(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY

PROJECT NAME:...

PROPOSED ZONING:... County Commission

PROPOSED ZRC DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING: Zone change

from AU to OPD (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS: 7100 SW 97 Ave.

Tract 128 less S 265' of Dade Development Co. (1-97)

EXISTING ZONING: AU

PROPOSED ZONING: OPD

WITHIN DEC THRESHOLD: ( ) Yes ( ) No

PLANS ATTACHED: ( ) Yes ( ) No

LOT SIZE OR GROSS ACREAGE: 2.6 acres

DATE OF PLANS:

DIST Bdry CHANGE: ( )

SITE PLAN APPROVAL: ( )

USE SPECIAL EXCEPTION: ( )

USE VARIANCE: ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT:

Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comments as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will affect items under your jurisdiction.

C. Other considerations:

RECOMMENDATION:

Located within the assigned water service area of the Miami-Dade Water and Sewer Authority.

Potable Water Service:

Water service in the form of a 12-inch water main is available abutting the property to which connection is required.

Sewer Service:

There is a gravity sewer line approximately 750 feet to the South of the property to which connection is required.

The site is located within the cone of influence of the Miami-Dade Water and Sewer Authority's Alexander Orr regional well field which services as the source of water supply for large portions of Dade County. Therefore, for the interest of public health, extreme precautions should be exercised in considering the installation of potential pollution sources as a result of a more intense land use. Based on the above information, this office strongly recommends a sewer connection to the subject site.
INFORMATION REQUIRED FOR ZONING HEARING

FROM: (State, Division) Department

(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY

BOARD COUNTY COMMISSION

PROJECT NAME: PROPOSED HRG. NO: 78-139

PROPOSED HRG. DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING: Zoning change

from AU to ODP (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS: 7100 SW 97 Ave.

Tract 128 less S 265' of DADE DEVELOPMENT CO. (1-97)

Sec. 29 Twp. 54 Rge. 40

EXISTING ZONING: AU

PROPOSED ZONING: ODP

WITHIN DIL THRESHOLD: Yes ( ) No

LOT SIZE OR GROSS ACREAGE: 2.6 acres

PLANS ATTACHED: Yes ( ) No

DATE OF PLANS

DIST BDY CHANGE ( ) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )

USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT:
   Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development: when such expansion must take place to serve this development; whether such expansion is planned, when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county as far as the proposed development will effect items under your jurisdiction.

C. Other considerations:

MIAI-DADE WATER AND SEWER AUTHORITY

COMMENTS ON "A"

1. UTILITY SERVICE AREA M-D-W-E-S-AJTVR

2. M-D-W-E-S-A SYSTEM APPROXIMATE DISTANCE TO WATER SUPPLYING SEWER

3. DISTANCE TO NEAREST UTILITY IF M-D-W-E-S-A SERVICE CONNECTIONS ARE EXCESSIVE WATER UNAVAILABLE SEWER UNAVAILABLE

COMMENTS ON "B"

1. REQUIRED WATER DEMAND
   a. UNKNOWN GPD
   b. UNKNOWN GPD

2. REQUIRED SEWAGE CAPACITY
   □ UNKNOWN GPD

COMMENTS ON "C"

1. CAPACITY AVAILABLE
   □ YES
   □ NO

2. SEWAGE CAPACITY AVAILABLE
   □ YES
   □ NO

WATER DATE 3/30/73

SEWER

Comment:

Property is located a moderate distance from water facilities.

Property is located a considerable distance from sewer facilities.
INFORMATION REQUIRED FOR ZONING HEARING

(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY

PROJECT NAME: PROPOSING NO. 78-139

ROANOKE County Commission

PROPOSED HRG. DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING

Zone change

from AU to OPD (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS

Tract 128 less S 265' of DADE DEVELOPMENT CO, (1-97)

Tract Sec. 29 Twp. 54 Rge. 40

existing Zoning

AU

proposed Zoning

OPD

WITHIN DIC THRESHOLD ( ) Yes ( ) No

LOT SIZE OR

GROSS ACREAGE

2.6 acres

PLANS ATTACHED ( ) Yes ( ) No

DATE OF PLANS

DIST BDY CHANGE ( ) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )

USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT:

Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comments as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will affect items under your jurisdiction.

C. Other considerations:

The subject matter of this hearing is not pertinent to the concerns of this office.

Office of Transportation Administration

Process Hearing No. ____________________________

Representative ____________________________

Department: (Or Division) ____________________________

Return to Hearing Section, Building and Zoning Department NO LATER THAN ____________________________
INFORMATION REQUIRED FOR ZONING HEARING

FROM: DEPARTMENT (Division)
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY
PROPOSED IRC No.: 78-139
BOARD COUNTY COMMISSION
PROJECT NAME: ___________________________________________
PROPOSED IRC: DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING ___________ Zoning change

from AU to OPD (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS 7100 SW 97 Ave.

Tract 128 less S 265' of DADE DEVELOPMENT CO. (1-97)

________________________________________________________________________

Sec. 29 Twp. 54 Rge. 40

EXISTING ZONING AU

PROPOSED ZONING OPD

WITHIN DICT THRESHOLD ( ) Yes ( ) No

LOT SIZE OR

GROSS ACREAGE 2.6 acres

PLANS ATTACHED ( ) Yes ( ) No

DATE OF PLANS

DIST BDRY CHANGE (X) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )

USE SPECIAL EXCEPTION ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT:

Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development: when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county as the proposed development will affect items under your jurisdiction.

C. Other considerations:

DADE COUNTY PUBLIC SAFETY DEPARTMENT
PRELIMINARY INFORMATION

Information relative to police services for each project is based on preliminary factors listed in respective Letter of Intent supplemented by plot plans if included:

1. Project Number: 78-139

2. The project is within the area serviced by West District.

The following factors are applicable to that district:

Ratio of total sworn officers to population: .51 (per 1,000).

Emergency service response time: 4.0 minutes.

Routine service response time: 11.8 minutes.

3. A report from the International Association of Chiefs of Police indicated that a response time of two minutes or less is required to achieve a 75 percent probability of capturing an assailant or perpetrator of a crime in progress. Five minutes or less is recommended for routine service calls.

4. Comments: None at this time.
INFORMATION REQUIRED FOR ZONING HEARING

FROM: DEPARTMENT (Division)
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: MIAMI TROPICAL FISH HATCHERY

PROJECT NAME: PROPOSED HRG. NO.: 78-139

BOARD COUNTY COMMISSION

PROPOSED HRG. DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING: Zone change

from AU to OPD (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS: 7100 SW 97 Ave.

Tract 128 less S 265' of DADE DEVELOPMENT CO. (1-97)

EXISTING ZONING: AU

PROPOSED ZONING: OPD

WITHIN DRC THRESHOLD: Yes ( ) No

LOT SIZE OR GROSS ACREAGE: 2.6 acres

PLANS ATTACHED: Yes ( ) No

DATE OF PLANS:

DIST BDRY CHAGE: ( ) SITE PLAN APPROVAL: ( )

USE SPECIAL EXCEPTION: ( ) USE VARIANCE: ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT: Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This date and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development, when such expansion must take place to serve the development, whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will affect items under your jurisdiction.

C. Other considerations:

This is to advise you that this land must be platted and the dedication and improvements of the streets will be accomplished by the recording of a record plat.
INFORMATION REQUIRED FOR ZONING HEARING

FROM: ___________________________ DEPARTMENT (Division)
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY PROCESS HRG. NO. 78-139
BOARD COUNTY COMMISSION

PROJECT NAME: ___________________________ PROPOSED HRG. DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING: Zone change

from AU to OPD (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS: 7100 SW 97 Ave.

Tract 128 less 5 265' of DADE DEVELOPMENT CO. (1-97)

_________________________ ____________
Sec. 29 Twp. 54 Rge. 40

EXISTING ZONING: AU

PROPOSED ZONING: OPD

WITHIN DCF THRESHOLD ( ) Yes ( ) No
PLANS ATTACHED ( ) Yes ( ) No

GROSS ACREAGE: 2.6 acres

DATE OF PLANS:

DIST BDY CHANGE ( ) SITE PLAN APPROVAL ( ) UNUSUAL USE ( )
USE SPECIAL EXCEPT ( ) USE VARIANCE ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT: Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services, capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will effect items under your jurisdiction.

C. Other considerations:

Within approximately, 3 minutes response time from Fire Sta. # 9 at 8500 SW 107 Ave.

A 3 minute response time is desired for this use.

Equipment consists of one engine and one rescue.

Personnel required 25.04 (continuous morning plus relief)

Cost liability-Bade County.

Utility General Water (can) (cannot) provide Fire Flow

Charles E. Scott

Process Hearing No. Representative

Department or Division 4/4/78

123-05-40 Return to Hearing Section, Building and Zoning Department NO LATER THAN
INFORMATION REQUIRED FOR ZONING HEARING

FROM: __________________________ DEPARTMENT (Division)
(If subject matter of this hearing not pertinent to your department, so state, sign and return)

APPLICANT: S. MIAMI TROPICAL FISH HATCHERY

PROJECT NAME: __________________________

PROCESS HRG. NO.: 78-139
BOARD COUNTY COMMISSION
PROPOSED HRG. DATE: May 4, 1978

EXPLANATION OF PROPOSED DEVELOPMENT OR REASON FOR HEARING: Zone change

from AU to OPD (Office Park District)

LEGAL DESCRIPTION OR BOUNDARY IDENTIFICATION BY ROADS: 7100 SW 97 Ave.

Tract 128 less $ 265' of DADE DEVELOPMENT CO., (1-97)

Sec. 29 Twp. 54 Rge. 40

EXISTING ZONING: AU

PROPOSED ZONING: OPD

WITHIN DIC THRESHOLD: ( ) Yes ( ) No

LOT SIZE OR GROSS ACREAGE: 2.6 acres

PLANS ATTACHED: ( ) Yes ( ) No

DATE OF PLANS: ____________

DIST BDRY CHANGE: (X) SITE PLAN APPROVAL: ( ) USE SPECIAL EXCEPTION: ( ) USE VARIANCE: ( )

UNUSUAL USE: ( )

PLEASE ANSWER AS INSTRUCTED BELOW, WHEREVER PERTINENT:

A. DEPARTMENTAL REQUIREMENTS APPLICABLE AND COMMENTS RELATIVE TO THE PROPOSED DEVELOPMENT:
Include data as to existing and proposed facilities under the jurisdiction of your department concerned with the proposed land use or development. This data and comments should include, but not necessarily be limited to location, identification and extent of such facilities and/or services; capacity and capability of such facilities and/or services to serve the proposed development; and including comment as to new facilities and/or services or expansion of the facilities and/or services, if any, necessitated because of proposed development; when such expansion must take place to serve this development; whether such expansion is planned, and when and at whose cost.

B. Comments on the impact of the proposed zoning or development on the neighborhood, community and county insofar as the proposed development will affect items under your jurisdiction.

C. Other considerations:

NO SIGNIFICANT IMPACT ON PARK AND RECREATION FACILITIES

[Signature]
J. R. PERKINS, SUPT.
RESEARCH & ANALYSIS DIVISION
DADE CO. PARK & RECREATION DEPT.

Process Hearing No. __________________________ Representative __________________________ Department or Division __________________________

123.05-40 Return to Hearing Section, Building and Zoning Department NO LATER THAN