

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Joseph Taubman, TR. & Delco
Enterprises, INC.

North side of Theoretical SW 208
ST (Bush Drive), between
theoretical SW 133 Ct and SW 132
Ave., Miami-Dade County, Fl

APPLICANT

ADDRESS

2/25/2003

01-401

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 14, 2003

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14

APPLICANT: Joseph Taubman, Tr. & Delco Enterprises, Inc. PH: Z01-401 (02-7-CZ14-1)

SECTION: 11-56-39

DATE: February 25, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 1

=====

A. INTRODUCTION

o REQUEST:

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS ON 1/23/03:

AU to EU-M

o SUMMARY OF REQUEST:

The request will allow the applicant to change the zoning on the property from agricultural to modified estate residential.

o LOCATION:

The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida.

o SIZE: 14.13 acres.

o IMPACT:

The rezoning of the property would provide additional housing for the community. However, the rezoning would increase the population in the area, would bring an increase of children into the schools, would have an impact on public services, and would bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. 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. 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.
2. Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits

designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; grove & plant nursery	Residential, Estate Density, 1 to 2.5
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residences	Residential, Estate Density, 1 to 2.5
SOUTH: AU; plant nursery & single family residences	Residential, Estate Density, 1 to 2.5
EAST: EU-M & RU-1; single family residence & single family subdivision	Residential, 2.5 to 6.0
WEST: AU; single family residence & grove	Residential, Estate Density, 1 to 2.5

The subject parcel is an irregular shaped tract located north of theoretical SW 208 Street (Bush Drive), immediately west of SW 132 Avenue. SW 132 Avenue serves as the line of demarcation separating the estate density designation to the west from the low density designation east of SW 132 Avenue. The area is characterized with EU-M subdivision, groves, and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	20 students

H. ANALYSIS:

On October 16, 2002 the Community Zoning Appeals Board-14 denied this application without prejudice by a vote of 4-1. The applicant appealed said decision to the Board of County Commissioners. On January 23, the BCC vacated the CZAB-14 decision and remanded this application back to the Community Zoning Appeals Board-14 for further consideration with leave to amend. At the time of this writing, no amendments to this application had been received.

The subject property is located on the north side of SW 208 Street and west of SW 132 Avenue. The applicant is seeking a district boundary change from GU, Interim District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft. and a minimum lot frontage of 120'. Said zoning district with Severable Use Rights (SUR's) bonuses would allow a minimum lot area of 12,500 sq. ft. and a minimum lot frontage of 100'. Although a recently enacted ordinance deleted the requirement of a submittal of a site plan in conjunction with a zone change, the applicant submitted a site plan showing the development of this site with 31 single family residences. The lot area of said lots varies from 13,047 sq. ft. to 15,683 sq. ft. and the lot frontages vary from 101.6' to 130.1'. The applicant intends to proffer a covenant that will restrict the

development of the site to the plans submitted with this application and, additionally, will state that the property owners will submit the required number of SUR's prior to final plat approval. Said plans surpass the minimum requirements when SUR's are utilized for lot area and lot frontage.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. The proposed zone change will generate an additional **38 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the levels of service (LOS) on same which are currently at LOS "B," "C," and "D." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **20 students** into the area's public schools. The Cutler Ridge District of the Miami-Dade Police Department serves this area. Said District had an average emergency response time of 5.0 minutes in September 2002.

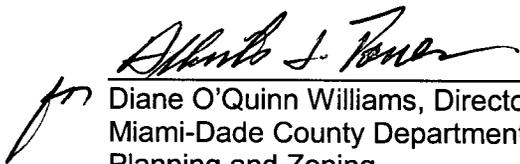
This application will allow the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this area for Estate Density Residential which permits a development density of 2.5 units per gross acre, for the maximum development of 35 units on this 14.13 acre site. As previously stated, the applicant intends to proffer a covenant which will restrict the development of this site to the plans submitted and will ensure the application of the appropriate number of SUR's in conjunction with said plans at the time of platting. The proposed EU-M zoning will be **consistent** with the Master Plan. EU-M zoning with the plans submitted which provide 31 single family residential lots, will be **compatible** with the surrounding area which consists of an EU-M subdivision to the north, an EU-M zoned property and an RU-1 subdivision to the east, and another EU-M subdivision to the east of same. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 06/24/02
DATE TYPED: 07/02/02
DATE REVISED: 08/29/02; 09/19/02; 09/26/02; 10/09/02; 12/17/0; 01/06/03; 02/05/03;
02/13/03; 02/20/03
DATE FINALIZED: 02/20/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 26, 2001

SUBJECT: C-14 #Z2001000401
Joseph Taubman, Trustee and Delco
Enterprises, Inc.
SWC of SW 133rd Road & SW 208th
Street & E/O SW 133rd Road to SW
132nd Avenue & N/O SW 208th Street
DBC from AU to EU-M, SE for Site
Plan Approval and Companion NUV's
(AU) (14.13 Ac.)
11-56-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

11

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Joseph Taubman, Trustee & Delco Enterprises, Inc.

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **38 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9820	SW 137 Ave. s/o SW 184 St.	C	C
9788	SW 127 Ave. s/o SW 184 St.	C	C
F-54	SW 186 St. w/o HEFT	D	D
9890	SW 200 St. nw/o US-1	D	D
9898	SW 216 St. w/o US-1	D	D
F-8	S. Dixie Hwy s/o SW 232 St.	B	B
9892	SW 200 St. w/o SW 137 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JUL. 23 2002

Date



Miami-Dade County Public Schools

giving our students the world

Miami-Dade County School Board

*Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson*

July 15, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

**Re: Joseph Taubman, Trustee & Delco Enterprises-Application No. 01-401
North of SW 208 Street between SW 133 Court and SW 132 Avenue**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Redland Elementary, Mays Middle and South Dade Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Of particular concern is South Dade Senior High, currently at F. I. S. H. permanent capacity of 182%.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

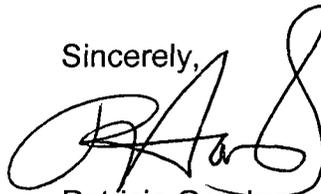
RECEIVED
JUL 19 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
July 15, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written in a cursive style.

Patricia Good
Coordinator III

PG:am
L-196
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Alex A. David

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS
(01/08/03)**

APPLICATION: No. 01-401, Joseph Taubman, Trustee & Delco Entrprises (CC14)

REQUEST: Zone change from AU to EU-M

ACRES: 14.13 acres

LOCATION: North of SW 208 Street between SW 133 Court and SW 132 Avenue

UNITS: 31 single-family units

**ESTIMATED
STUDENT
POPULATION:** 20 students *

ELEMENTARY: 11

MIDDLE: 5

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24501 Sw 162 Ave.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Redland Elem.	1072	829	129%	0
Mays Middle	1095	1023	107%	25
South Dade Sr.	2824	1871	151%	283

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Redland Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Received A+ Grade
Special Programs:	Before and After-school care
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish S & SL

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms, Media Center, Administrative Offices, Art Photo Lab and Computer Lab

Recognition for Academic Achievement:

Theodore Gibson Oratorical and FBLA

Special Programs:

After-school care, Magnet program, Community, Enrichment and Vocational Classes and Saturday School

Lunch schedule:

Begins at 11:15 a.m.

Non-instructional space utilized for instructional purposes:

Custodial Offices

Teachers required to float/travel:

ESE and Math

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of January 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$116,660.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	11 x	\$ 13,063	=	\$ 143,693
MIDDLE	5 x	\$ 14,978	=	\$ 74,890
SENIOR	4 x	\$ 19,820	=	\$ 79,280
Total Potential Capital Cost				\$ 297,863

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 01-401 Service Impact: Yes No

Location: N. OF SW 208 ST. BETWEEN SW 132 - 133 AVE.

Recommendation: No objection
 No objection with condition(s) *
 Denial

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 52 Grid 2267 DUSF 43 Occupancy Type 1

Impact of additional calls on closest station: Minimal Impact.
 Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

ACCESS:

Description of Concern(s):

- Fire Engineering & Water Supply Bureau site plan review and approval required.
- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 22, 2002
Revised 4/18/02

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY ABZ AMOUNT OF FEE \$399.00

RECEIPT # I200205904

DATE HEARD 10-16-02

BY CZAB # 14

RECEIVED
01-401
NOV 04 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Bc

BY _____
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 01-401

Filed in the name of (Applicant) Joseph Taubman, Trustee & Delco Enterprises, Inc.

Name of Appellant, if other than applicant _____

Address/location of APPELLANT'S property: The north side of theoretical S.W. 208th Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132nd Avenue, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): _____

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

1. The Community Zoning Appeals Board's ruling was arbitrary and capricious.
2. The Community Zoning Appeals Board's ruling was not based on substantial competence evidence.
3. The Community Zoning Appeals Board's ruling was based on perceived impact not related to the application.
4. The Community Zoning Appeals Board misapplied the law.
5. The Community Zoning Appeals Board's prejudicial and irrelevant comments compromised the hearing.

APPELLANT MUST SIGN THIS PAGE

Date 28 day of OCTOBER, 2002

Signed Joseph Taubman

JOSEPH TAUBMAN
Print Name

8829 SHOAL CREEK LANE
Mailing Address

BOYNTON BEACH FL 33437
Miami

(561) 369-4524
Phone

(561) 369-4524
Fax

Subscribed and Sworn to before me on the 28th day of October, 2002.

Regina B. Corbin
Notary Public

(stamp/seal)

Commission Expires:
Regina B. Corbin
Notary Public of New Jersey
My Commission Expires 02/20/06

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF _____

COUNTY OF _____

Before me the undersigned authority, personally appeared _____ (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- _____ 1. Participation at the hearing
- X _____ 2. Original Applicant
- _____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury and that under penalties of perjury, I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses

[Signature]
Signature

BERNARD SCHULMAN
Print Name

[Signature]
Appellant's Signature

JOSEPH TAUBMAN
Print Name

[Signature]
Signature

JAY N. MAILMAN
Print Name

Sworn to and subscribed before me on the 26th day of October, 2002

Appellant is personally know to me or has produced PL Drivers Lic as identification.

[Signature]
Notary Public

(stamp/seal)

Commission Expires:

Regina B. Corbin
Notary Public of New Jersey
My Commission Expires 02/21/06

APPELLANT MUST SIGN THIS PAGE

Date 4 day of November, 2002

Signed *Pina Del Conte*

President, Delco Enterprises, Inc.

PINA DEL CONTE

Print Name

13833 NW 21 st

Mailing Address

Pembroke Pines
Miami FL 33028

(954) 447-1253 ()

Phone Fax

Subscribed and Sworn to before me on the 04 day of Nov, 2002.

Jorge L. Villasmil

Notary Public

(stamp/seal)
C# CC815721
Commission Expires:

OFFICIAL NOTARY SEAL
JORGE L. VILLASMIL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC815721
MY COMMISSION EXP. MAR. 16, 2003

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared Pina del Conte
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury I and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

PATRICIA ARCA

Print Name

[Signature]
Signature

Jorge L. Villasmil

Print Name

[Signature]
Appellant's Signature

PINA DEL CONTE

Print Name

Pina del Conte
President
Delco Enterprises, Inc.
13833 NW 21 Street
Pembroke Pines, FL 33028

Sworn to and subscribed before me on the 04 day of Nov, 2007.

Appellant is personally know to me or has produced Driver License as identification.

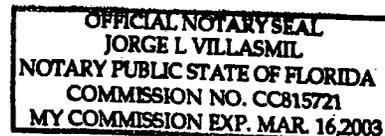
[Signature]
Notary Public

(stamp/seal)

C# CC815721

Commission Expires:

March 16, 2003



RESOLUTION NO. CZAB14-8-02

WHEREAS, JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES, INC .

applied for the following:

AU to EU-M

SUBJECT PROPERTY: PARCEL 1: The east ½ of the S E ¼ of the S E ¼ of the N W ¼, in Section 11, Township 56 South, Range 39 East. AND: PARCEL 2: The east ½ of the S W ¼ of the S E ¼ of the N W ¼ and the west ½ of the S E ¼ of the S E ¼ of the N W ¼ less the east 181' of the south ½ thereof, in Section 11, Township 56 South, Range 39 East.

LOCATION: The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided for:

- 1) That said Property shall be developed substantially in accordance with the plans previously submitted entitled " Site Plan, S.W. 208th Street & S.W. 132nd Avenue," as prepared by Superior Consultants, consisting of 2 sheets, dated September 26, 2001, and said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- 2) That the Applicant intends to utilize no more than 8 Severable Use Rights in order to develop the property in substantial compliance with the above referenced plan.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice, and that the proffered Declaration of Restrictions should not be accepted, and

WHEREAS, a motion to deny the application without prejudice, and to not accept the Declaration of Restrictions was offered by Don Jones, seconded by Dr. Pat Wade, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Charlie McGarey	nay
Don Jones	aye	Dr. Pat Wade	aye
Curtis Lawrence	aye	Mabel G. Dijkstra	absent
Wilbur B. Bell	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the proffered Declaration of Restrictions should not be accepted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning, Development and Regulation.

PASSED AND ADOPTED this 16th day of October, 2002.

Hearing No. 02-7-CZ14-1
bt

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

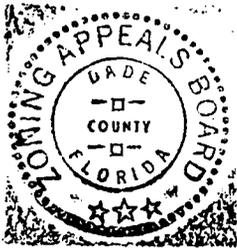
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB-14-8-02 adopted by said Community Zoning Appeals Board at its meeting held on the 16th day of October, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of November, 2002.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William A Liebherr Revocable Trust and the M. Allen Alexander Revocable Trust
TRUST NAME

NAME AND ADDRESS

Percentage of Interest

> <u>William Liebherr</u>	<u>100%</u>
<u>7194 Caminito Quintana</u>	_____
<u>San Diego, CA 92122</u>	_____
_____	_____
_____	_____
_____	_____

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BU

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

30

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT

BY BK

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

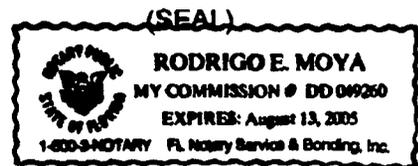
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Joseph Taubman*
 (Applicant) - JOSEPH TAUBMAN

Sworn to and subscribed before me,

this 7th day of November, 2001.

Rodrigo Moya
 Notary Public, State of Florida at Large



My Commission Expires: _____

* 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.

31
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 201-401
 NOV 07 2001

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *BC*

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Delco Enterprises, Inc.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Ms. Rosa Maria Savini

100%

13833 N.W. 21st Street

Pembroke Pines, Florida 33028

Refer to EXHIBIT B

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

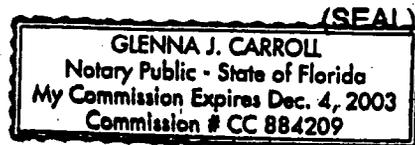
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Pina Del Conte*
 (Applicant) PINA DEL CONTE

Sworn to and subscribed before me,

this 8th day of Nov., 2001.

Glenna J. Carroll
 Notary Public, State of Florida at Large



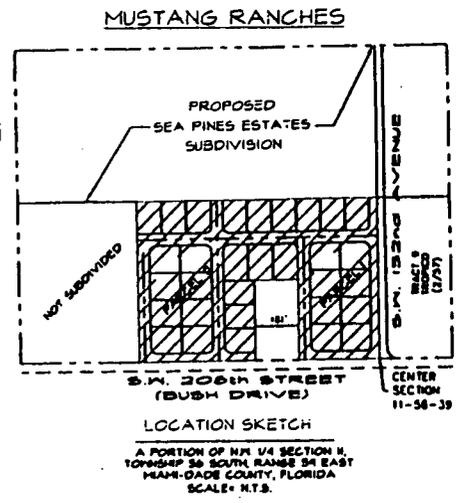
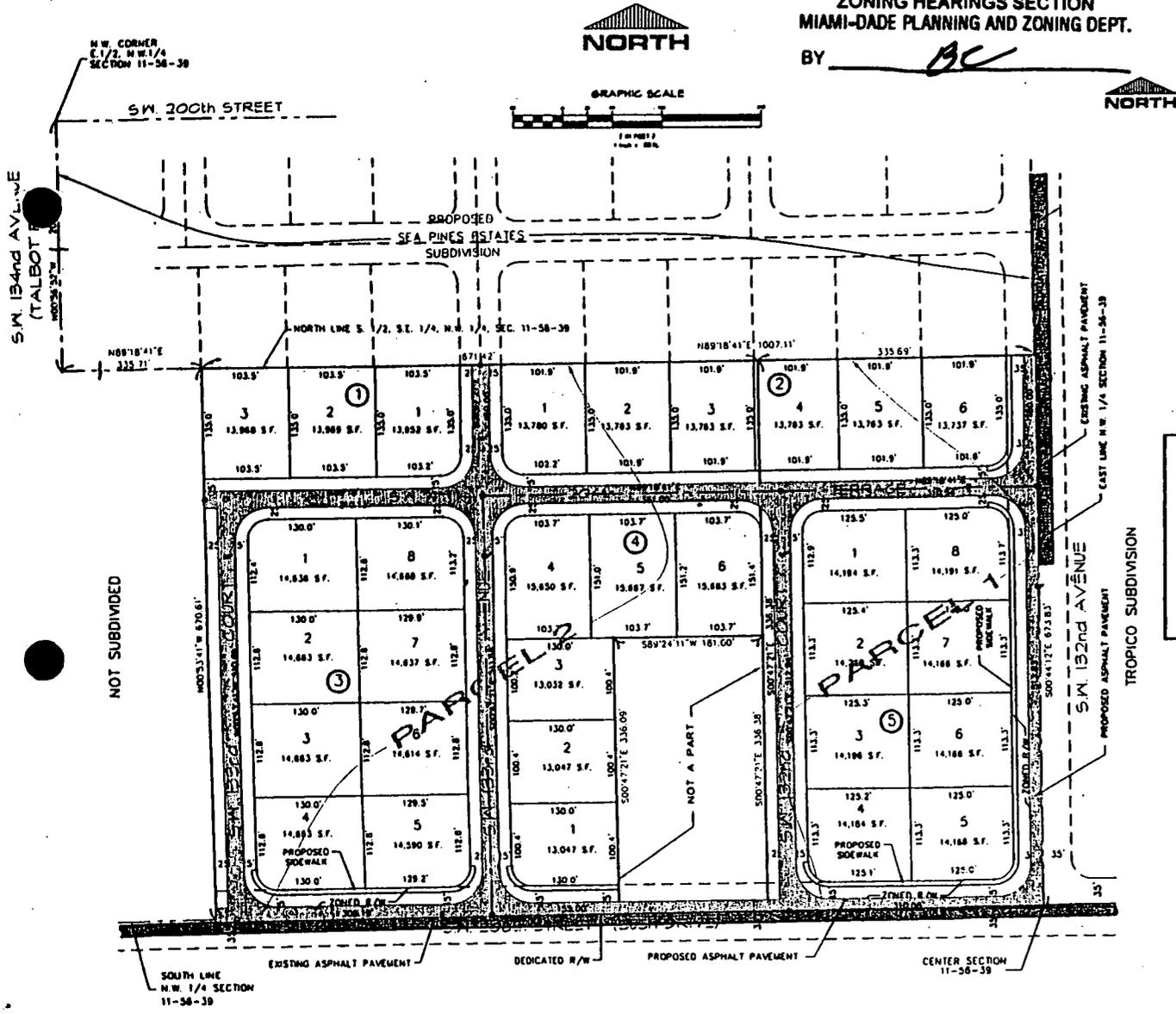
My Commission Expires: 12-4-03

* 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.

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201-401
NOV 07 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



LEGAL DESCRIPTION

PARCEL 1
THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 (EAST, MIAMI-DADE COUNTY, FLORIDA).

AND:

PARCEL 2
THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4, LESS THE EAST 161 FEET OF THE SOUTHWEST THEREOF, IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 (EAST, MIAMI-DADE COUNTY, FLORIDA).

SITE INFORMATION:

ZONING	EU-M	REQUIRED	PROVIDED
LOT SIZE (MIN)		15,000 S.F.	12,500 S.F.
SETBACKS (MIN)	FRONT	25.0'	25.0'
	REAR	25.0'	25.0'
	INSIDE	15.0'	15.0'
	SIDE STREET	25.0'	25.0'
TOTAL NUMBER LOTS:		31	
GROSS DENSITY:		2.19 PER ACRE	
GROSS SITE AREA:		14.13 ACRES	
RIGHT-OF-WAY AREA:		4.05 ACRES	

THIS SITE PLAN IS PREPARED WITH THE USE OF SUR 5

MIAMI-DADE COUNTY
PLANNING AND ZONING DEPARTMENT
NOV 07 2001

SUPERIOR CONSULTANTS, INC.
ENGINEERS-PLANNERS-LAND SURVEYORS
9840 S.W. 17th Avenue, Suite 303
Miami, Florida 33156
Tel: (305) 556-1100 Fax: (305) 556-1101

SITE PLAN
S.W. 200th Street & S.W. 132nd
MIAMI-DADE COUNTY, FLORIDA

NOV 07 2001
11-36-39
S.W. 200th
S.W. 132nd
S.W. 134th
S.W. 136th
S.W. 138th
S.W. 140th
S.W. 142nd
S.W. 144th
S.W. 146th
S.W. 148th
S.W. 150th

39

THIS IS A PLAN TO SHOW EXISTING AND PROPOSED UTILITIES AND TO SHOW THE LOCATION OF THE UTILITIES TO BE INSTALLED.

THE UTILITIES TO BE INSTALLED ARE:

1. WATER SERVICE AND METER

2. SEWER SERVICE

3. GAS SERVICE

4. TELEPHONE SERVICE

5. CABLE TELEVISION SERVICE

6. FIBER OPTIC SERVICE

7. OTHER UTILITIES AS SHOWN ON THE PLAN.

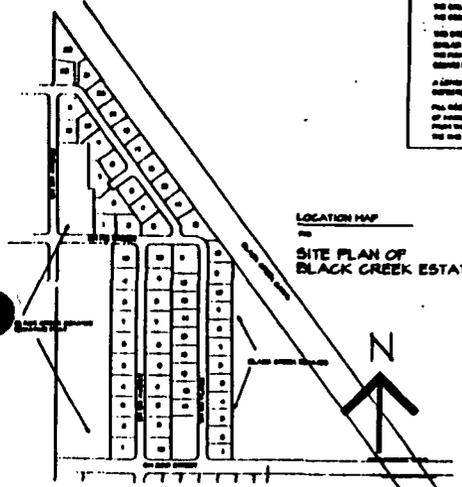
FLOOD LEGEND
 ADAPTED FROM CHAPTER 61 OF THE FLOOD DAMAGE PREVENTION AND MITIGATION ACT, FEDERAL RESERVE SYSTEM, FEDERAL RESERVE BOARD IS RESPONSIBLE.

AREA 1	AREA 2	AREA 3	AREA 4
AREA 5	AREA 6	AREA 7	AREA 8

SOIL CONDITION NOTE

THE SOILS SHOWN ON THIS PLAN ARE CLASSIFIED AS SHOWN ON THE SOIL SURVEY MAP OF THE COUNTY OF DADE, FLORIDA, AND ARE SUBJECT TO THE VARIATIONS IN SOIL TYPE AND DEPTH OF SOIL LAYER.

THE SOILS SHOWN ON THIS PLAN ARE CLASSIFIED AS SHOWN ON THE SOIL SURVEY MAP OF THE COUNTY OF DADE, FLORIDA, AND ARE SUBJECT TO THE VARIATIONS IN SOIL TYPE AND DEPTH OF SOIL LAYER.

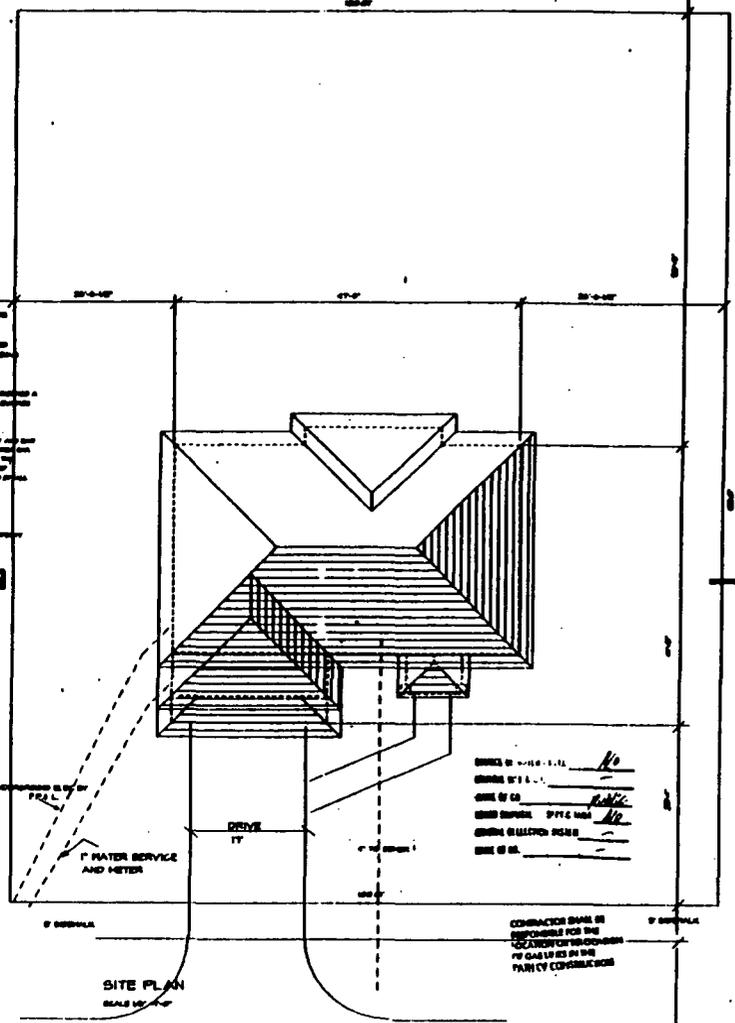


LEGAL DESCRIPTION

SECTION	TOWNSHIP	RANGE

OWNER'S CERTIFICATE

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS SHOWN ON THE PUBLIC RECORDS OF THE COUNTY OF DADE, FLORIDA.



RECEIVED
 APR 11 2002

TYPICAL SITE PLAN
 LEGAL DESCRIPTION
 LOT / BLOCK

TENTATIVE PLAT NO. T-20294
 BLACK CREEK ESTATES SUBDIVISION
 PLAT BOOK, PAGE
 DADE COUNTY FLORIDA

APPROVED FOR RECORDED

DATE	BY

REVISIONS

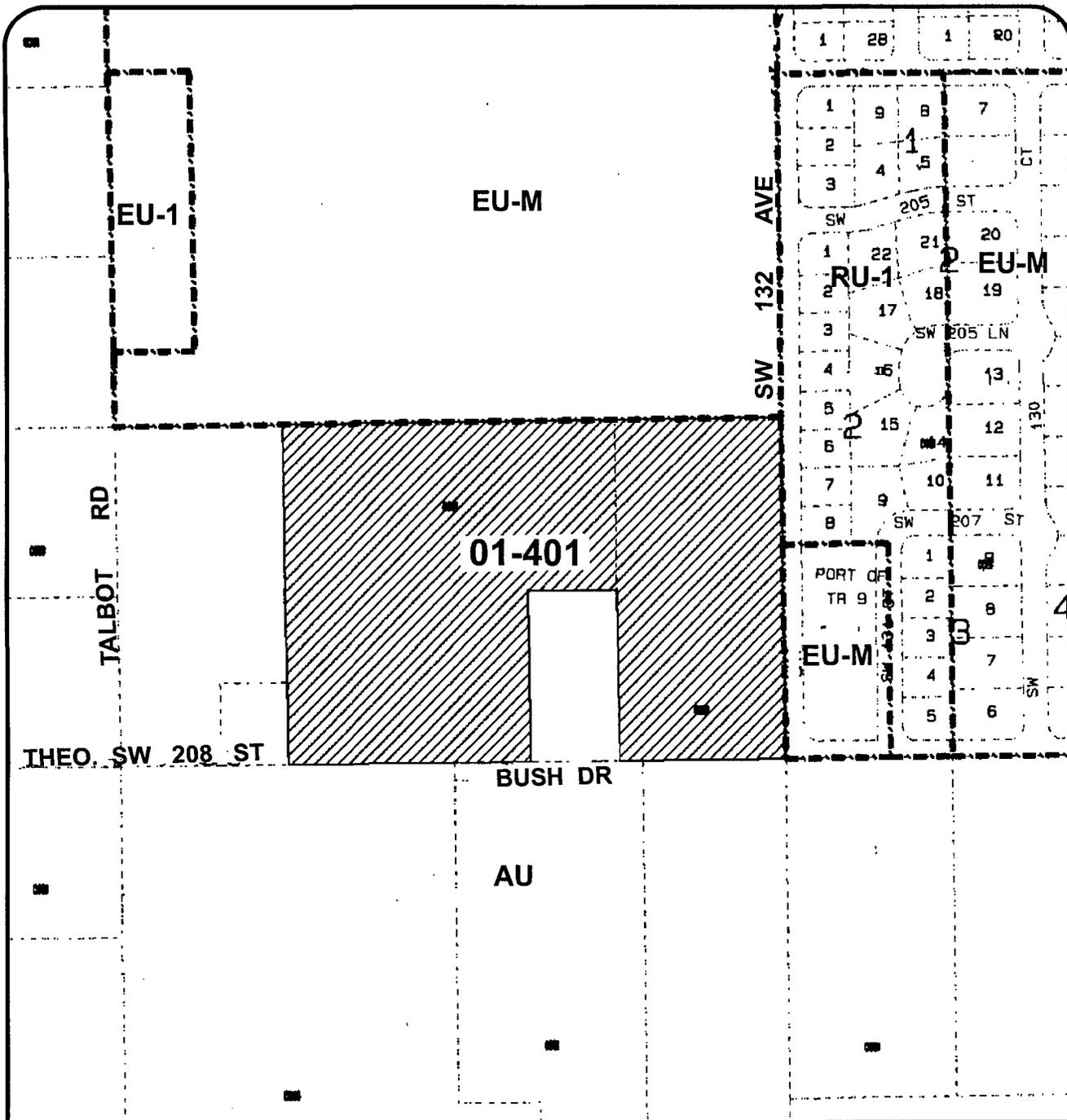
NO.	DATE	DESCRIPTION

DONALD F. BAGGESSEN ARCHITECT
 3810 BISCAYNE BOULEVARD SUITE 203 B
 MIAMI FLORIDA 33131 (305) 575-0881

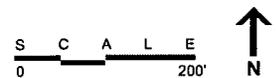
VALENCIA GROVE ESTATES
 VALENCIA GROVE ESTATES AND BLACK CREEK ESTATES
 PREPARED BY: DONALD F. BAGGESSEN ARCHITECT
 3810 BISCAYNE BOULEVARD SUITE 203 B
 MIAMI FLORIDA 33131 (305) 575-0881

SHEET NO. 1 OF 39

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



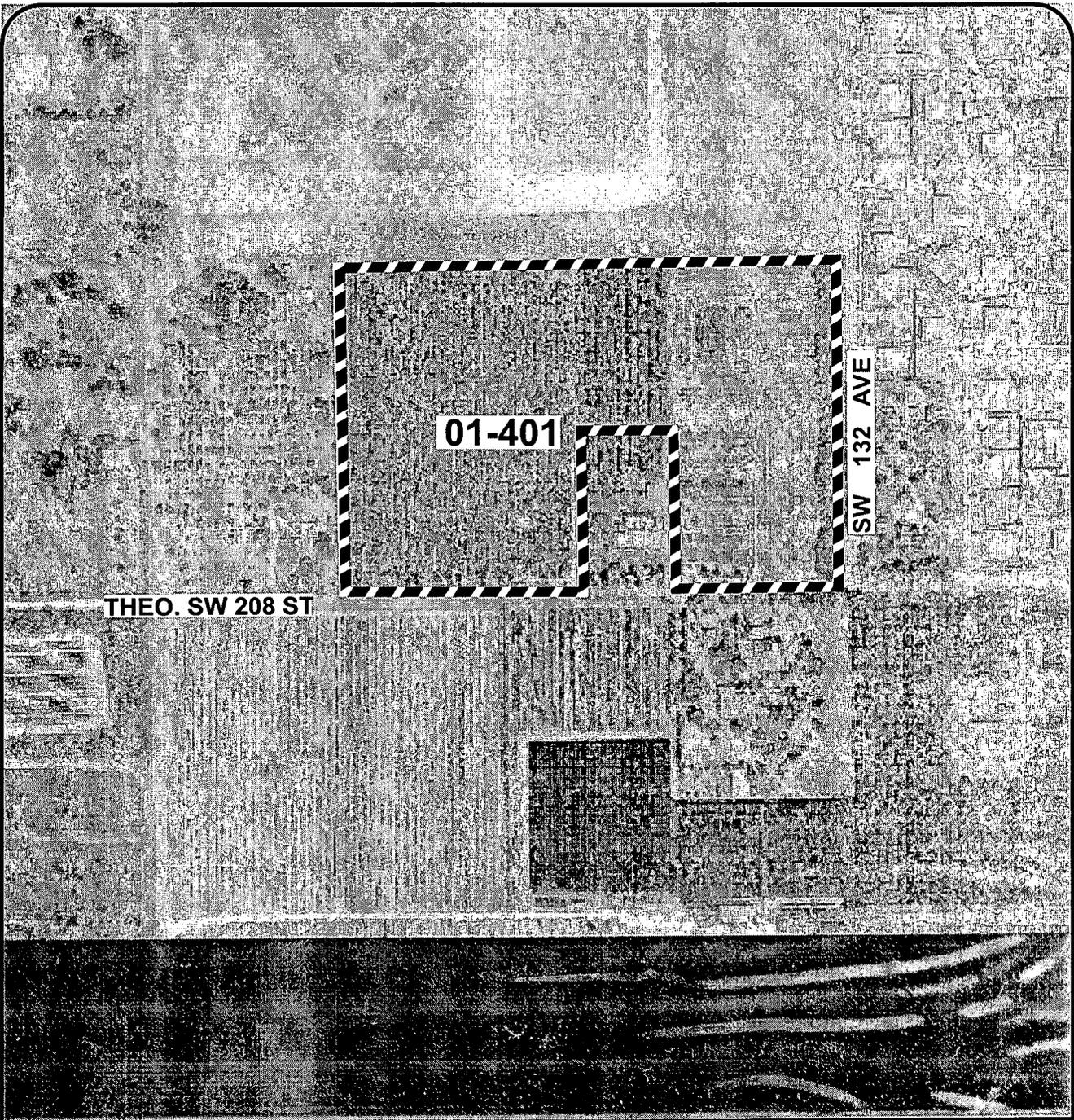
**MIAMI-DADE COUNTY
HEARING MAP**



Section: 11 Township: 56 Range: 39
 Process Number: 01000401
 Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
 District Number: 08
 Zoning Board: C14
 Drafter ID: DIONNE
 Scale: 1:300'

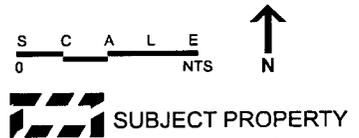
 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 11 Township: 56 Range: 39
Process Number: 01000401
Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
District Number: 08
Zoning Board: C14
Drafter ID: DIONNE
Scale: NTS**



1. JOSEPH TAUBMAN, TR. & DELCO ENTERPRISES, INC.
(Applicant)

02-7-CZ14-1 (01-401)
BCC
Hearing Date: 1/23/03

Property Owner (if different from applicant) Same.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties? Eric Reardon, Trustee

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Joseph Taubman, TR. & Delco
Enterprises, INC.

North side of Theoretical SW 208
ST (Bush Drive), between
theoretical SW 133 Ct and SW 132
Ave., Miami-Dade County, Fl

APPLICANT

ADDRESS

1/23/2003

01-401

DATE

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of January 14, 2003

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Joseph Taubman, Tr. & Delco Enterprises, Inc. PH: Z01-401 (02-7-CZ14-1)

SECTION: 11-56-39

DATE: January 23, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 1

=====

A. INTRODUCTION

o REQUEST:

JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES, INC. are appealing the decision of Community Zoning Appeals Board #14 which denied without prejudice the following:

AU to EU-M

o SUMMARY OF REQUEST:

The applicants are seeking to appeal the decision of Community Zoning Appeals Board #14 denying the rezoning of the property from AU, Agricultural District, to EU-M, Estate Modified District.

o LOCATION:

The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida.

o SIZE: 14.13 acres.

o IMPACT:

The rezoning of the property would provide additional housing for the community. However, the rezoning would increase the population in the area, would bring an increase of children into the schools, would have an impact on public services, and would bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. 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. 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.

2. Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; grove & plant nursery	Residential, Estate Density, 1 to 2.5
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residences	Residential, Estate Density, 1 to 2.5
SOUTH: AU; plant nursery & single family residences	Residential, Estate Density, 1 to 2.5
EAST: EU-M & RU-1; single family residence & single family subdivision	Residential, 2.5 to 6.0
WEST: AU; single family residence & grove	Residential, Estate Density, 1 to 2.5

The subject parcel is an irregular shaped tract located north of theoretical SW 208 Street (Bush Drive), immediately west of SW 132 Avenue. SW 132 Avenue serves as the line of demarcation separating the estate density designation to the west from the low density designation east of SW 132 Avenue. The area is characterized with EU-M subdivision, groves, and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable

Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

* with proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	19 students

H. ANALYSIS:

Joseph Taubman, Trustee & Delco Enterprises, Inc. are appealing the October 16, 2002 decision of the Community Zoning Appeals Board-14 which denied this application without prejudice by a vote of 4-1.

The subject property is located on the north side of SW 208 Street and west of SW 132 Avenue. The applicant is seeking a district boundary change from GU, Interim District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft. and a minimum lot frontage of 120'. Said zoning district with Severable Use Rights (SUR's) bonuses would allow a minimum lot area of 12,500 sq. ft. and a minimum lot frontage of 100'. Although a recently enacted ordinance deleted the requirement of a submittal of a site plan in conjunction with a zone change, the applicant submitted a site plan showing the development of this site with 31 single family residences. The lot area of said lots varies from 13,047 sq. ft. to 15,683 sq. ft. and the lot frontages vary from 101.6' to 130.1'. The applicant intends to proffer a covenant that will restrict the development of the site to the plans submitted with this application and, additionally, will state that the property owners will submit the required number of SUR's prior to final plat approval. Said plans surpass the minimum requirements when SUR's are utilized for lot area and lot frontage.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. The proposed zone change will generate an additional **38 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the levels of service (LOS) on same which are currently at LOS "B," "C," and "D." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **19 students** into the area's public schools. The Cutler Ridge District of the Miami-Dade Police Department serves this area. Said District had an average emergency response time of 5.1 minutes in August 2002.

This application will allow the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this area for Estate Density Residential which permits a development density of 2.5 units per gross acre, for the maximum development of 35 units on this 14.13 acre site. As previously stated, the applicant intends to proffer a covenant which will restrict the development of this site to the plans submitted and will ensure the application of the appropriate number of SUR's in conjunction with said plans at the time of platting. The proposed EU-M zoning will be **consistent** with the Master Plan. EU-M zoning with the plans submitted which provide 31 single family residential lots, will be **compatible** with the surrounding area which consists of an EU-M subdivision to the north, an EU-M zoned property and an RU-1 subdivision to the east, and another EU-M subdivision to the east of same. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

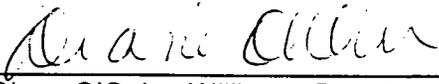
Joseph Taubman, Tr. & Delco Enterprises, Inc.
Z01-401
Page 5

I. **RECOMMENDATION:**

Approval of the appeal and approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 06/24/02
DATE TYPED: 07/02/02
DATE REVISED: 08/29/02; 09/19/02; 09/26/02; 10/09/02; 12/17/0; 01/06/03
DATE FINALIZED: 01/06/03
DO'QW:AJT:MTF:REM:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 26, 2001

SUBJECT: C-14 #Z2001000401
Joseph Taubman, Trustee and Delco
Enterprises, Inc.
SWC of SW 133rd Road & SW 208th
Street & E/O SW 133rd Road to SW
132nd Avenue & N/O SW 208th Street
DBC from AU to EU-M, SE for Site
Plan Approval and Companion NUV's
(AU) (14.13 Ac.)
11-56-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Joseph Taubman, Trustee & Delco Enterprises, Inc.

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 38 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9820	SW 137 Ave. s/o SW 184 St.	C	C
9788	SW 127 Ave. s/o SW 184 St.	C	C
F-54	SW 186 St. w/o HEFT	D	D
9890	SW 200 St. nw/o US-1	D	D
9898	SW 216 St. w/o US-1	D	D
F-8	S. Dixie Hwy s/o SW 232 St.	B	B
9892	SW 200 St. w/o SW 137 Ave.	B	B

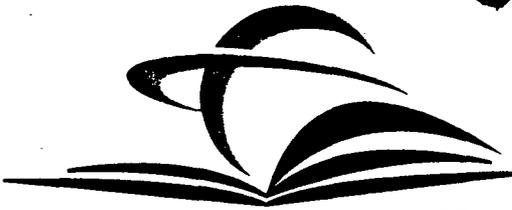
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JUL 23 2002

Date



Miami-Dade County Public Schools

giving our students the world

Miami-Dade County School Board

Perla Tabares Hantman, Chair

Dr. Michael M. Krop, Vice Chair

Frank J. Bolaños

Frank J. Cobo

Dr. Robert B. Ingram

Betsy H. Kaplan

Manty Sabates Morse

Dr. Marta Pérez

Dr. Solomon C. Stinson

July 15, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

Superintendent:

of Schools

Merrett R. Stierheim

**Re: Joseph Taubman, Trustee & Delco Enterprises-Application No. 01-401
North of SW 208 Street between SW 133 Court and SW 132 Avenue**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Redland Elementary, Mays Middle and South Dade Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Of particular concern is South Dade Senior High, currently at F. I. S. H. permanent capacity of 182%.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

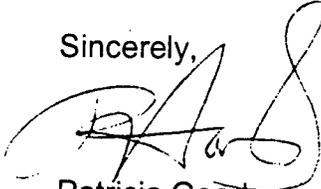
RECEIVED
JUL 16 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
July 15, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written in a cursive style.

Patricia Good
Coordinator III

PG:am
L-196
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Alex A. David

**REVISED
SCHOOL IMPACT REVIEW ANALYSIS
(01/08/03)**

APPLICATION: No. 01-401, Joseph Taubman, Trustee & Delco Entrprises (CC14)
REQUEST: Zone change from AU to EU-M
ACRES: 14.13 acres
LOCATION: North of SW 208 Street between SW 133 Court and SW 132 Avenue
UNITS: 31 single-family units
**ESTIMATED
STUDENT
POPULATION:** 20 students *
ELEMENTARY: 11
MIDDLE: 5
SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24501 Sw 162 Ave.
MIDDLE: Mays Middle - 11700 SW 216 St.
SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Redland Elem.	1072	829	129%	0
Mays Middle	1095	1023	107%	25
South Dade Sr.	2824	1871	151%	283

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Redland Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	Received A+ Grade
Special Programs:	Before and After-school care
Lunch schedule:	Begins at 10:15 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Spanish S & SL

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms, Media Center, Administrative Offices, Art Photo Lab and Computer Lab

Recognition for Academic Achievement:

Theodore Gibson Oratorical and FBLA

Special Programs:

After-school care, Magnet program, Community, Enrichment and Vocational Classes and Saturday School

Lunch schedule:

Begins at 11:15 a.m.

Non-instructional space utilized for instructional purposes:

Custodial Offices

Teachers required to float/travel:

ESE and Math

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (Information as of January 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	Fall/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$116,660.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	11 x	\$ 13,063	= \$	143,693
MIDDLE	5 x	\$ 14,978	= \$	74,890
SENIOR	4 x	\$ 19,820	= \$	79,280

Total Potential Capital Cost	\$	297,863
------------------------------	----	---------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

MIAMI-DADE FIRE RESCUE DEPARTMENT ZONING COMMENTS

Hearing Number: 01-401 Service Impact: Yes No

Location: N. OF SW 208 ST. BETWEEN SW 132 - 133 AVE.

Recommendation: No objection
No objection with condition(s) *
Denial

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 52 Grid 2267 DUSF 43 Occupancy Type 1

Impact of additional calls on closest station: Minimal Impact.
 Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

ACCESS:

Description of Concern(s):

- Fire Engineering & Water Supply Bureau site plan review and approval required.
- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 22, 2002
Revised 4/18/02

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JB AMOUNT OF FEE \$399.00

RECEIPT # I 200205904

DATE HEARD 10-16-02

BY CZAB # 14

RECEIVED
01-401
NOV 04 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY BC

BY _____
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 01-401

Filed in the name of (Applicant) Joseph Taubman, Trustee & Delco Enterprises, Inc.

Name of Appellant, if other than applicant _____

Address/location of APPELLANT'S property: The north side of theoretical S.W. 208th Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132nd Avenue, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): _____
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

1. The Community Zoning Appeals Board's ruling was arbitrary and capricious.
2. The Community Zoning Appeals Board's ruling was not based on substantial competence evidence.
3. The Community Zoning Appeals Board's ruling was based on perceived impact not related to the application.
4. The Community Zoning Appeals Board misapplied the law.
5. The Community Zoning Appeals Board's prejudicial and irrelevant comments compromised the hearing.

APPELLANT MUST SIGN THIS PAGE

Date 28 day of OCTOBER, 2002

Signed Joseph Taubman

JOSEPH TAUBMAN
Print Name

8879 SHOAL CREEK LANE
Mailing Address

BOYNTON BEACH FL 33437
Miami

(561) 369-4524
Phone

(561) 369-4524
Fax

Subscribed and Sworn to before me on the 28th day of October, 2002.

Regina B. Corbin
Notary Public

(stamp/seal)

Commission Expires:
Regina B. Corbin
Notary Public of New Jersey
My Commission Expires 02/29/06

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF _____

COUNTY OF _____

Before me the undersigned authority, personally appeared _____ (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- _____ 1. Participation at the hearing
- X _____ 2. Original Applicant
- _____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

BERNARD SCHULMAN
Print Name

[Signature]
Appellant's Signature

JOSEPH TAUBMAN
Print Name

[Signature]
Signature

JAY N. MAILMAN
Print Name

Sworn to and subscribed before me on the 28th day of October, 2002

Appellant is personally know to me or has produced FL Drivers Lic as identification.

[Signature]
Notary Public

(stamp/seal)

Commission Expires:

Regina B. Corbin
Notary Public of New Jersey
My Commission Expires 08/28/06

APPELLANT MUST SIGN THIS PAGE

Date 4 day of November, 2002

Signed

[Handwritten Signature]

President, Delco Enterprises, Inc.

PINA DEL MONTE

Print Name

13833 NW 21 st

Mailing Address

Pembroke Pines

Miami

FL

33028

(954) 447-1253

Phone

Fax

Subscribed and Sworn to before me on the 04 day of Nov, 2002.

[Handwritten Signature]

Notary Public

(stamp/seal)

C# CC815721

Commission Expires:

OFFICIAL NOTARY SEAL
JORGE L VILLASMIL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC815721
MY COMMISSION EXP. MAR. 16, 2003

APPELLANT'S AFFIDAVIT OF STANDING

(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Dade

Before me the undersigned authority, personally appeared Pina del Conte, (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record In Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury I and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

PATRICIA ARCIC
Print Name

[Signature]
Signature

Jorge L. Villasmiel
Print Name

[Signature]
Appellant's Signature

PINA DEL CONTE
Print Name

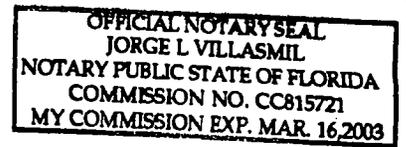
Pina del Conte
President
Delco Enterprises, Inc.
13833 NW 21 Stret
Pembroke Pines, FL 33028

Sworn to and subscribed before me on the 04 day of Nov, 2007.

Appellant is personally know to me or has produced Driver License as identification.

[Signature]
Notary Public

(stamp/seal)
C + CC815721
Commission Expires:
March 16, 2003



RESOLUTION NO. CZAB14-8-02

WHEREAS, JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES, INC .

applied for the following:

AU to EU-M

SUBJECT PROPERTY: PARCEL 1: The east ½ of the S E ¼ of the S E ¼ of the N W ¼, in Section 11, Township 56 South, Range 39 East. AND: PARCEL 2: The east ½ of the S W ¼ of the S E ¼ of the N W ¼ and the west ½ of the S E ¼ of the S E ¼ of the N W ¼ less the east 181' of the south ½ thereof, in Section 11, Township 56 South, Range 39 East.

LOCATION: The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided for:

- 1) That said Property shall be developed substantially in accordance with the plans previously submitted entitled " Site Plan, S.W. 208th Street & S.W. 132nd Avenue," as prepared by Superior Consultants, consisting of 2 sheets, dated September 26, 2001, and said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- 2) That the Applicant intends to utilize no more than 8 Severable Use Rights in order to develop the property in substantial compliance with the above referenced plan.

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in-conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice, and that the proffered Declaration of Restrictions should not be accepted, and

WHEREAS, a motion to deny the application without prejudice, and to not accept the Declaration of Restrictions was offered by Don Jones, seconded by Dr. Pat Wade, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Charlie McGarey	nay
Don Jones	aye	Dr. Pat Wade	aye
Curtis Lawrence	aye	Mabel G. Dijkstra	absent
Wilbur B. Bell	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the proffered Declaration of Restrictions should not be accepted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning, Development and Regulation.

PASSED AND ADOPTED this 16th day of October, 2002.

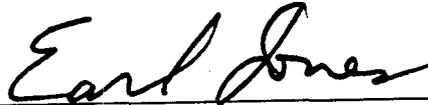
Hearing No. 02-7-CZ14-1
bt

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

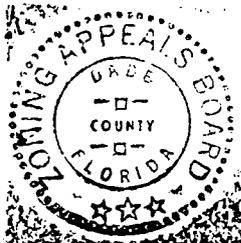
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB-14-8-02 adopted by said Community Zoning Appeals Board at its meeting held on the 16th day of October, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of November, 2002.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William A Liebherr Revocable Trust and the M. Allen Alexander Revocable Trust

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

> William Liebherr
7194 Caminito Quintana
San Diego, CA 92122

100%

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201-401
NOV 07 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 36

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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201-401
NOV 07 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BU 30

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

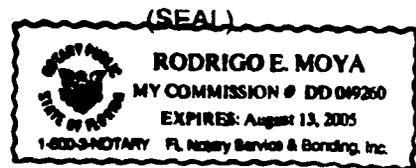
Signature: *Joseph Taubman*
 (Applicant) JOSEPH TAUBMAN

Sworn to and subscribed before me,

this 7th day of November, 2001.

Rodrigo Moya
 Notary Public, State of Florida at Large

My Commission Expires: _____



* 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.

RECEIVED
 201-401
 NOV 07 2001

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

31

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Delco Enterprises, Inc.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Ms. Rosa Maria Savini

100%

13833 N.W. 21st Street

Pembroke Pines, Florida 33028

Refer to EXHIBIT B

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

/

/

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

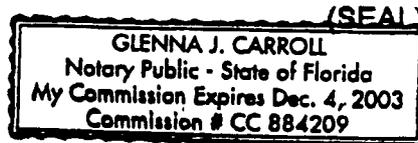
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Pina Del Conte*
 (Applicant) PINA DEL CONTE

Sworn to and subscribed before me,

this 8th day of Nov., 2001.

Glenna J. Carroll
 Notary Public, State of Florida at Large



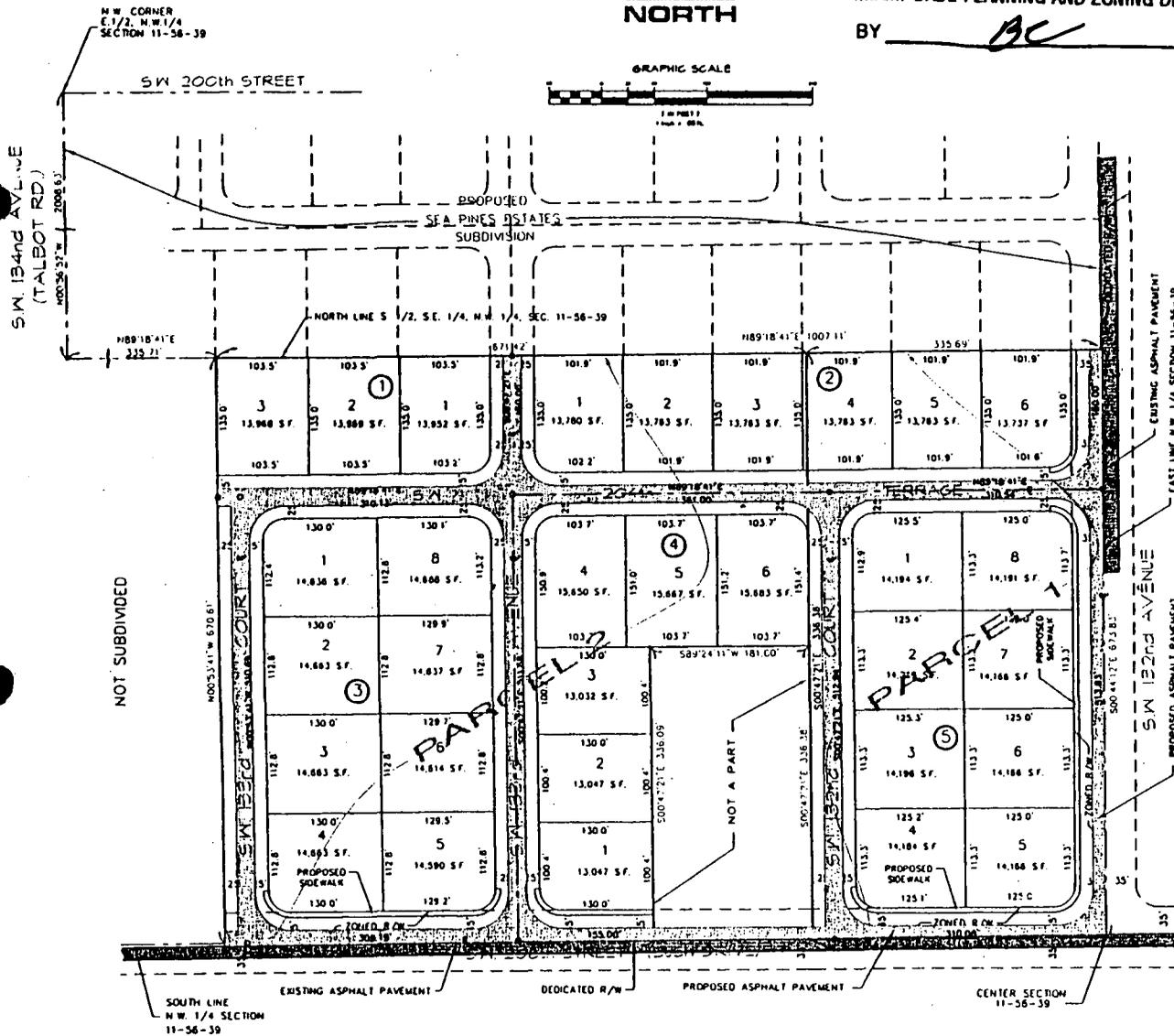
My Commission Expires: 12-4-03

* 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.

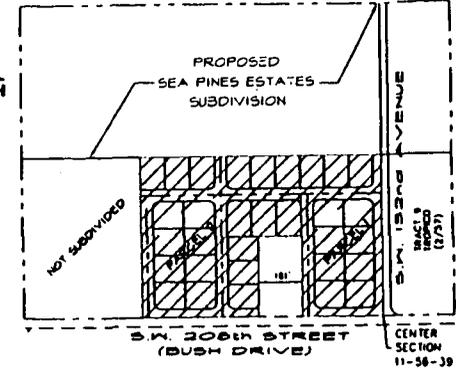
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 201-401
 NOV 07 2001

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



MUSTANG RANCHES



LOCATION SKETCH
 A PORTION OF NW 1/4 SECTION 11,
 TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA.
 SCALE: N.T.S.

LEGAL DESCRIPTION

PARCEL 1
 THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4, IN SECTION 11,
 TOWNSHIP 36 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
 AND
 PARCEL 2
 THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 AND THE WEST
 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4, LESS THE EAST ONE HUNDRED
 FEET OF THE SOUTHWEST 1/2 THEREOF, IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39
 EAST, MIAMI-DADE COUNTY, FLORIDA.

SITE INFORMATION

ZONING E.U.M.	REQUIRED	PROVIDED
LOT SIZE (MIN)	13,000 SF	12,300 SF
SETBACKS (MIN)		
FRONT	25.0	25.0
REAR	25.0	25.0
INSIDE	15.0	15.0
SIDE STREET	25.0	25.0
TOTAL NUMBER LOTS	31	
GROSS DENSITY	2.19 PER ACRE	
GROSS SITE AREA	14.13 ACRES	
RIGHT-OF-WAY AREA	4.02 ACRES	

THIS SITE PLAN IS PREPARED WITH THE USE OF SURS

10-14	10-15	10-16	10-17	10-18	10-19	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30	10-31
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SUPERIOR CONSULTANTS, INC.
 ENGINEERS-PLANNERS-LAND SURVEYORS
 4940 S.W. 77th Avenue, Suite 305
 Miami, Florida 33155
 TEL: (305) 887-1980 FAX: (305) 887-1530

SITE PLAN
 S.W. 200th Street & S.W. 132nd
 MIAMI-DADE COUNTY, FLORIDA

10-1	10-2	10-3	10-4	10-5	10-6	10-7	10-8	10-9	10-10	10-11	10-12	10-13	10-14	10-15	10-16	10-17	10-18	10-19	10-20	10-21	10-22	10-23	10-24	10-25	10-26	10-27	10-28	10-29	10-30	10-31
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ONE OF THE PLANS TO SHOW EXISTING PLANS... OF AN EXISTING... THE HOUSE BASE... SPECIAL FLOOD HAZARD AREA... RESIDENTIAL

FLOOD LEGEND

APPLY LINES WITH CORRESPONDING COLOR TO THE HOUSE BASE... SPECIAL FLOOD HAZARD AREA... RESIDENTIAL

PROCESS: FIELD: NEGATIVE PLAT NO: T-20414
 LOT: BLOCK: PLAN BOOK: PAGE:

ADDRESS: STREET ADDRESS OF ROAD ELEV. HOUSE ELEVATION ABOVE THIS FROM A CERTIFIED SURVEY PREPARED BY:

LOWEST FLOOD ELEV.	BASEMENT FLOOR ELEV.	ADJACENT GRADE ELEV.	EXISTING AREA ELEV.
5.0'	5.0'	5.0'	5.0'

THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION...

LOWEST FLOOR - IS A... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION...

ADJACENT GRADE - IS A... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION...

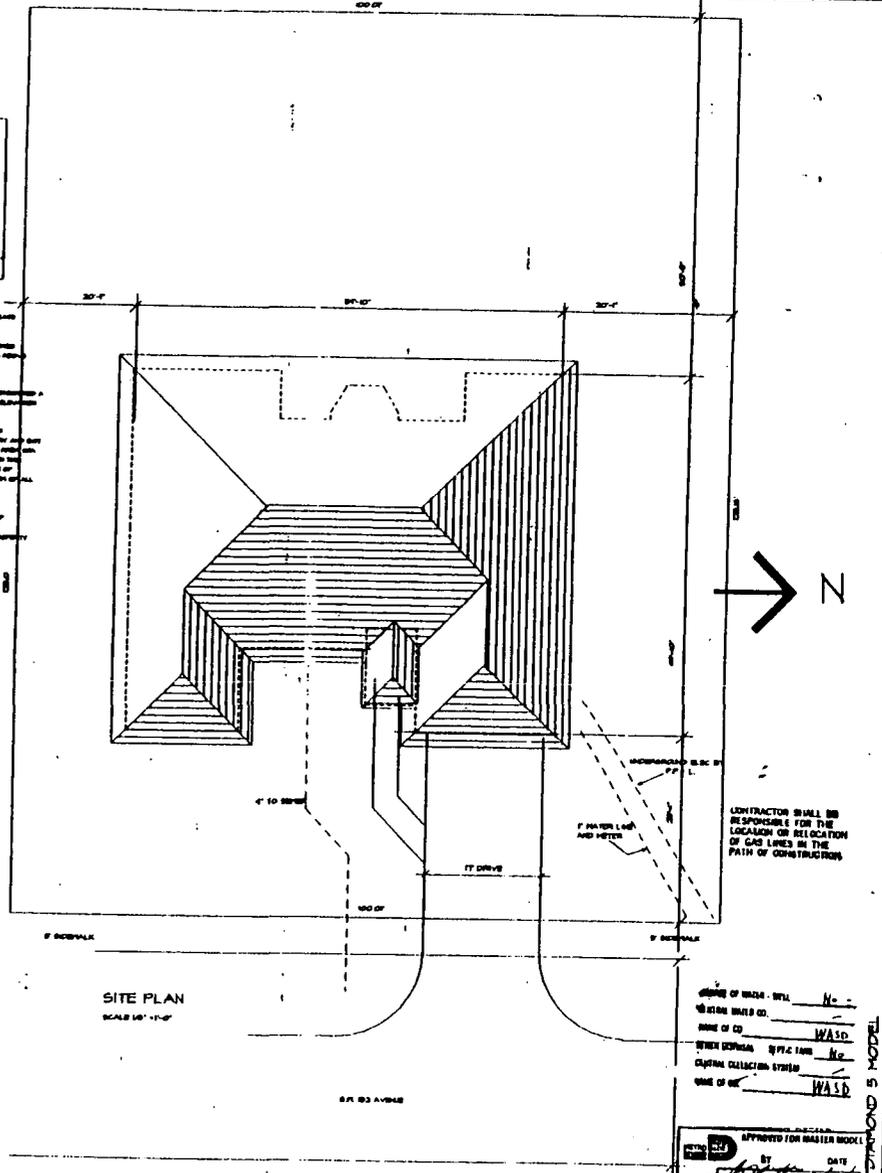
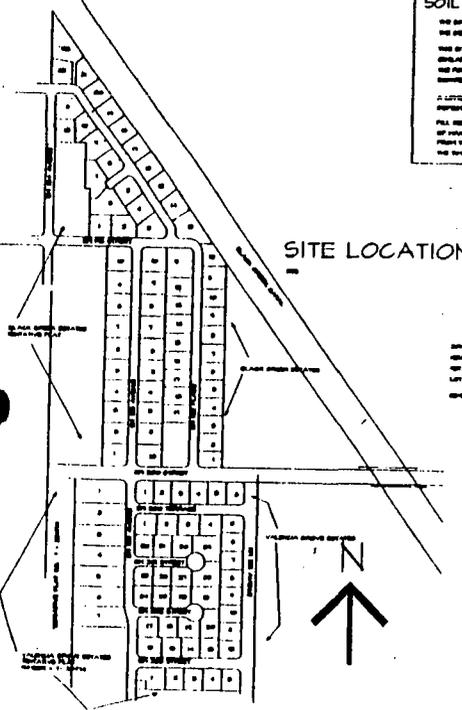
EXISTING AREA - IS A... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION...

SOIL CONDITION NOTE

THE SOIL... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION...

A LETTER TO THE... IS LOCATED AT AN ELEVATION... THE HOUSE BASEMENT... IS LOCATED AT AN ELEVATION...

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			



TYPICAL SITE PLAN
 LEGAL DESCRIPTION
 LOT / BLOCK

VALENCIA GROVE ESTATES SUBDIVISION
 TENTATIVE PLAT NO. T - 20414
 DADE COUNTY FLORIDA

OWNER OF WORK: WFL No.
 STATE MAIL CO.
 NAME OF CO: WFL
 STREET ADDRESS: 1111 N. W. 10th St.
 CITY: MIAMI, FL 33136
 PHONE: 305-375-1111

APPROVED FOR MASTER MODEL

NO.	DATE	BY
1	4/11/2002	[Signature]
2		
3		
4		
5		

PLANNING DEPARTMENT OF THE DADE COUNTY (OR DEPARTMENT)
 THIS IS AN OFFICIAL COPY AND IS VALID.
 IT IS VOID IF NOT SIGNED BY THE DADE COUNTY PLANNING DEPARTMENT.

REVISION

DONALD F. BAGGENSEN ARCHITECT
 3510 BISCAYNE BOULEVARD SUITE 209 B
 MIAMI FLORIDA 33137 (305) 576-0691

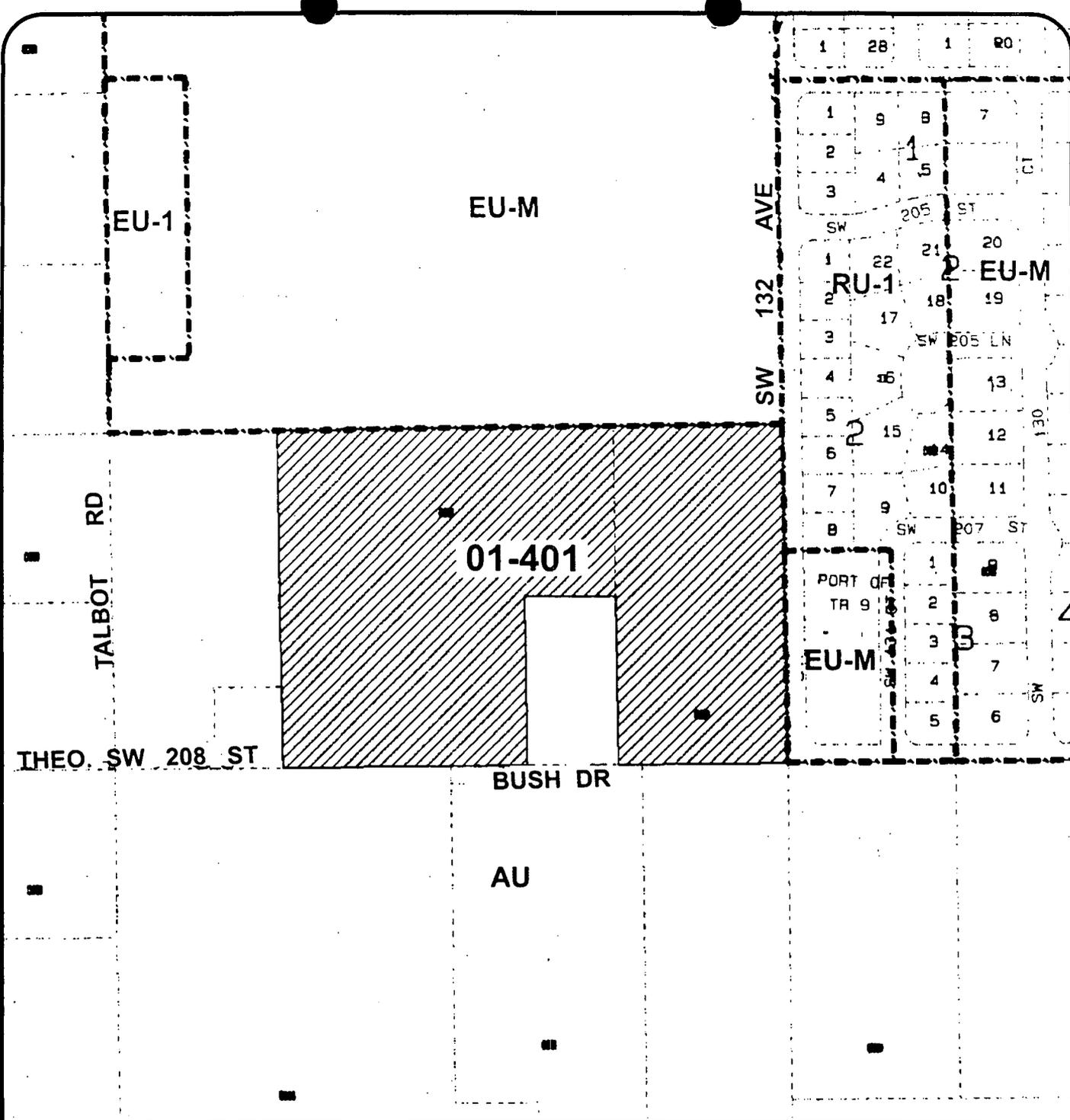
VALENCIA GROVE ESTATES
 VALENCIA GROVE ESTATES AND BLACK CREEK ESTATES SUBDIVISION
 PUNJANA DEVELOPMENT COMPANY II
 1111 N. W. 10th St.
 MIAMI, FL 33136
 PHONE: 305-375-1111

SHEET NO. 1-A
 OF 19

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 201-401
 APR 11 2002

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

YBC



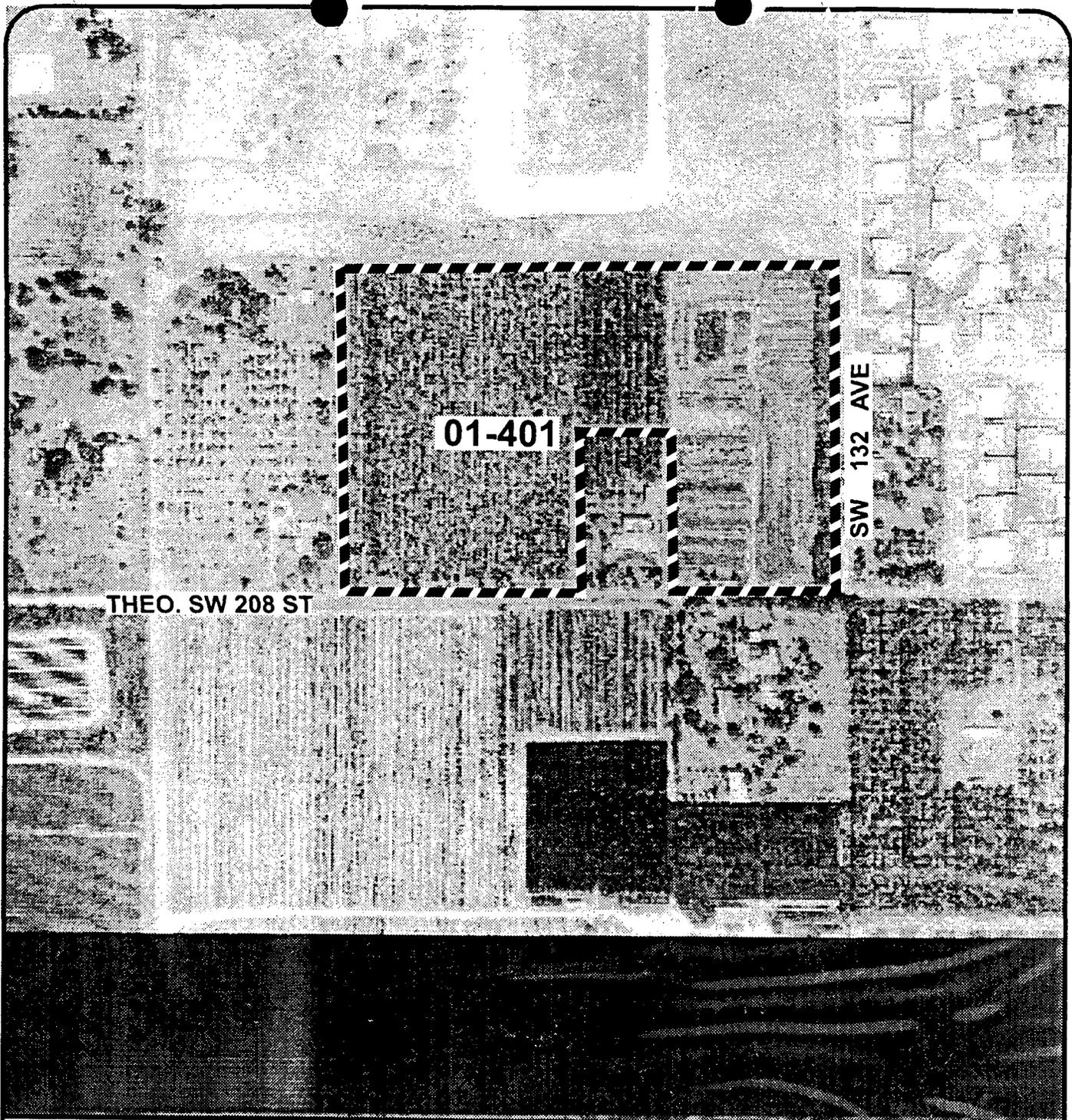
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 11 Township: 56 Range: 39
 Process Number: 01000401
 Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
 District Number: 08
 Zoning Board: C14
 Drafter ID: DIONNE
 Scale: 1:300'



 SUBJECT PROPERTY





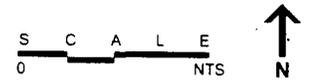
01-401

THEO. SW 208 ST

SW 132 AVE

**MIAMI-DADE COUNTY
AERIAL**

**Section: 11 Township: 56 Range: 39
Process Number: 01000401
Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
District Number: 08
Zoning Board: C14
Drafter ID: DIONNE
Scale: NTS**



B. JOSEPH TAUBMAN, TR. & DELCO ENTERPRISES, INC.
(Applicant)

02-7-CZ14-1 (01-401)
Area 14/District 8
Hearing Date: 10/16/02

Property Owner (if different from applicant) Same.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties? Eric Reardon, Trustee

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Joseph Taubman, TR, & Delco
Enterprises, Inc.

APPLICANT

10/16/2002

DATE

The north side of SW 208 ST
between SW 133 CT and SW 132
AVE, Miami-Dade County, FL.

ADDRESS

01-401

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Joseph Taubman, Tr. & Delco Enterprises, Inc. **PH:** Z01-401 (02-7-CZ14-1)

SECTION: 11-56-39

DATE: October 16, 2002

COMMISSION DISTRICT: 8

ITEM NO.: B

A. INTRODUCTION

o **REQUEST:**

AU to EU-M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from agricultural to modified estate residential.

o **LOCATION:**

The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida.

o **SIZE:** 14.13 acres.

o **IMPACT:**

The rezoning of the property would provide additional housing for the community. However, the rezoning would generate an impact on the population in the area, would bring an increase of children into the schools, would have an impact on public services, and would bring additional traffic and noise in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. 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. 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.
2. Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; grove & plant nursery	Residential, Estate Density, 1 to 2.5
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residences	Residential, Estate Density, 1 to 2.5
SOUTH: AU; plant nursery & single family residences	Residential, Estate Density, 1 to 2.5
EAST: EU-M & RU-1; single family residence & single family subdivision	Residential, 2.5 to 6.0
WEST: AU; single family residence & grove	Residential, Estate Density, 1 to 2.5

The subject parcel is an irregular shaped tract located north of theoretical SW 208 Street (Bush Drive), immediately west of SW 132 Avenue. SW 132 Avenue serves as the line of demarcation separating the estate density designation to the west from the low density designation east of SW 132 Avenue. The area is characterized with EU-M subdivision, groves, and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

* with proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	19 students

H. ANALYSIS:

This application was deferred from the July 29, 2002 meeting of the Community Zoning Appeals Board-14 due to an inadvertent error in the advertisement. It was deferred from the September 25, 2002 meeting to allow the applicant additional time to meet with neighbors.

The subject property is located on the north side of SW 208 Street and west of SW 132 Avenue. The applicant is seeking a district boundary change from GU, Interim District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft. and a minimum lot frontage of 120'. Said zoning district with Severable Use Rights (SUR's) bonuses would allow a minimum lot area of 12,500 sq. ft. and a minimum lot frontage of 100'. Although a recently enacted ordinance deleted the requirement of a site plan in conjunction with a zone change, the applicant submitted a site plan showing the development of this site with 31 single family residences. The lot area of said lots varies from 13,047 sq. ft. to 15,683 sq. ft. and the lot frontages vary from 101.6' to 130.1'. The applicant intends to proffer a covenant that will restrict the development of the site to the plans submitted with this application and, additionally, will state that the property owners will submit the required number of SUR's prior to final plat approval.

Said plans surpass the minimum requirements when SUR's are utilized for lot area and lot frontage.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. The proposed zone change will generate an additional **38 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the levels of service (LOS) on same which are currently at LOS "B," "C," and "D." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **19 students** into the area's public schools. The Cutler Ridge District of the Miami-Dade Police Department serves this area. Said District had an average emergency response time of 5.0 minutes in July 2002.

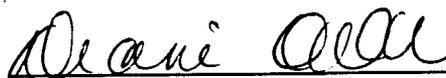
This application will allow the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this area for Estate Density Residential which permits a development density of 2.5 units per gross acre, for the maximum development of 35 units on this 14.13 acre site. As previously stated, the applicant intends to proffer a covenant which will restrict the development of this site to the plans submitted and will ensure the application of the appropriate number of SUR's in conjunction with said plans at the time of platting. The proposed EU-M zoning will be **consistent** with the Master Plan. EU-M zoning with the plans submitted which provide 31 single family residential lots, will be **compatible** with the surrounding area which consists of an EU-M subdivision to the north, an EU-M zoned property and an RU-1 subdivision to the east, and another EU-M subdivision to the east of same. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 06/24/02
DATE TYPED: 07/02/02
DATE REVISED: 08/29/02; 09/19/02; 09/26/02; 10/09/02
DATE FINALIZED: 10/09/02
DO'QW:AJT:MTF:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 26, 2001

SUBJECT: C-14 #Z2001000401
Joseph Taubman, Trustee and Delco
Enterprises, Inc.
SWC of SW 133rd Road & SW 208th
Street & E/O SW 133rd Road to SW
132nd Avenue & N/O SW 208th Street
DBC from AU to EU-M, SE for Site
Plan Approval and Companion NUV's
(AU) (14.13 Ac.)
11-56-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

C-14 #Z2001000401

Joseph Taubman, Trustee and Delco Enterprises, Inc.

Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Joseph Taubman, Trustee & Delco Enterprises, Inc.

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **38 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9820	SW 137 Ave. s/o SW 184 St.	C	C
9788	SW 127 Ave. s/o SW 184 St.	C	C
F-54	SW 186 St. w/o HEFT	D	D
9890	SW 200 St. nw/o US-1	D	D
9898	SW 216 St. w/o US-1	D	D
F-8	S. Dixie Hwy s/o SW 232 St.	B	B
9892	SW 200 St. w/o SW 137 Ave.	B	B

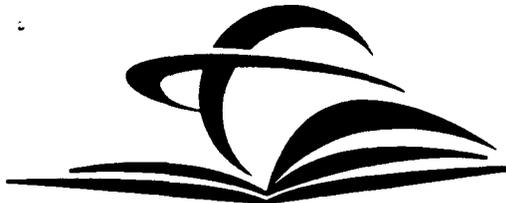
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JUL. 23 2002

Date



Miami-Dade County Public Schools

giving our students the world

July 15, 2002

Miami-Dade County School Board

Perla Tabares Hantman, Chair

Dr. Michael M. Krop, Vice Chair

Frank J. Bolaños

Frank J. Cobo

Dr. Robert B. Ingram

Betsy H. Kaplan

Manty Sabatés Morse

Dr. Marta Pérez

Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

**Re: Joseph Taubman, Trustee & Delco Enterprises-Application No. 01-401
North of SW 208 Street between SW 133 Court and SW 132 Avenue**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Redland Elementary, Mays Middle and South Dade Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Of particular concern is South Dade Senior High, currently at F. I. S. H. permanent capacity of 182%.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

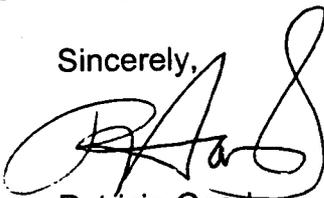
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JUL 19 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
July 15, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written in a cursive style.

Patricia Good
Coordinator III

PG:am
L-196
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Alex A. David

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 01-401, Joseph Taubman, Trustee & Delco Enterprises

REQUEST: Zone change from AU to EU-M

ACRES: 14.13 acres

LOCATION: North of SW 208 Street between SW 133 Court and SW 132 Avenue

UNITS: 31 single-family units

**ESTIMATED
STUDENT
POPULATION:** 19 students

ELEMENTARY: 10

MIDDLE: 5

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24501 Sw 162 Ave.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2001:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
		(1)	(2)	(3)
Redland Elem.	1027	829	124%	0
Mays Middle	1104	1023	108%	50
South Dade Sr.	2700	1871	144%	298

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Redland Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

Office Renovation

Recognition for Academic Achievement:

Silver School Award, Golden Apple Award, Chess Award and Region VI Young Authors Award

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:10 a.m.

Non-instructional space utilized for instructional purposes:

Clinic and Speech Therapy

Teachers required to float/travel:

ESOL, Spanish and Music

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Administrative Offices

Recognition for Academic Achievement:

Rceived "C" Grade

Special Programs:

After-school care, Magnet program, Community classes and College classes through Florida Memorial

Lunch schedule:

Begins at 11:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

Classrooms and Media Center

Recognition for Academic Achievement:

None

Special Programs:

Academy's for CISCO, Web Design and A+

Lunch schedule:

Begins at 10:50 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish, Health, Science, Social Studies and ESE

PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$110,827.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10 x	\$ 14,698	=	\$ 146,980
MIDDLE	5 x	\$ 17,323	=	\$ 86,615
SENIOR	4 x	\$ 22,195	=	\$ 88,780
Total Potential Capital Cost				\$ 322,375

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 01-401 Service Impact: Yes No

Location: N. OF SW 208 ST. BETWEEN SW 132 - 133 AVE.

Recommendation: No objection
 No objection with condition(s) *
 Denial

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 52 Grid 2267 DUSF 43 Occupancy Type 1

Impact of additional calls on closest station: Minimal Impact.
 Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

- ACCESS:**
 Description of Concern(s):
- Fire Engineering & Water Supply Bureau site plan review and approval required.
 - Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
 - Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
 - Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 22, 2002
Revised 4/18/02

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William A Liebherr Revocable Trust and the M. Allen Alexander Revocable Trust

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

> William Liebherr
7194 Caminito Quintana
San Diego, CA 92122

100%

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

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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201-401
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT. 21
BY BC

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

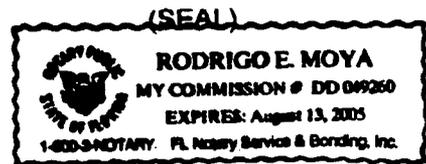
For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: Joseph Taubman
(Applicant) - JOSEPH TAUBMAN

Sworn to and subscribed before me,
this 7th day of November, 2001.

Rodrigo Moya
Notary Public, State of Florida at Large



My Commission Expires: _____

* 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.

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

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Delco Enterprises, Inc.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Ms. Rosa Maria Savini

100%

13833 N.W. 21st Street

Pembroke Pines, Florida 33028

Refer to EXHIBIT B

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

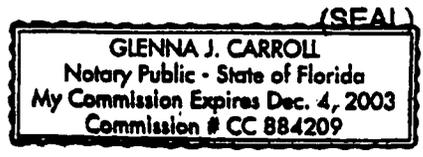
For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: *Pina Del Conte*
 (Applicant) PINA DEL CONTE

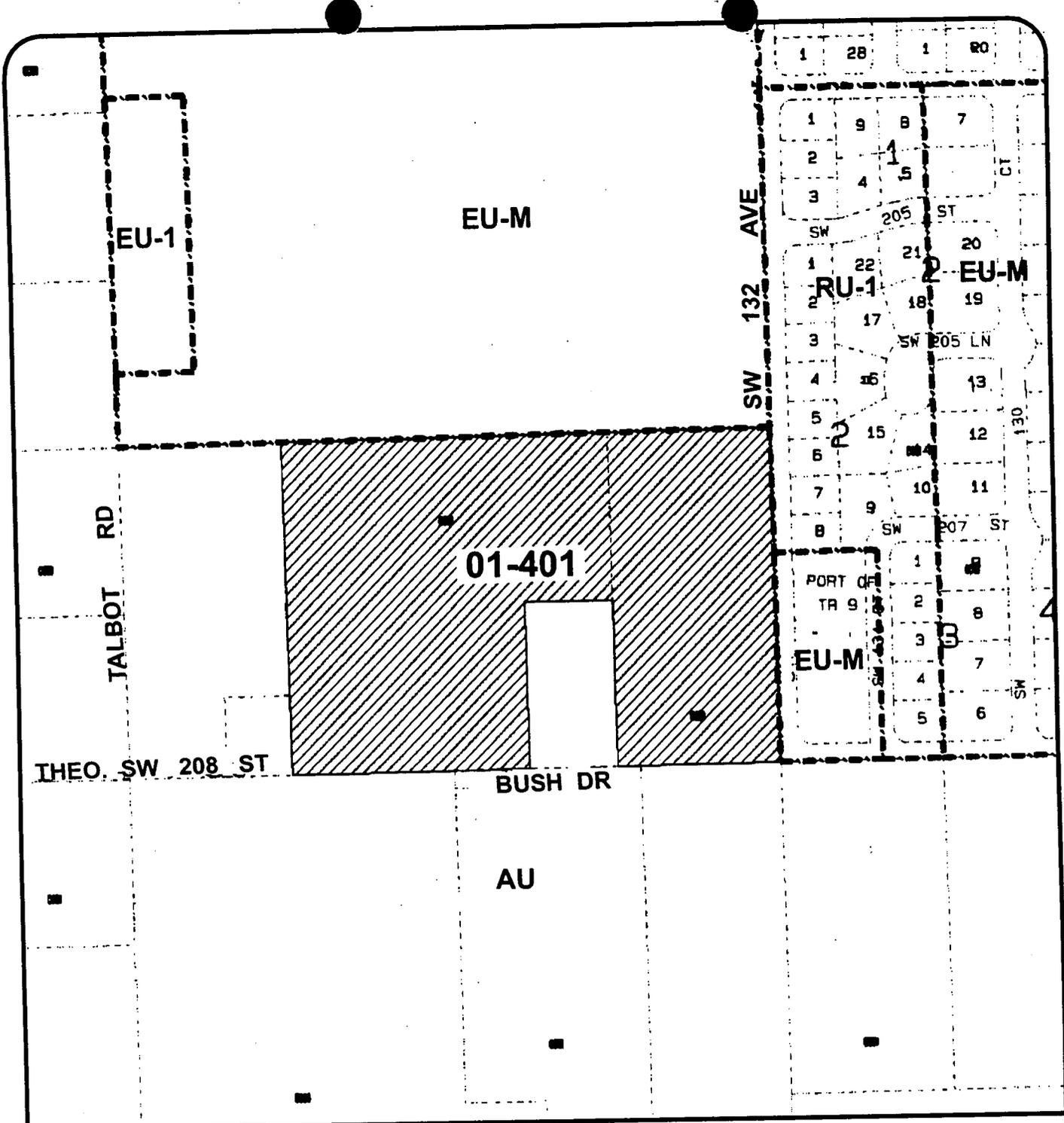
Sworn to and subscribed before me,
 this 8th day of Nov., 2001

Glenna J. Carroll
 Notary Public, State of Florida at Large



My Commission Expires: 12-4-03

* 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.

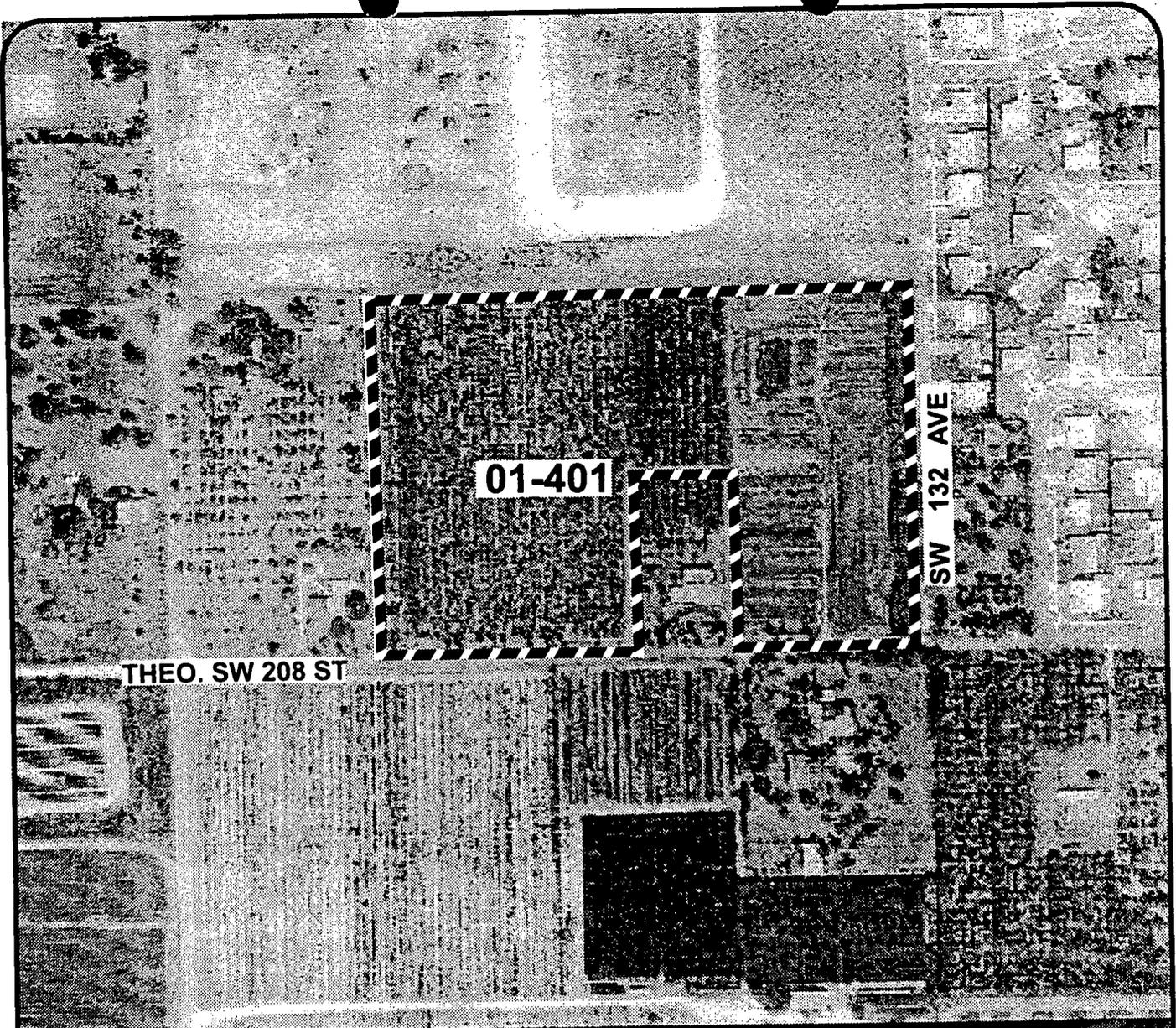


**MIAMI-DADE COUNTY
HEARING MAP**

Section: 11 Township: 56 Range: 39
 Process Number: 01000401
 Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
 District Number: 08
 Zoning Board: C14
 Drafter ID: DIONNE
 Scale: 1:300'



 SUBJECT PROPERTY

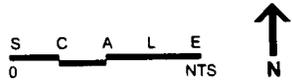


THEO. SW 208 ST

01-401

SW 132 AVE

**MIAMI-DADE COUNTY
AERIAL**



**Section: 11 Township: 56 Range: 39
Process Number: 01000401
Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
District Number: 08
Zoning Board: C14
Drafter ID: DIONNE
Scale: NTS**



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrence Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrence. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrence Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]+[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000*	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001**	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	364,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE	56.4%		932,000
TRASH	4.3%		73,000
SPECIAL	0.3%		5,000
TOTAL			1,687,000

Year	Ashfill Capacity**	South Dade Capacity**	North Dade Capacity***	South Dade (w/o cell 5) (w less 4.4 million)
Base Capacity	3,150,000	9,148,000	3,943,000	4,746,000
2000	3,003,000	8,825,000	3,871,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-688,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000
Total Remaining Years	21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed
 **South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover
 ***North Dade capacity represents bailout of the facility. When North Dade landfill capacity is depleted trash is exported
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999

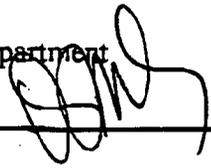
MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18 

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED

AUG 07 2002

BRANDADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
=====										
TOT:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

D. JOSEPH TAUBMAN, TR. & DELCO ENTERPRISES, INC.
(Applicant)

02-7-CZ14-1 (01-401)
Area 14/District 8
Hearing Date: 9/25/02

Property Owner (if different from applicant) Same.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties? Eric Reardon, Trustee

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Joseph Taubman, TR. & Delco
Enterprises, INC.

North side of Theoretical SW 208
ST (Bush Drive), between
theoretical SW 133 Ct and SW 132
Ave., Miami-Dade County, Fl

APPLICANT

ADDRESS

9/25/2002

DATE

01-401

HEARING NUMBER

ENFORCEMENT HISTORY:

No violations as of August 30, 2002

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

Applicant Name: JOSEPH TAUBMAN, TR. & DELCO ENTERPRISES, INC.

Representative: _____

Objectors: _____

Hearing No. 02-7-CZ14-1 (01-401)

Hearing Date: July 29, 2002

Resolution No. CZAB14-____-02

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: Sept. 25, 2002

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: Defended to 9/25/02 @ County's expense for readvertisement due to error in ad.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Samuel L. Ballinger			
Wilbur B. Bell			
Mabel G. Dijkstra			
Don Jones			
Curtis Lawrence			
Dr. Pat Wade			
Charlie McGarey			

No Quorum

VOTE: _____ **TO** _____

EXHIBITS: YES _____ NO ✓

County Attorney: _____

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Joseph Taubman, Tr. & Delco Enterprises, Inc. **PH:** Z01-401 (02-7-CZ14-1)

SECTION: 11-56-39

DATE: September 25, 2002

COMMISSION DISTRICT: 8

ITEM NO.: D

A. INTRODUCTION

o **REQUEST:**

AU to EU-M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from agricultural to modified estate residential.

o **LOCATION:**

The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida.

o **SIZE:** 14.13 acres.

o **IMPACT:**

The rezoning of the property would provide additional housing for the community. However, the rezoning would generate an impact on the population in the area, would bring an increase of children into the schools, would have an impact on public services, and would bring additional traffic and noise in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. 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. 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.
2. Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; grove & plant nursery	Residential, Estate Density, 1 to 2.5
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residences	Residential, Estate Density, 1 to 2.5
SOUTH: AU; plant nursery & single family residences	Residential, Estate Density, 1 to 2.5
EAST: EU-M & RU-1; single family residence & single family subdivision	Residential, 2.5 to 6.0
WEST: AU; single family residence & grove	Residential, Estate Density, 1 to 2.5

The subject parcel is an irregular shaped tract located north of theoretical SW 208 Street (Bush Drive), immediately west of SW 132 Avenue. SW 132 Avenue serves as the line of demarcation separating the estate density designation to the west from the low density designation east of SW 132 Avenue. The area is characterized with EU-M subdivision, groves, and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

* with proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	19 students

H. ANALYSIS:

This application was deferred from the July 29, 2002 meeting of the Community Zoning Appeals Board-14 due to an inadvertent error in the advertisement.

The subject property is located on the north side of SW 208 Street and west of SW 132 Avenue. The applicant is seeking a district boundary change from GU, Interim District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft. and a minimum lot frontage of 120'. Said zoning district with Severable Use Rights (SUR's) bonuses would allow a minimum lot area of 12,500 sq. ft. and a minimum lot frontage of 100'. Although a recently enacted ordinance deleted the requirement of a site plan in conjunction with a zone change, the applicant submitted a site plan showing the development of this site with 31 single family residences. The lot area of said lots varies from 13,047 sq. ft. to 15,683 sq. ft. and the lot frontages vary from 101.6' to 130.1'. The applicant intends to proffer a covenant that will restrict the development of the site to the plans submitted with this application and, additionally, will state that the property owners will submit the required number of SUR's prior to final plat approval. Said plans surpass the minimum requirements when SUR's are utilized for lot area and lot frontage.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. The proposed zone change will generate an additional **38 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the levels of service (LOS) on same which are currently at LOS "B," "C," and "D." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **19 students** into the area's public schools. The Cutler Ridge District of the Miami-Dade Police Department serves this area. Said District had an average emergency response time of 5.0 minutes in July 2002.

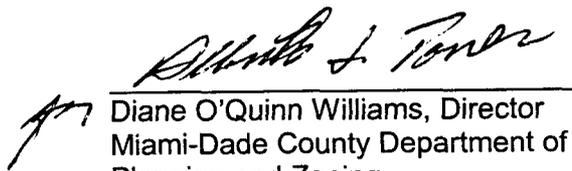
This application will allow the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this area for Estate Density Residential which permits a development density of 2.5 units per gross acre, for the maximum development of 35 units on this 14.13 acre site. As previously stated, the applicant intends to proffer a covenant which will restrict the development of this site to the plans submitted and will ensure the application of the appropriate number of SUR's in conjunction with said plans at the time of platting. The proposed EU-M zoning, in addition to the plans submitted which provide 31 single family residential lots, will be **consistent** with the Master Plan and, subject to the aforementioned proffered covenant, will be **compatible** with the surrounding area which consists of an EU-M subdivision to the north, an EU-M zoned property and an RU-1 subdivision to the east, and another EU-M subdivision to the east of same. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 06/24/02
DATE TYPED: 07/02/02
DATE REVISED: 08/29/02; 09/19/02
DATE FINALIZED: 09/19/02
DO'QW:AJT:MTF:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 26, 2001

SUBJECT: C-14 #Z2001000401
Joseph Taubman, Trustee and Delco
Enterprises, Inc.
SWC of SW 133rd Road & SW 208th
Street & E/O SW 133rd Road to SW
132nd Avenue & N/O SW 208th Street
DBC from AU to EU-M, SE for Site
Plan Approval and Companion NUV's
(AU) (14.13 Ac.)
11-56-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

C-14 #Z2001000401

Joseph Taubman, Trustee and Delco Enterprises, Inc.

Page 3

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Joseph Taubman, Trustee & Delco Enterprises, Inc.

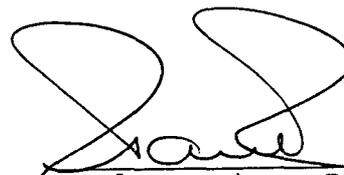
This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **38 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9820	SW 137 Ave. s/o SW 184 St.	C	C
9788	SW 127 Ave. s/o SW 184 St.	C	C
F-54	SW 186 St. w/o HEFT	D	D
9890	SW 200 St. nw/o US-1	D	D
9898	SW 216 St. w/o US-1	D	D
F-8	S. Dixie Hwy s/o SW 232 St.	B	B
9892	SW 200 St. w/o SW 137 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JUL 23 2002

Date



Miami-Dade County Public Schools

giving our students the world

Miami-Dade County School Board

*Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair*

Frank J. Bolaños

Frank J. Cobo

Dr. Robert B. Ingram

Betsy H. Kaplan

Manty Sabatés Morse

Dr. Marta Pérez

Dr. Solomon C. Stinson

July 15, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

**Re: Joseph Taubman, Trustee & Delco Enterprises-Application No. 01-401
North of SW 208 Street between SW 133 Court and SW 132 Avenue**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Redland Elementary, Mays Middle and South Dade Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Of particular concern is South Dade Senior High, currently at F. I. S. H. permanent capacity of 182%.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

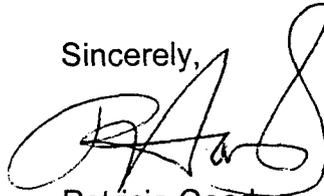
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JUL 19 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
July 15, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written in a cursive style.

Patricia Good
Coordinator III

PG:am
L-196
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Alex A. David

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 01-401, Joseph Taubman, Trustee & Delco Enterprises

REQUEST: Zone change from AU to EU-M

ACRES: 14.13 acres

LOCATION: North of SW 208 Street between SW 133 Court and SW 132 Avenue

UNITS: 31 single-family units

**ESTIMATED
STUDENT
POPULATION:** 19 students

ELEMENTARY: 10

MIDDLE: 5

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24501 Sw 162 Ave.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2001:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
		(1)	(2)	(3)
Redland Elem.	1027	829	124%	0
Mays Middle	1104	1023	108%	50
South Dade Sr.	2700	1871	144%	298

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Redland Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

Office Renovation

Recognition for Academic Achievement:

Silver School Award, Golden Apple Award, Chess Award and Region VI Young Authors Award

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:10 a.m.

Non-instructional space utilized for instructional purposes:

Clinic and Speech Therapy

Teachers required to float/travel:

ESOL, Spanish and Music

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Administrative Offices

Recognition for Academic Achievement:

Rceived "C" Grade

Special Programs:

After-school care, Magnet program, Community classes and College classes through Florida Memorial

Lunch schedule:

Begins at 11:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

Classrooms and Media Center

Recognition for Academic Achievement:

None

Special Programs:

Academy's for CISCO, Web Design and A+

Lunch schedule:

Begins at 10:50 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish, Health, Science, Social Studies and ESE

PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$110,827.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10	x	\$ 14,698	=	\$ 146,980
MIDDLE	5	x	\$ 17,323	=	\$ 86,615
SENIOR	4	x	\$ 22,195	=	\$ 88,780

Total Potential Capital Cost					\$ 322,375
------------------------------	--	--	--	--	------------

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 01-401 Service Impact: Yes No

Location: N. OF SW 208 ST. BETWEEN SW 132 - 133 AVE.

Recommendation: No objection
 No objection with condition(s) *
 Denial

*

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 52 Grid 2267 DUSF 43 Occupancy Type 1

Impact of additional calls on closest station: Minimal Impact.
 Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

ACCESS:

Description of Concern(s):

- Fire Engineering & Water Supply Bureau site plan review and approval required.
- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)

OTHER CONCERN(S):

Reviewed by: Carlos Heredia Phone: (786) 331-4544 Date: May 22, 2002
Revised 4/18/02

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William A Liebherr Revocable Trust and the M. Allen Alexander Revocable Trust

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

> William Liebherr
7194 Caminito Quintana
San Diego, CA 92122

100%

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201-401
NOV 07 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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201-401
NOV 07 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *AK* 20.

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

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

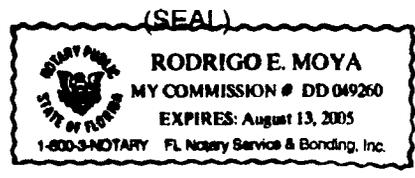
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Joseph Taubman
 (Applicant) - JOSEPH TAUBMAN

Sworn to and subscribed before me,

this 7th day of November, 2001.

Rodrigo Moya
 Notary Public, State of Florida at Large



My Commission Expires: _____

* 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.

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 NOV 07 2001

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY BC 21.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Delco Enterprises, Inc.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Ms. Rosa Maria Savini

100%

13833 N.W. 21st Street

Pembroke Pines, Florida 33028

Refer to EXHIBIT B

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

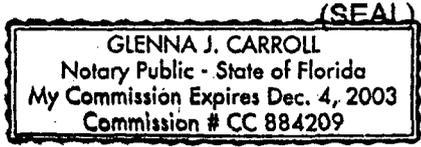
For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: *Pina Del Conte*
 (Applicant) PINA DEL CONTE

Sworn to and subscribed before me,
 this 8th day of Nov., 2001.

Glenna J. Carroll
 Notary Public, State of Florida at Large



My Commission Expires: 12-4-03

* 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.

25

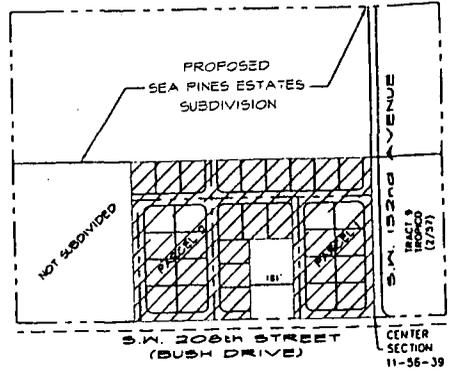
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



MUSTANG RANCHES



LOCATION SKETCH
 A PORTION OF N.W. 1/4 SECTION 11,
 TOWNSHIP 36 SOUTH, RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1" = 100'

LEGAL DESCRIPTION

PARCEL 1
 THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE N.W. 1/4, IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

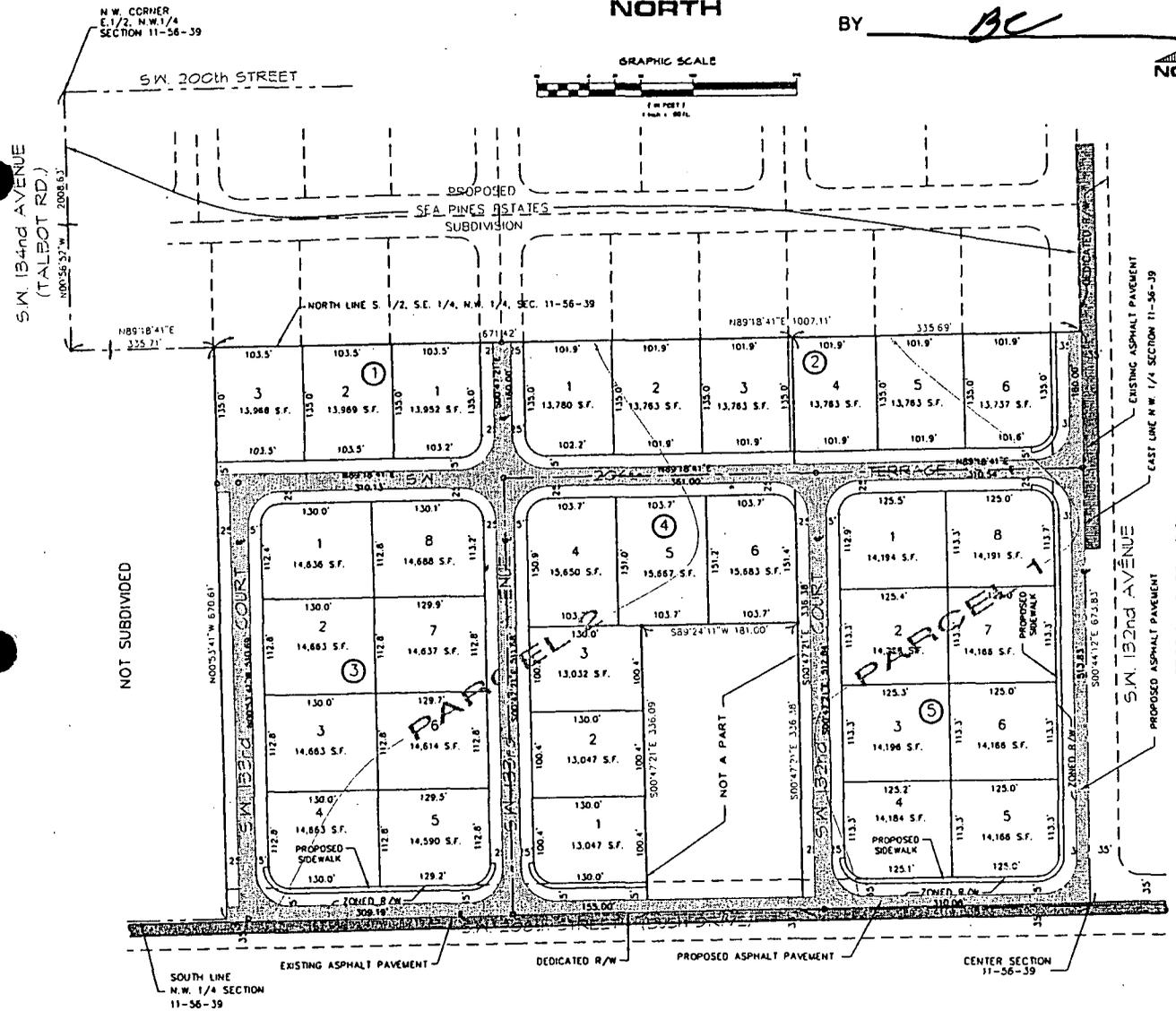
AND:

PARCEL 2
 THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE N.W. 1/4 AND THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE N.W. 1/4, LESS THE EAST 101 FEET OF THE SOUTHWEST 1/2 THEREOF, IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SITE INFORMATION:

ZONING:	REQUIRED	PROVIDED
LOT SIZE (MIN)	15,000 S.F.	17,300 S.F.
SETBACKS (MIN)		
FRONT	25.0'	25.0'
REAR	25.0'	25.0'
INSIDE	15.0'	15.0'
SIDE STREET	25.0'	25.0'
TOTAL NUMBER LOTS	31	
GROSS DENSITY	2.19	PER ACRE
GROSS SITE AREA	14.13	ACRES
RIGHT-OF-WAY AREA	4.05	ACRES

THIS SITE PLAN IS PREPARED WITH THE USE OF SURS



SUPERIOR CONSULTANTS, INC.
 ENGINEERS-PLANNERS-LAND SURVEYORS
 4980 S.W. 117th Avenue, Suite 100
 Miami, Florida 33156
 TEL: (305) 662-7980 FAX: (305) 662-1130
 E-MAIL: SUPERIOR@CS.COM

SITE PLAN
 S.W. 200th STREET & S.W. 132nd
 MIAMI-DADE COUNTY, FLORIDA

DATE: SEPT 26, 2001
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]
 01-00-0001.DWG
 01-00-0001.PLOT
 01-00-0001
 01-00-0001
 01-00-0001
 01-00-0001

1 of 2

REVISIONS

PLA. NO. 20474
DONALD F. BAGGENSEN ARCHITECT
3510 BISCAYNE BOULEVARD SUITE 203 B
MIAMI FLORIDA, 33137 (305)-576-0631

VALENCIA GROVE ESTATES
VALENCIA GROVE ESTATES AND BLACK CREEK ESTATES SUBDIVISION
PUNJANA DEVELOPMENT COMPANY II
3005 SW 10TH AVENUE
SUITE 200-201
MIAMI, FLORIDA 33135
PHONE: 305-251-2000

SAPPHIRE 3 MODEL
SHEET NO. 1-A
OF 14

THIS TO BE FILED TO SHOW COUNTY PLANNING OFFICIALS ELEVATION OF THE LOT OR AN ELEVATION UP LESS THAN THE HIGHEST APPROVED GRADE ELEVATION OF THE ROAD ADJACENT TO THE PROPERTY.
NOTE: AN ADJUNCT TO THIS IS TO BE GRADED AS TO PROVIDE PROPER DRAINAGE AND TO PROVIDE PROPER DRAINAGE OF PRODUCTIONS AND LINES BY CANALS.
LOT WILL BE GRADED AS TO PROVIDE CORRECT DRAINAGE PROVISIONS OF PRODUCTIONS AND ADJUNCT PROPERTY.
APPLICANT WILL PROVIDE CERTIFICATION FROM A PROFESSIONAL ENGINEER.
ANY OTHER REGULATIONS.

NOTICE
IN ADDITION TO THE REQUIREMENTS OF THIS PLAN, THERE MAY BE ADDITIONAL REQUIREMENTS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. SECTION 180.010, FLORIDA STATUTES (SECTION 180.010 FS).
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES AND PUBLIC USES OF THIS LOT. CONTACT PUBLIC WORKS DEPARTMENT.
THE HEIGHT OF FENCES, WALLS AND SCREENS SHALL NOT EXCEED 6.0 FEET TO THE HIGHEST POINT OF THE ROOF OF ANY DRIVEWAY LEADING TO A FRONT YARD.
THE HEIGHT OF FENCES IS 6.0 FEET HIGHER FROM GRADE.
GRADE = ELEVATION OF PUBLIC SIDEWALK OR LANEWAY OF ROAD.

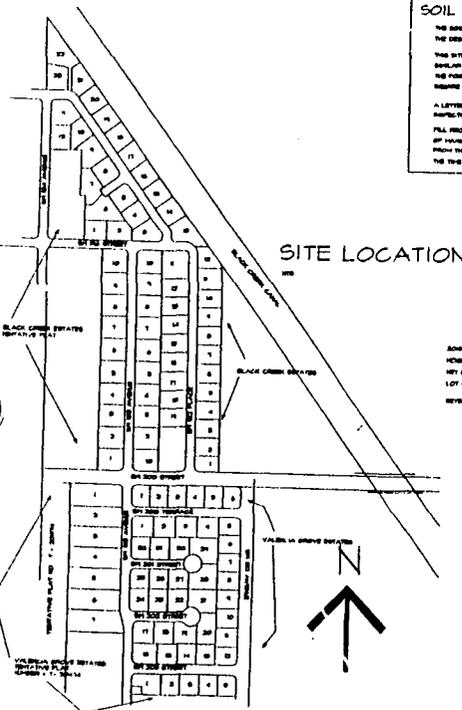
FLOOD LEGEND
COMPLIANCE WITH CHAPTER 10 OF THE HANS DADE COUNTY CODE
SPECIAL FLOOD HAZARD AREA (ZONE AN, AE) OUTSIDE SPECIAL FLOOD HAZARD AREA (ZONE R)
RESIDENTIAL

PROPOSED	LOWEST FLOOR ELEV.	BASEMENT STORAGE	ADJACENT GRADE ELEV.	RETENTION AREA ELEV.
10' 0"	10' 0"	4' 0"	4' 0"	4' 0"

THE GRADE ELEVATION CERTIFICATE IS REQUIRED BEFORE HAVING ANY IMPROVEMENTS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 301 10-0000 CALL 311-2444).
STEP 1: DETERMINE SPECIAL FLOOD HAZARD ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE FLOODING LOWEST FLOOR ELEVATION. STEP 2: DETERMINE FLOOD HAZARD ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE GRADE FLOOD ELEVATION OR THE REQUIRED LOWEST FLOOR ELEVATION PROVIDED IN ZONING.
LOWEST FLOOR - 6" MINIMUM SHALL BE THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA INCLUDING BASEMENTS. ALL IMPROVEMENTS ON FLOODING HAZARD SHALL BE LOCATED ON VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA WITH A SUBMERGED AREA IS NOT APPROVED. A BARRIER'S LOWEST FLOOR PROVIDED THAT SUCH BARRIER IS NOT LESS THAN 4' TO EXCEED THE SPECIFIED ELEVATION OF THE APPLICABLE MIN-ELEVATION DESIGN FLOOD ELEVATION AS SHOWN ON THE SPECIAL FLOOD HAZARD AREA MAP.
BASEMENT / STORAGE - 6" MINIMUM SHALL BE THE LOWEST FLOOR PROVIDED ABOVE THE GRADE FLOOD ELEVATION SHALL BE PROVIDED TO PREVENT FLOODING OF THIS SPACE EXCEPT ALLOWABLE USES IN PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATER TO ADEQUATELY VENTILATE MECHANICAL PLUMBING OR EXHAUST FAN'S THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PROVIDED OF FLOODING PLUMBING MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE FLOODING LOWEST FLOOR PROVIDED THAT SUCH BARRIER IS NOT LESS THAN 4' TO EXCEED THE SPECIFIED ELEVATION OF THE APPLICABLE MIN-ELEVATION DESIGN FLOOD ELEVATION AS SHOWN ON THE SPECIAL FLOOD HAZARD AREA MAP.
ADJACENT GRADE - 6" MINIMUM SHALL BE THE LOWEST FLOOR PROVIDED ABOVE THE GRADE FLOOD ELEVATION SHALL BE PROVIDED TO PREVENT FLOODING OF THIS SPACE EXCEPT ALLOWABLE USES IN PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATER TO ADEQUATELY VENTILATE MECHANICAL PLUMBING OR EXHAUST FAN'S THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PROVIDED OF FLOODING PLUMBING MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE FLOODING LOWEST FLOOR PROVIDED THAT SUCH BARRIER IS NOT LESS THAN 4' TO EXCEED THE SPECIFIED ELEVATION OF THE APPLICABLE MIN-ELEVATION DESIGN FLOOD ELEVATION AS SHOWN ON THE SPECIAL FLOOD HAZARD AREA MAP.
RETENTION AREA - 6" MINIMUM SHALL BE THE LOWEST FLOOR PROVIDED ABOVE THE GRADE FLOOD ELEVATION SHALL BE PROVIDED TO PREVENT FLOODING OF THIS SPACE EXCEPT ALLOWABLE USES IN PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATER TO ADEQUATELY VENTILATE MECHANICAL PLUMBING OR EXHAUST FAN'S THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PROVIDED OF FLOODING PLUMBING MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE FLOODING LOWEST FLOOR PROVIDED THAT SUCH BARRIER IS NOT LESS THAN 4' TO EXCEED THE SPECIFIED ELEVATION OF THE APPLICABLE MIN-ELEVATION DESIGN FLOOD ELEVATION AS SHOWN ON THE SPECIAL FLOOD HAZARD AREA MAP.

SOIL CONDITION NOTE
THE SOIL CONDITIONS AT THIS SITE HAS BEEN DETERMINED AND FOUND TO BE AS FOLLOWS TO SUPPORT THE DESIGN LOAD OF 3000 PSF.
THIS SITE HAS BEEN DETERMINED BY THE ARCHITECT AND THE PLANNING DEPARTMENT AS BEING SIMILAR TO THOSE WITHIN THE FLOODING DESIGN IS SHOWN.
THE FOUNDATION HAS BEEN DESIGNED TO A DESIGN LOAD OF 2,000 POUNDS PER SQUARE FOOT.
A LETTER TO THE EFFECT WILL BE ISSUED TO THE BUILDING DEPARTMENT AT THE TIME OF BLAD INSPECTION, SHOWN AND SEALED BY THE ARCHITECT.
ALL FOUNDATION FOR SUPPORT OF BLAD ON GRADE CONDITIONS SHALL BE CONFINED TO THE TOP OF FOUNDATION ABOVE THE SUPERVISION OF A SPECIAL INSPECTOR. A LETTER FROM THE SPECIAL INSPECTOR SHALL BE SUBMITTED TO THE HANS-DADE BUILDING DEPARTMENT AT THE TIME OF INSPECTION.

FOUNDATION TYPE	AREA	AREA	AREA
CONCRETE	100 SF	100 SF	100 SF
STEEL	100 SF	100 SF	100 SF
WOOD	100 SF	100 SF	100 SF
TOTAL OF ALL FOUNDATION TYPES	300 SF	300 SF	300 SF

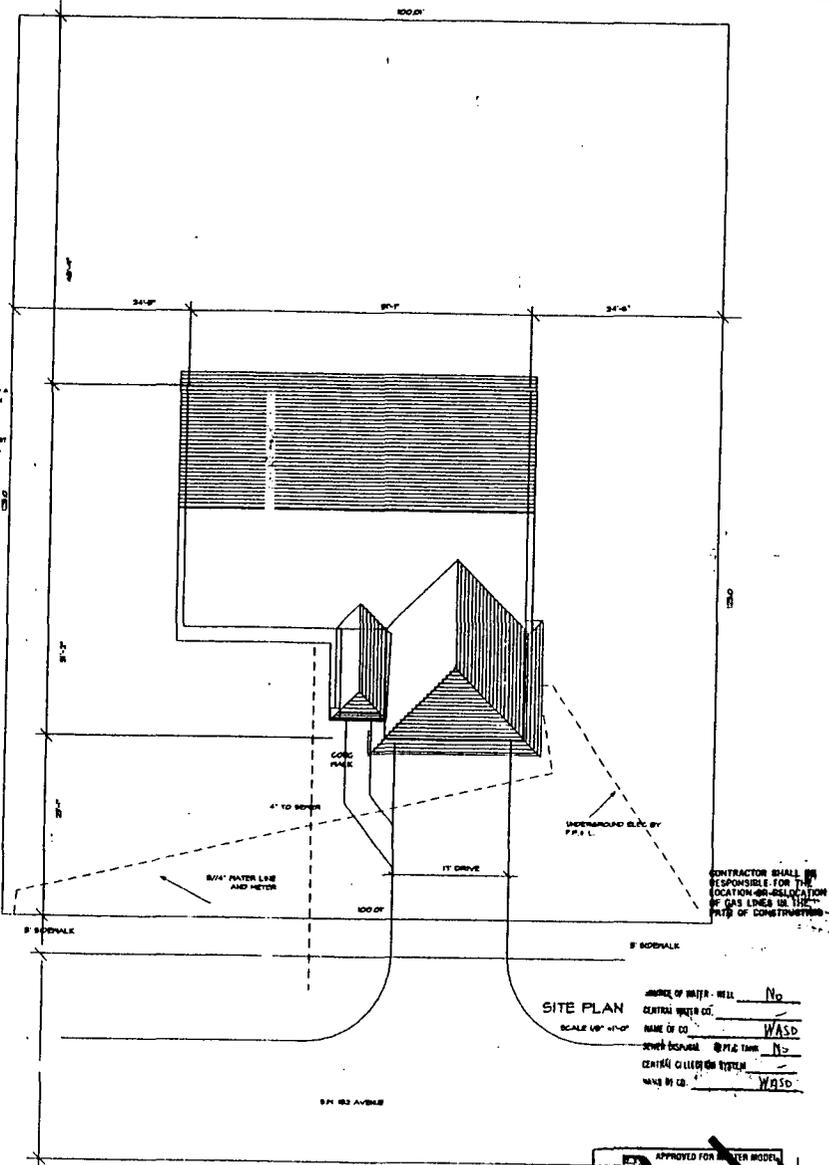


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20-401
APR 11 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

TYPICAL SITE PLAN
LEGAL DESCRIPTION
LOT / BLOCK

VALENCIA GROVE ESTATES SUBDIVISION
TENTATIVE PLAT NO. T - 20474
DADE COUNTY FLORIDA



APPROVED FOR WATER MODEL
DATE: 11/20/01
BY: [Signature]
SCALE: 1/4" = 1'-0"
NAME OF CO.: W.A.S.D.
NAME OF ENGINEER: [Signature]
NAME OF ARCHITECT: [Signature]

REVISIONS	

FLA. REG. 3046
DONALD F. BAGGENSEN, ARCHITECT
 3510 BISCAYNE BOULEVARD SUITE 203 B
 MIAMI FLORIDA, 33137 (305)-576-0691

EMERALD 4 MODEL
VALENCIA GROVE ESTATES
 VALENCIA GROVE ESTATES AND BLACK CREEK ESTATES SUBDIVISION
 FLORIDIANA DEVELOPMENT COMPANY II
 MIAMI FLORIDA 33156
 PHONE 305-291-1545

SHEET NO. 1-A
 OF 20

THIS TO BE FILLED TO SHOW COUNTY FLOOD CONTROL ELEVATION HAS TO BE ON AN ELEVATION NO LOWER THAN THE HIGHEST APPROVED GROUND ELEVATION OF THE ROAD ADJACENT THE PROPERTY.
 AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT BACKLASH OVERLAND DISCHARGE OF WATER INTO LAKE OR CANAL.
 LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF SEWERAGE INTO ADJACENT PROPERTY.
 ANY OTHER FILL PROVIDER CERTIFICATION FROM TO FINAL INSPECTION.
 ANY APPLICABLE REGULATION.

NOTES
 IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL REQUIREMENTS APPLICABLE TO THE PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTIONS SEE THESE PLANS FOR DETAILS RESPECTIVE TO AS SHOWN.
 A SEPARATE PERMIT SHALL BE OBTAINED FOR ALL DRIVEWAY APPROVALS AND PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT.
 THE HEIGHT OF FINISH FLOOR AND ROOF SHALL NOT EXCEED 2.0 FEET IN HEIGHT ABOVE THE FINISH OF THE GRADE OF ANY ADJACENT ROAD TO A HEIGHT OF 200'.
 THE HEIGHT OF FINISH IS TO BE MEASURED FROM GRADE.
 GRADE ELEVATION OF PUBLIC UTILITY OR GRADE OF ROAD.

FLOOD LEGEND
 COMPLIANCE WITH CHAPTER 17C OF THE FLORIDA STATE COUNTY CODE
 SPECIAL FLOOD HAZARD AREA (ZONE A AND AE); OUTSIDE SPECIAL FLOOD HAZARD AREA (ZONE D)

RESIDENTIAL

PROCESS # _____ FOLIO # _____ TENTATIVE PLAT NO. - T-20474
 LOT _____ BLOCK _____ PLAT BOOK _____ PAGE _____
 ADDRESS _____ HIGHEST CORNER OF ROAD ELEV. _____
 HIGHEST CORNER OF ROAD ELEVATION ABOVE FINISH FLOOR TAKEN FROM A CERTIFIED SURVEY PREPARED BY _____
 LOWEST ELEVATION _____ FINISH FLOOR ELEVATION _____

EXISTING	LOWEST FLOOR ELEV.	BASEMENT STORAGE	ADJACENT GRADE ELEV.	RETENTION AREA ELEV.
PROPOSED	10.0'	4.0'	0.0'	

THE SEAM ELEVATION CERTIFICATE IS REQUIRED BEFORE FINISH ANY INSPECTIONS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE SIGNING OF CERTIFICATION OF OCCUPANCY OR COMPLETION (SIGNATURE HOLD MAY 10-2006 CALL 973-6666).

IF A FUTURE SPECIAL FLOOD HAZARD ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION. IF A GENERAL FLOOD HAZARD IS NOT SHOWN TO BE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN 80% OF THE 100-YEAR RETURN PERIOD, BASE COUNTY LAWS SECTIONS 11-6-94 (4), 6-2-94.

LOWEST FLOOR - 11-6-94 (4) SHALL MEAN THE LOWEST FINISH FLOOR OF THE LOWEST ENCLOSED AREA INCLUDING BASEMENT. AN OPENINGS OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OR VEHICLE STORAGE ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR PROVIDED THAT SUCH ENCLOSURE IS NOT LESS THAN 10 FEET ABOVE THE FINISH FLOOR OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN 80% OF THE 100-YEAR RETURN PERIOD, BASE COUNTY LAWS SECTIONS 11-6-94 (4), 6-2-94.

BASEMENT / STORAGE - 11-6-94 (5) FULLY ENCLOSED AREAS BELOW THE BASE FLOOR ELEVATION SHALL BE DESIGNED TO PRECLUDE FLOODING. THESE SPACES EXCEPT ALLOWABLE USES IS PARKING, LIMITED STORAGE AND BULKHEAD ACCESS AND SHALL BE PROVIDED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD WATERS BY MEANS OF A MECHANICALLY OPERATED FLOOD GATEWAY OR THROUGH WALLS THE OPENING PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PORTION OF FINISHED FLOOR. FINISH FLOOR SHALL BE FINISHED TO A MINIMUM OF 10 FEET ABOVE THE FINISH FLOOR OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN 80% OF THE 100-YEAR RETURN PERIOD, BASE COUNTY LAWS SECTIONS 11-6-94 (4), 6-2-94.

ADJACENT GRADE - 6-2-94 (2) SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE. 11-6-94 (2) (B) MEANS FINISH GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CONTROL MAP AT A SPECIFIC DEVELOPMENT SITE OR GRADE OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD. FINISH GRADE FOR FINISH MUST BE OBTAINED. 6-2-94 (2) (B) GRADES MUST BE PROVIDED IN A MANNER SO AS TO RETAIN RUNOFF FROM THE SITE AND PREVENT RUN-OFF INTO ADJACENT PROPERTY OR INTO THE STREET SURFACE WATER RUNOFF INTO LAKE OR CANAL.

SOIL CONDITION NOTE

THE SOIL CONDITIONS AT THIS SITE ARE UNDESIRABLE SAND AND ROCK FROM IS APPROPRIATE TO SUPPORT THE DESIGN LOAD OF 3000 PSF.

THIS SITE HAS BEEN OBSERVED BY THE ARCHITECT AND THE FOUNDATION CONDITIONS ARE SHOWN AS TO THESE SPECIFIC FACTORS DESIGN IS SHOWN.

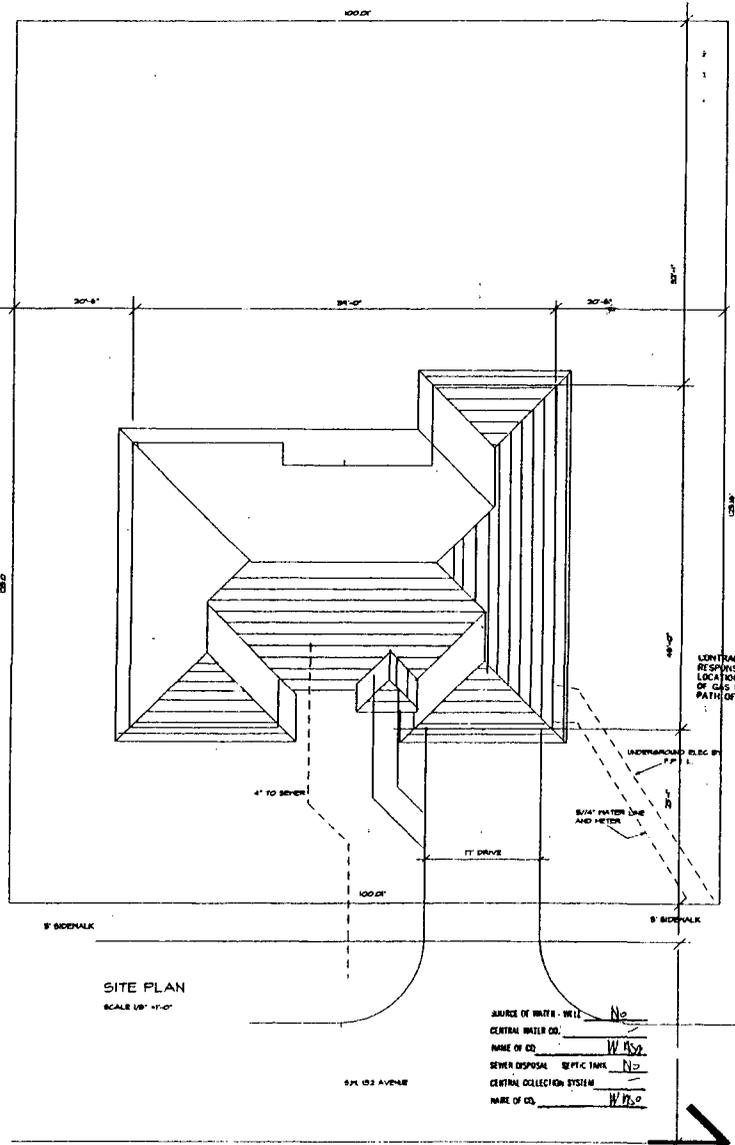
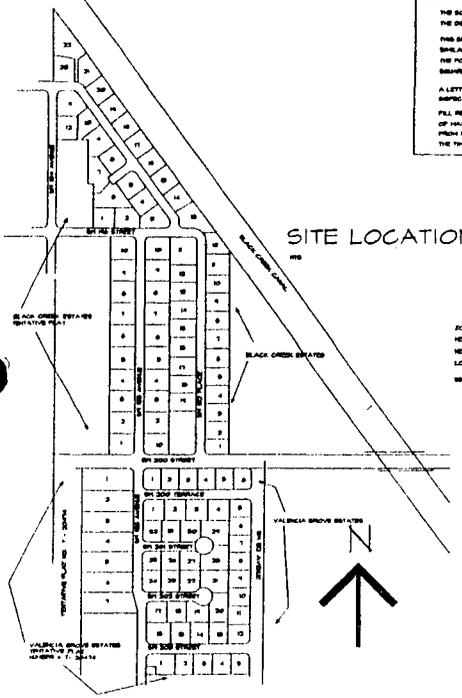
THE FOUNDATION HAS BEEN DESIGNED TO A DESIGN LOAD OF 3000 POUNDS PER SQUARE FOOT.

A LETTER TO THE EFFECT WILL BE ISSUED TO THE BUILDING INSPECTOR AT THE TIME OF SLAB INSPECTION, DESIGN AND SEALED BY THE ARCHITECT. THE FOUNDATION CONDITIONS ARE SHOWN AS TO THESE SPECIFIC FACTORS DESIGN IS SHOWN.

FILL REQUIRED FOR SUPPORT OF SLAB ON GRADE CONDITIONS SHALL BE CONTACTED TO THE OFFICE OF HAZARDOUS WASTE UNDER THE SUPERVISION OF A SPECIAL INSPECTOR. A LETTER FROM THE SPECIAL INSPECTOR SHALL SUBMITTED TO THE HAZARDOUS WASTE INSPECTOR AT THE TIME OF INSPECTION.

FOUNDATION	TYPE	DEPTH	REMARKS

ZONES			
HEIGHT TO FINISH OF ROOF			
NET LEAD AREA			
LOT COVERAGE (EXCLUDING UNDER ROOF)			
SEWERAGE FRONT			
SIDE SEWER			
REAR			
LOT AREA			
LOT COVERAGE			



SITE PLAN
 SCALE 1/8" = 1'-0"

SOURCE OF WATER - WELL No
 CENTRAL WATER CO. _____
 NAME OF CO. W.P.S.
 SEWER DISPOSAL No
 SEPTIC TANK _____
 CENTRAL COLLECTION SYSTEM _____
 NAME OF CO. W.P.S.

TYPICAL SITE PLAN
 LEGAL DESCRIPTION
 LOT / BLOCK

VALENCIA GROVE ESTATES SUBDIVISION
 TENTATIVE PLAT NO. T - 20474
 DADE COUNTY FLORIDA

RECEIVED
 APR 11 2002
 APPROVED FOR MASTER MODEL
 DATE 3/26/02
 BY [Signature]

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 [Signature]

SITE TO BE FLOODED TO OVER LAY FLOOD CONTROL ELEVATIONS AS SHOWN ON AN ELEVATION NO. 1 PLAN FROM THE LATEST APPROVED GROUND ELEVATION OF THE ROAD ADJOINING THE PROPERTY.

AREA NOT SHOWN TO LAY ON CANALS TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF SURF-WATER INTO CANALS.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF SURF-WATER INTO ADJACENT PROPERTY.

APPLICANT WILL PROVIDE CERTIFICATION MADE BY FINAL INSPECTION.

ANY APPLICABLE REGULATIONS.

NOTICE

IN ADDITION TO THE REQUIREMENTS OF THIS PLAN, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PLAN OR RECORDS OF THE COUNTY. SECTION 170.01, FLORIDA STATUTES, SPECIFICALLY 170.01(1).

A SEPARATE REPORT WILL BE REQUIRED FOR ALL DEVELOPMENT APPROVED UNDER PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT.

THE HEIGHT OF FENCES, WALLS AND SCREENS SHALL NOT EXCEED 3.0 FEET.

NO SIGNAGE SHALL BE PLACED ON ANY DRIVEWAY LEADING TO A DRIVEWAY.

THE HEIGHT OF FENCES IS BEING RECALCULATED FROM GRADE.

GRADE = ELEVATION OF FACE OF SIDEWALK OR DRIVEWAY.

FLOOD LEGEND

COMPLIANCE WITH CHAPTER 62 OF THE FLORIDA STATE COUNTY CODE
SPECIAL FLOOD HAZARD AREA (ZONE A), A-1 - EXTREME SPECIAL FLOOD HAZARD AREA (ZONE A)
RESIDENTIAL

PROCESS # _____ FLOOD # _____
LOT # _____ BLOCK # _____ TENTATIVE PLAT NO. T-20234
PLAT BOOK _____ PAGE _____

ADDRESS: _____
NEAREST CORNER OF ROAD ELEVATION ABOVE THIS TAKEN FROM A CERTIFIED SURVEY PREPARED BY _____
L.S. & L.S. _____ P.L.S. L.S. & L.S. _____

SYSTEM	LOWEST FLOOR ELEV.	BARANAS/STORAGE	ADJACENT GRADE ELEV.	RETENTION AREA ELEV.
PROPOSED	1.20'	1.20'	1.1'	

THE BASE ELEVATION CERTIFICATE IS PROVIDED HEREIN HAVING ANY VARIATIONS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE GRANTING OF CERTIFICATION OR ACCEPTANCE OF OCCUPATION OF THE PROPERTY.

IF ANY SPECIAL FLOOD HAZARD AREA IS ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOR ELEVATION ON THE RESIDENTIAL FLOOD ELEVATION FLOODPLAIN.

LOWEST FLOOR - A FINISH FLOOR SHALL BE THE FINISH FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT) AS SHOWN ON PLANS. NECESSARY INCLUDING, WALLS, FLOORING OR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL. FINISH FLOOR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL. FINISH FLOOR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL.

ADJACENT GRADE - FINISH GRADE SHALL BE THE FINISH GRADE OF THE ADJACENT GRADE AS SHOWN ON PLANS. NECESSARY INCLUDING, WALLS, FLOORING OR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL. FINISH FLOOR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL.

RETENTION AREA GRADE - FINISH GRADE SHALL BE THE FINISH GRADE OF THE RETENTION AREA AS SHOWN ON PLANS. NECESSARY INCLUDING, WALLS, FLOORING OR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL. FINISH FLOOR FINISHING SHALL BE PROVIDED TO ALLOW FOR THE GROUND AND FINISH FLOOR ELEVATIONS TO BE DIFFERENTIAL.

SOIL CONDITION NOTE

THE SOIL CONDITIONS AT THIS SITE ARE DESCRIBED AS FOLLOWS: _____ IS ADEQUATE TO SUPPORT THE DESIGN LOAD OF 3000 PSF.

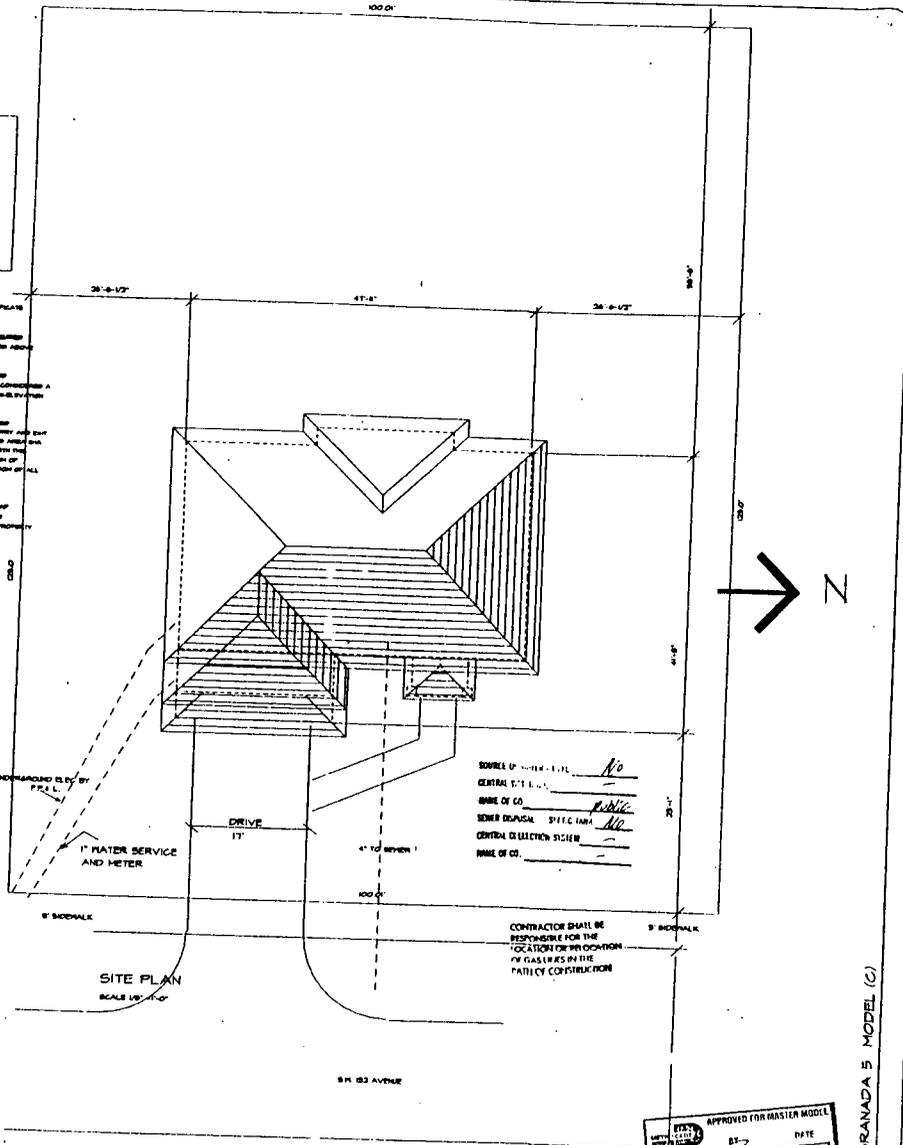
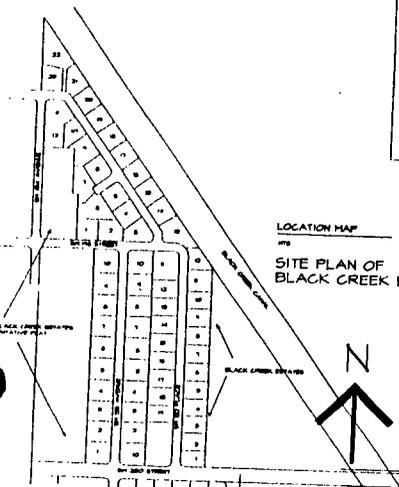
THIS SITE HAS BEEN OBSERVED BY THE ARCHITECT AND THE FOUNDATION CONDITIONS ARE ADEQUATE TO SUPPORT THE DESIGN LOAD OF 3000 PSF.

THE FOUNDATION HAS BEEN OBSERVED TO BE ADEQUATE TO SUPPORT THE DESIGN LOAD OF 3000 PSF.

A LETTER TO THIS EFFECT WILL BE SUBMITTED TO THE PLANNING DEPARTMENT AT THE TIME OF BLUE PRINTS SUBMITTED AND SIGNED BY THE ARCHITECT.

FOR INFORMATION FOR PURPOSES OF BLUE PRINT SUBMISSIONS SHALL BE CONTACTED TO THE PLANNING DEPARTMENT UNDER THE SUPERVISION OF A PROFESSIONAL ARCHITECT. A LETTER TO THIS EFFECT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AT THE TIME OF SUBMISSION.

PROPERTY	AREA	PERCENT	PERCENT
LOT COVERED BY IMPROVEMENTS	1.00	100.00	100.00
LOT COVERED BY UNIMPROVED LAND	0.00	0.00	0.00
TOTAL	1.00	100.00	100.00



RECEIVED
APR 11 2002

TYPICAL SITE PLAN
LEGAL DESCRIPTION
LOT / BLOCK

TENTATIVE PLAT NO. T-20234
BLACK CREEK ESTATES SUBDIVISION
PLAT BOOK , PAGE
DADE COUNTY FLORIDA

APPROVED FOR MASTER MODEL

DATE	BY
01-29-02	[Signature]
2-12-02	[Signature]

PLANNING DEPARTMENT AND ARCHITECT ALSO REQUIREMENT
THIS IS AN OFFICIAL RECORDING INSTRUMENT
STATE OF FLORIDA DEPARTMENT OF REVENUE

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

REVISIONS

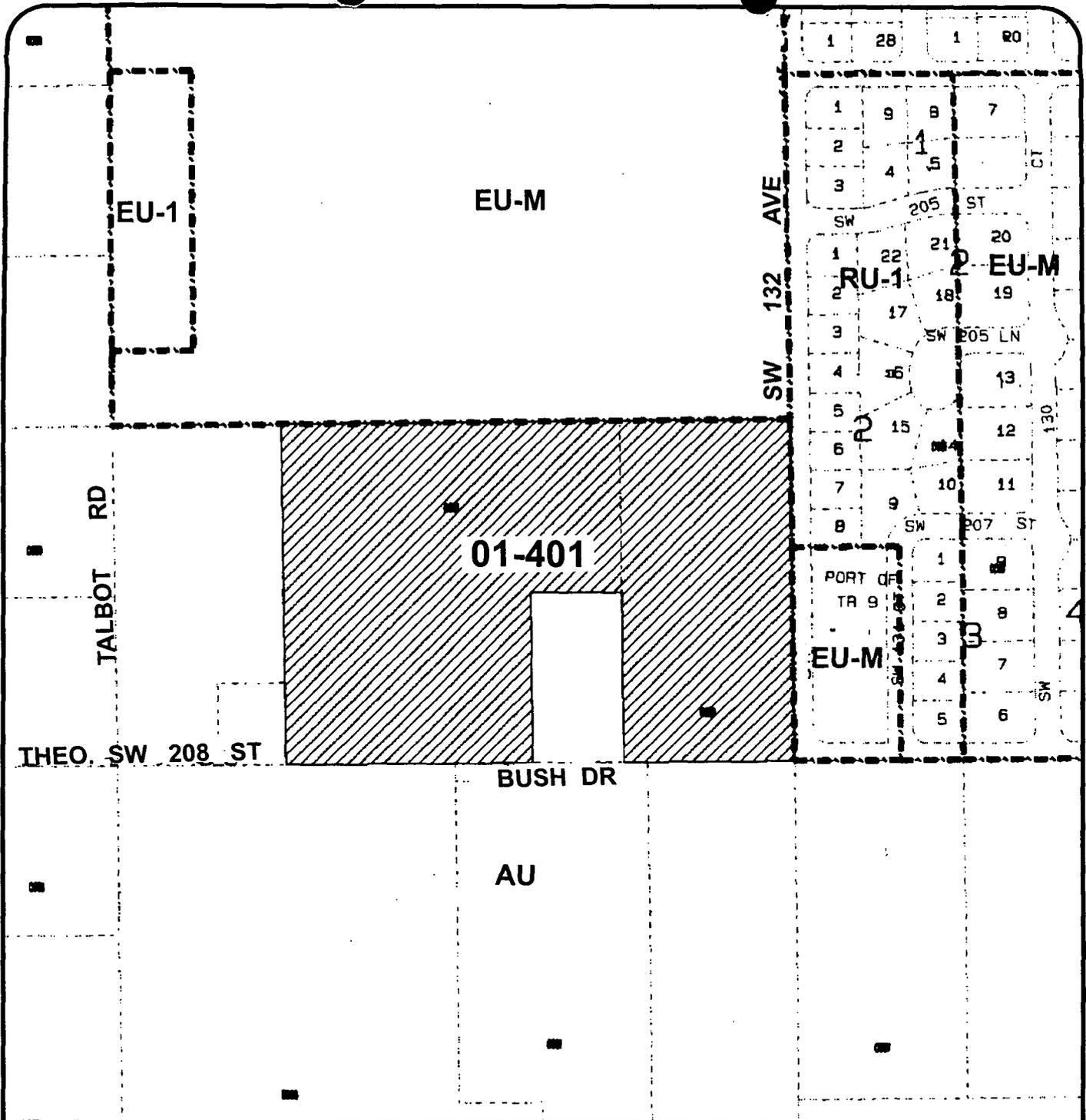
NO.	DESCRIPTION

PLA. RES. 3004
DONALD F. BAGGENSEN ARCHITECT
3510 BISCAYNE BOULEVARD SUITE 303 B
MIAMI FLORIDA, 33137 (305)-576-0631

VALENCIA GROVE ESTATES
VALENCIA GROVE ESTATES AND BLACK CREEK SUBDIVISIONS
PIONEER DEVELOPMENT COMPANY II
11401 BUCKLE UP DRIVE
MIAMI FLORIDA 33156
PHONE 305-595-2500

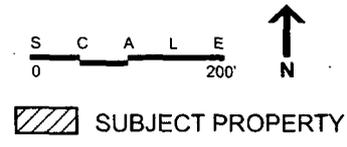
SHEET NO. 1 OF 20

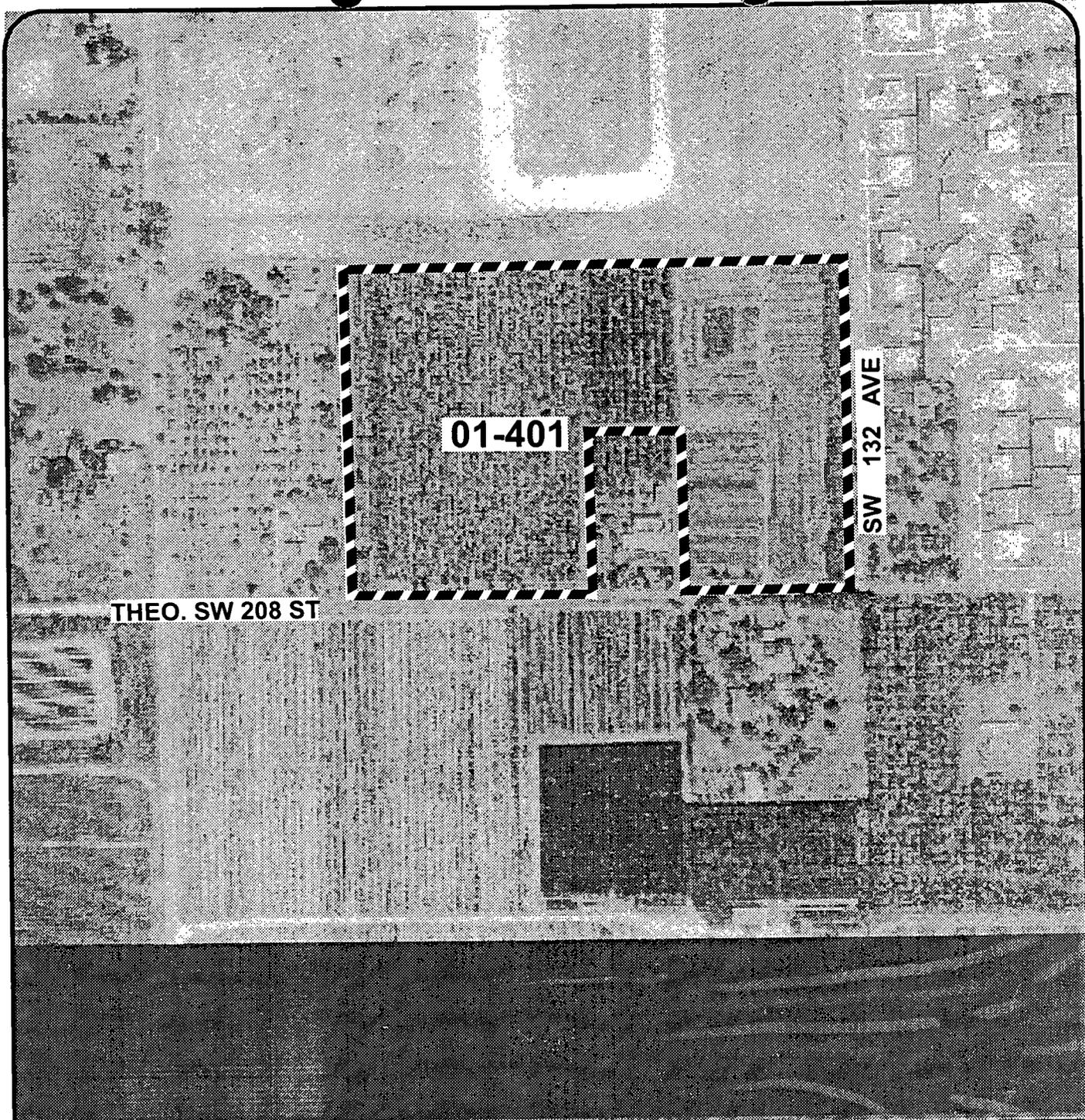
GRANADA 5 MODEL (C)



**MIAMI-DADE COUNTY
HEARING MAP**

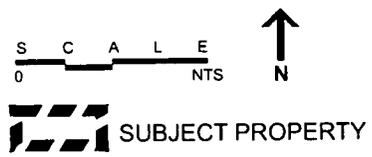
Section: 11 Township: 56 Range: 39
 Process Number: 01000401
 Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
 District Number: 08
 Zoning Board: C14
 Drafter ID: DIONNE
 Scale: 1:300'





**MIAMI-DADE COUNTY
AERIAL**

**Section: 11 Township: 56 Range: 39
Process Number: 01000401
Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
District Number: 08
Zoning Board: C14
Drafter ID: DIONNE
Scale: NTS**



1. JOSEPH TAUBMAN, TR. & DELCO ENTERPRISES, INC.
(Applicant)

02-7-CZ14-1 (01-401)
Area 14/District 8
Hearing Date: 7/29/02

Property Owner (if different from applicant) Same.

Is there an option to purchase / lease the property predicated on the approval of the zoning request? Yes No

If so, who are the interested parties? Eric Reardon, Trustee

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

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

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Joseph Taubman, TR, & Delco
Enterprises, Inc.

APPLICANT

07/29/2002

DATE

The north side of SW 208 ST
between SW 133 CT and SW 132
AVE, Miami-Dade County, FL.

ADDRESS

01-401

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Joseph Taubman, Tr. & Delco Enterprises, Inc. **PH:** Z01-401 (02-7-CZ14-1)

SECTION: 11-56-39

DATE: July 29, 2002

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **REQUESTS:**

AU to EU-M

o **SUMMARY OF REQUESTS:**

The requests will allow the applicant to change the zoning on the property from agricultural to modified estate residential.

o **LOCATION:**

The north side of S.W. 208 Street, between S.W. 133rd Court and S.W. 132 Avenue, Miami-Dade County, Florida.

o **SIZE:** 14.13 acres.

o **IMPACT:**

The rezoning of the property would provide additional housing for the community. However, the rezoning would generate an impact on the population in the area, would bring an increase of children into the schools, would have an impact on public services, and would bring additional traffic and noise in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **estate density residential**. 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. 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.
2. Severable Use Rights (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; grove & plant nursery	Residential, Estate Density, 1 to 2.5
<u>Surrounding Properties:</u>	
NORTH: EU-M; single family residences	Residential, Estate Density, 1 to 2.5
SOUTH: AU; plant nursery & single family residences	Residential, Estate Density, 1 to 2.5
EAST: EU-M & RU-1; single family residence & single family subdivision	Residential, 2.5 to 6.0
WEST: AU; single family residence & grove	Residential, Estate Density, 1 to 2.5

The subject parcel is an irregular shaped tract located north of theoretical SW 208 Street (Bush Drive), immediately west of SW 132 Avenue. SW 132 Avenue serves as the line of demarcation separating the estate density designation to the west from the low density designation east of SW 132 Avenue. The area is characterized with EU-M subdivision, groves, and plant nurseries.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Pending
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	Pending

H. ANALYSIS:

The subject property is located on the north side of SW 208 Street and west of SW 132 Avenue. The applicant is seeking a district boundary change from GU, Interim District, to EU-M, Estate Modified District. EU-M zoning permits a minimum lot area of 15,000 sq. ft. and a minimum lot frontage of 120'. Said zoning district with Severable Use Rights (SUR's) bonuses would allow a minimum lot area of 12,500 sq. ft. and a minimum lot frontage of 100'. Although a recently enacted ordinance deleted the requirement of a site plan in conjunction with a zone change, the applicant submitted a site plan showing the development of this site with 31 single family residences. The lot area of said lots varies from 13,047 sq. ft. to 15,683 sq. ft. and the lot frontages vary from 101.6' to 130.1'. The applicant intends to proffer a covenant that will restrict the development of the site to the plans submitted with this application and, additionally, will state that the property owners will submit the required number of SUR's prior to final plat approval. Said plans surpass the minimum requirements when SUR's are utilized for lot area and lot frontage.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards

set forth in the Master Plan. At the time of this writing, comments from the Public Works Department had not been received. As such, their concerns, if any, could not be addressed in this recommendation.

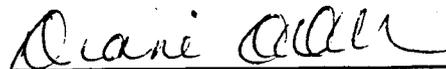
This application will allow the applicant to provide additional housing for the community. The Comprehensive Development Master Plan designates this area for Estate Density Residential which permits a development density of 2.5 units per gross acre, for the maximum development of 35 units on this 14.13 acre site. As previously stated, the applicant intends to proffer a covenant which will restrict the development of this site to the plans submitted and will ensure the application of the appropriate number of SUR's in conjunction with said plans. The proposed EU-M zoning, in addition to the plans submitted which provide 31 single family residential lots, will be **consistent** with the Master Plan and, subject to the aforementioned proffered covenant, will be **compatible** with the surrounding area which consists of an EU-M subdivision to the north, an EU-M zoned property and an RU-1 subdivision to the east, and another EU-M subdivision to the east of same. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the zone change to EU-M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 06/24/02
DATE TYPED: 07/02/02
DATE REVISED:
DATE FINALIZED: 07/09/02
DO'QW:AJT:MTF:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: December 26, 2001

SUBJECT: C-14 #Z2001000401
Joseph Taubman, Trustee and Delco
Enterprises, Inc.
SWC of SW 133rd Road & SW 208th
Street & E/O SW 133rd Road to SW
132nd Avenue & N/O SW 208th Street
DBC from AU to EU-M, SE for Site
Plan Approval and Companion NUV's
(AU) (14.13 Ac.)
11-56-39

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

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

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

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 Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees, whenever reasonably possible, which are on the site.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. Upon development of the subject site, DERM will require that 100% of the tree canopy removed shall be replaced; furthermore, the department will also require that at least 50% of the replacement trees be species native to South Florida.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determined its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Al Torres, Zoning Services-P&Z
Maria T. Fojo, Zoning Evaluation-P&Z
Greg Adkins, Planning Division-P&Z
Lynn Talleda, Zoning Hearings- P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Joseph Taubman, Trustee & Delco Enterprises, Inc.

This Department has no objections to this application.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **38 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9820	SW 137 Ave. s/o SW 184 St.	C	C
9788	SW 127 Ave. s/o SW 184 St.	C	C
F-54	SW 186 St. w/o HEFT	D	D
9890	SW 200 St. nw/o US-1	D	D
9898	SW 216 St. w/o US-1	D	D
F-8	S. Dixie Hwy s/o SW 232 St.	B	B
9892	SW 200 St. w/o SW 137 Ave.	B	B

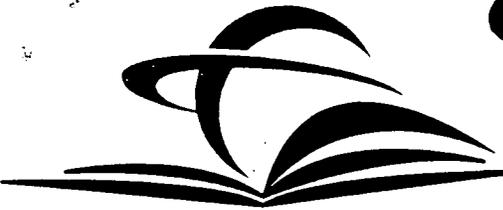
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.

JUL 23 2002

Date



Miami-Dade County Public Schools

giving our students the world

Miami-Dade County School Board

Perla Tabares Hantman, Chair

Dr. Michael M. Krop, Vice Chair

Frank J. Bolaños

Frank J. Cobo

Dr. Robert B. Ingram

Betsy H. Kaplan

Manty Sabatés Morse

Dr. Marta Pérez

Dr. Solomon C. Stinson

July 15, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

*Superintendent
of Schools
Merrett R. Stierheim*

**Re: Joseph Taubman, Trustee & Delco Enterprises-Application No. 01-401
North of SW 208 Street between SW 133 Court and SW 132 Avenue**

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Redland Elementary, Mays Middle and South Dade Senior High. All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis. Of particular concern is South Dade Senior High, currently at F. I. S. H. permanent capacity of 182%.

Please note that high school relief (S/S "HHH") is being constructed at 18180 S.W. 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school will serve all or a portion of this general area, the attendance boundary have not yet been established. As such, assurances cannot be provided by the School District that the proposed school will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

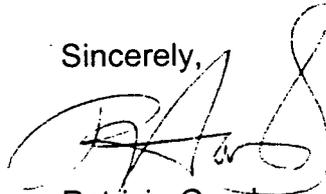
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DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
July 15, 2002
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written over a faint circular stamp or watermark.

Patricia Good
Coordinator III

PG:am
L-196
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Alex A. David

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 01-401, Joseph Taubman, Trustee & Delco Enterprises

REQUEST: Zone change from AU to EU-M

ACRES: 14.13 acres

LOCATION: North of SW 208 Street between SW 133 Court and SW 132 Avenue

UNITS: 31 single-family units

**ESTIMATED
STUDENT
POPULATION:** 19 students

ELEMENTARY: 10

MIDDLE: 5

SENIOR: 4

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24501 Sw 162 Ave.

MIDDLE: Mays Middle - 11700 SW 216 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2001:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
		(1)	(2)	(3)
Redland Elem.	1027	829	124%	0
Mays Middle	1104	1023	108%	50
South Dade Sr.	2700	1871	144%	298

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2001:

Redland Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

Office Renovation

Recognition for Academic Achievement:

Silver School Award, Golden Apple Award, Chess Award and Region VI Young Authors Award

Special Programs:

Before and After-school care and Enrichment classes

Lunch schedule:

Begins at 10:10 a.m.

Non-instructional space utilized for instructional purposes:

Clinic and Speech Therapy

Teachers required to float/travel:

ESOL, Spanish and Music

Mays Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Administrative Offices

Recognition for Academic Achievement:

Rceived "C" Grade

Special Programs:

After-school care, Magnet program, Community classes and College classes through Florida Memorial

Lunch schedule:

Begins at 11:15 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

Classrooms and Media Center

Recognition for Academic Achievement:

None

Special Programs:

Academy's for CISCO, Web Design and A+

Lunch schedule:

Begins at 10:50 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Spanish, Health, Science, Social Studies and ESE

PLANNED RELIEF SCHOOLS IN THE AREA (information as of July 2002):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$110,827.

CAPITAL COSTS: Based on the 2001-2002 Adopted Budget, construction costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	10 x	\$ 14,698	=	\$ 146,980
MIDDLE	5 x	\$ 17,323	=	\$ 86,615
SENIOR	4 x	\$ 22,195	=	\$ 88,780
Total Potential Capital Cost				\$ 322,375

The School Board's estimated capital costs are based upon the actual costs of land acquisition, land development and construction of elementary, middle or senior high school facilities. Such costs do not include furniture, fixtures or equipment, buses or other capital costs.

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 01-401 Service Impact: Yes No

Location: N. OF SW 208 ST. BETWEEN SW 132 - 133 AVE.

Recommendation: No objection
No objection with condition(s) *
Denial

*

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 52 Grid 2267 DU/SF 43 Occupancy Type 1

Impact of additional calls on closest station: Minimal Impact.
 Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

ACCESS:

Description of Concern(s):

- Fire Engineering & Water Supply Bureau site plan review and approval required.
- Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: May 22, 2002
Revised 4/18/02

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

William A Liebherr Revocable Trust and the M. Allen Alexander Revocable Trust

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

> William Liebherr
7194 Caminito Quintana
San Diego, CA 92122

100%

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201-401
NOV 07 2001

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY BU

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *BN* 19

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

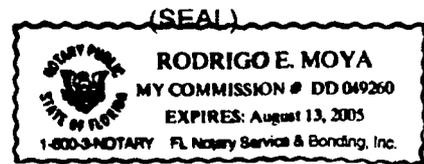
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Joseph Taubman*
 (Applicant) - JOSEPH TAUBMAN

Sworn to and subscribed before me,

this 7th day of November, 2001.

Rodrigo Moya
 Notary Public, State of Florida at Large



My Commission Expires: _____

* 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.

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *BC* 20

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Delco Enterprises, Inc.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Ms. Rosa Maria Savini

100%

13833 N.W. 21st Street

Pembroke Pines, Florida 33028

Refer to EXHIBIT B

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

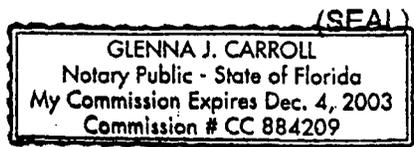
For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: *Pina Del Conte*
 (Applicant) PINA DEL CONTE

Sworn to and subscribed before me,
 this 8th day of Nov., 2001.

Glenna J. Carroll
 Notary Public, State of Florida at Large



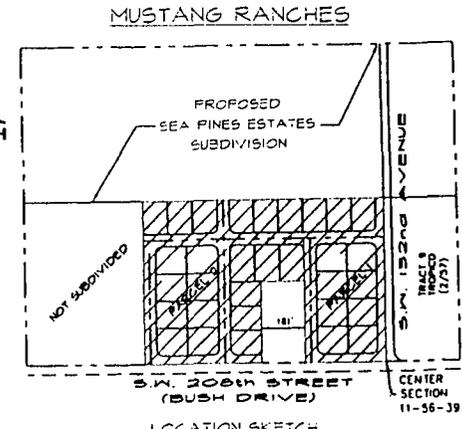
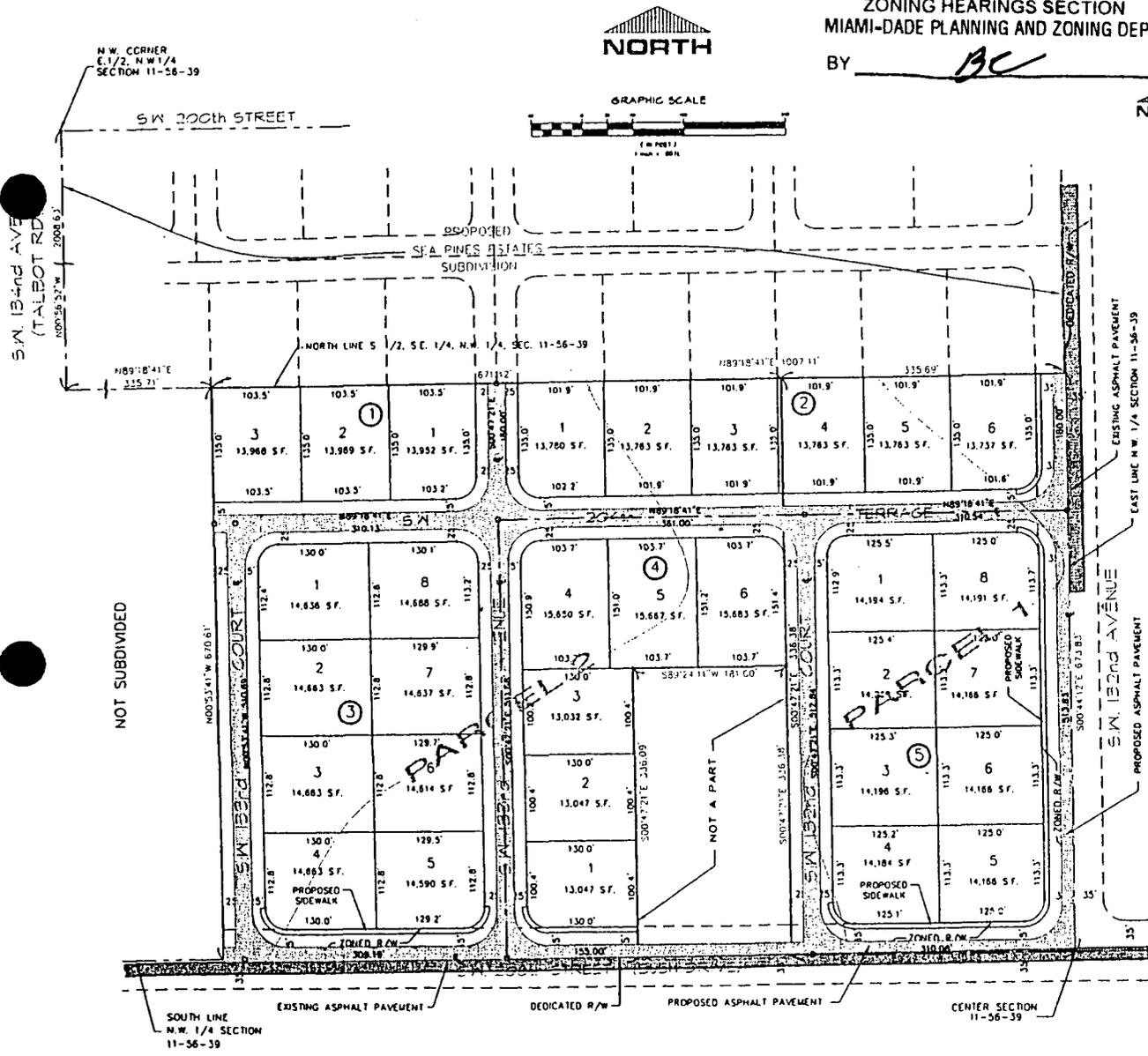
My Commission Expires: 12-4-03

* 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.

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY BC



LOCATION SKETCH
 A PORTION OF NW 1/4 SECTION II,
 TOWNSHIP 56 SOUTH, RANGE 54 EAST,
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: N.T.S.

LEGAL DESCRIPTION

PARCEL 1
 THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 IN SECTION 11,
 TOWNSHIP 56 SOUTH, RANGE 54 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND:

PARCEL 2
 THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 AND THE WEST
 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4, LESS THE EAST THE 101
 FEET OF THE SOUTHWEST 1/2 THEREOF, IN SECTION 11, TOWNSHIP 56 SOUTH, RANGE 54
 EAST, MIAMI-DADE COUNTY, FLORIDA.

SITE INFORMATION:

ZONING SUB-M	REQUIRED	PROVIDED
LOT SIZE (MIN)	13,000 SF	12,300 SF
SETBACKS (MIN)		
FRONT	25.0'	25.0'
REAR	25.0'	25.0'
INSIDE	15.0'	15.0'
SIDE STREET	25.0'	25.0'
TOTAL NUMBER LOTS	31	
GROSS DENSITY	2.12 PER ACRE	
GROSS SITE AREA	14.13 ACRES	
RIGHT-OF-WAY AREA	4.05 ACRES	

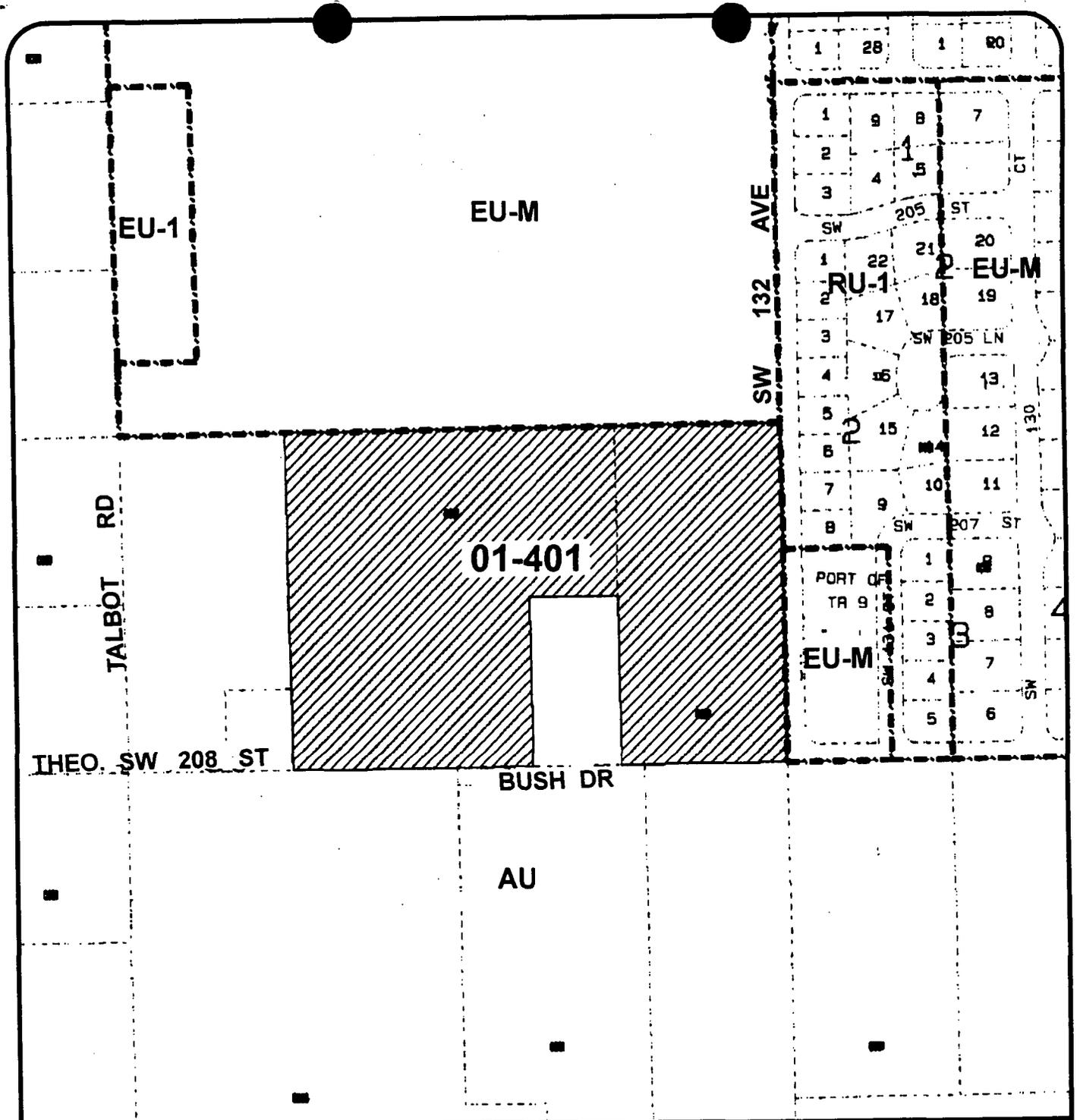
THIS SITE PLAN IS PREPARED WITH THE USE OF SUR 9

SUPERIOR CONSULTANTS, INC.
 ENGINEERS-PLANNERS-LAND SURVEYORS
 4940 S.W. 17th Avenue, Suite 205
 Miami, Florida 33155
 Tel: (305) 556-1100
 Fax: (305) 556-1101

SITE PLAN
 S.W. 200th Street & S.W. 132nd
 MIAMI-DADE COUNTY, FLORIDA

REV. 24, 2001
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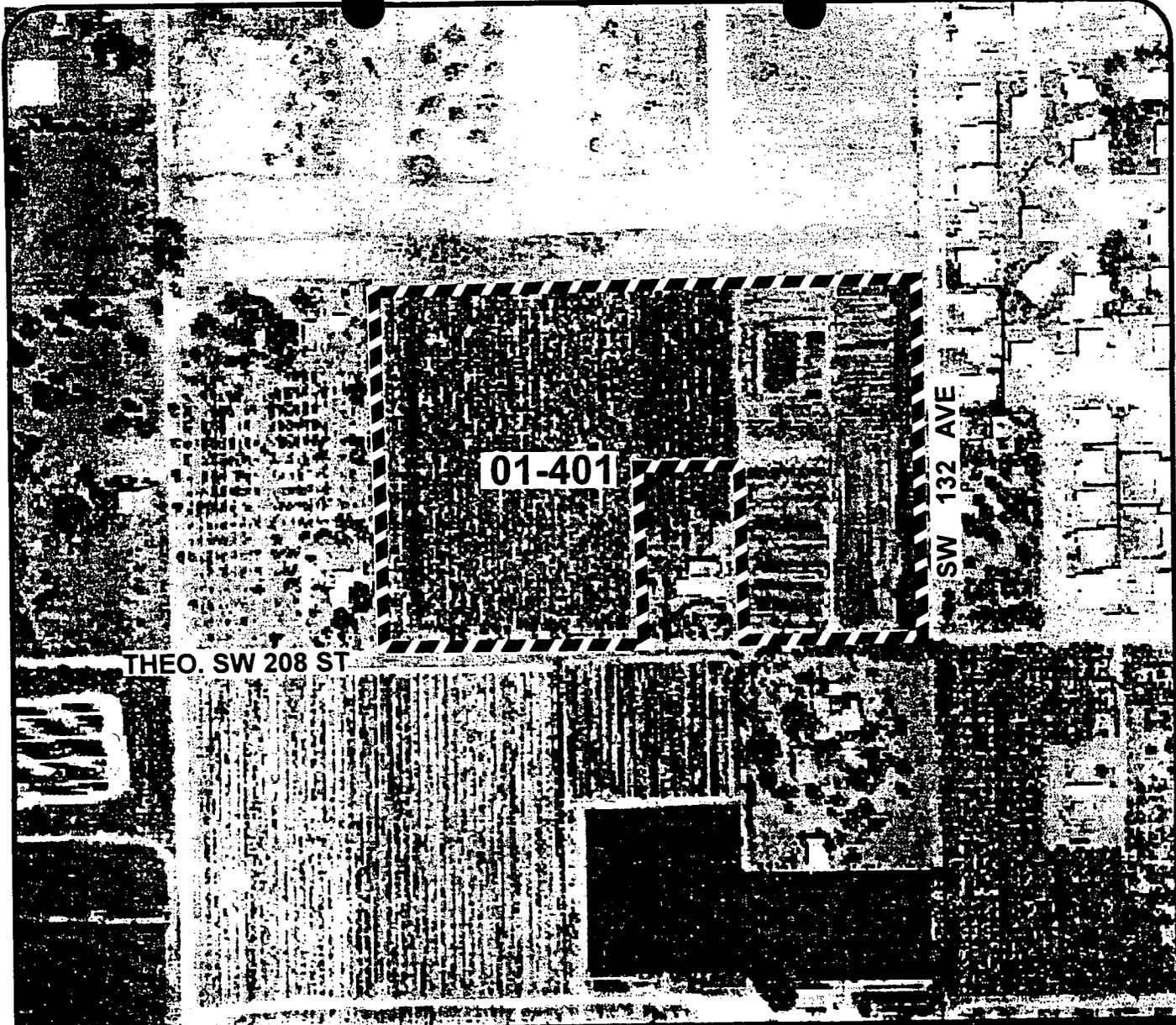
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 11 Township: 56 Range: 39
 Process Number: 01000401
 Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
 District Number: 08
 Zoning Board: C14
 Drafter ID: DIONNE
 Scale: 1:300'



 SUBJECT PROPERTY





**MIAMI-DADE COUNTY
AERIAL**

**Section: 11 Township: 56 Range: 39
Process Number: 01000401
Applicant: JOSEPH TAUBMAN, TR & DELCO ENTERPRISES
District Number: 08
Zoning Board: C14
Drafter ID: DIONNE
Scale: NTS**

S C A L E
0 NTS **N**

 **SUBJECT PROPERTY**

