07-162

VARENA APPLICATION

ALTERNATIVE CONSIDERATION

RECEIVED
the Clerk for the record.
JAN 24 2008
Item APP. 3 (07-162)
Exhibit 3-A
Meeting BCC ZONING

FROM : AU AND EU-1

TO : EU-1

PROPERTY 18475 SW 216 ST.

PREPARED BY

RICK D. RUIZ

MARRERO & ASSOC.

ARCHITECTS.

Planning and Zoning Consultant.

01/24/2008

ALTERNATIVE CONSIDERATION

Property: 18475 SW 216th Street
Miami, Florida

Request: **Permit 4 lots in the AU zone properties with less lot area and 1 lot with less lot frontage than required.**

The property is located between **SW 216th Street** and **SW 212th Street** to the north. **SW 185 Avenue** runs along its west side.

The property has two zone designations **EU-1** on the corner lot of **SW 216th Street** and **SW 184 Avenue** and **AU** to the remaining property north towards **212th Street.**

This zoning separation between **AU** and **EU** was established back in **1948** then revised in **1951**. The purpose of this separation was express by a commissioner back in 1948 Commissioner Preston, which is part of the public records. As they tried to reason with the public why these land would have these designations.

Because of this, this area has an **AU** designated zone rapped around by **EU-1 Estate** designation, Property owners could establish there residence and have the agricultural use in conjunction with there ownership.

Within the **AU district** there is large portion that have properties smaller that the 5 acre sites required by the AU designation the reason is clear that when the proposed rap around was breached by many subdivisions of land this AU core ended its desired function by the original writers.

The adoption of changing EU- 1a and b to EU-1 cleared the need to own further adjoining land for the purpose of AU with the main residence.

The fact is that,

65% of the land is dedicated to residential non-designated EU-1 estates and 34 % Agricultural.

Please see zone maps and aerial provided.

For the County to recommend a change the requirement is that " **immediate area surrounding the subject parcel on three sides or more contiguous sides is predominately and lawfully parcelized in a similar manner** "

Our request for the alternative subdivision of land is in line with the trend of change within this district. Our request is no different from the already established properties to the east on SW 184th Avenue with 5 divided lots.

The fact that our property is adjacent to three parcel of land that abut the property that is requesting this change is not recognized by the department, they interpret that it should line or extend passed the property lines on three sides. To exclude our property just because **it's ours** should not be a base for exclusion.

These properties will provide its own septic tank system as others and water softener provision as required by **DERM** regulation and cause a hardship to the county's sewer or water system.

We have entered into a consent agreement with Dade County Public Schools in allocating additional impact fees to remedy the initial cost of our generated 3 students.

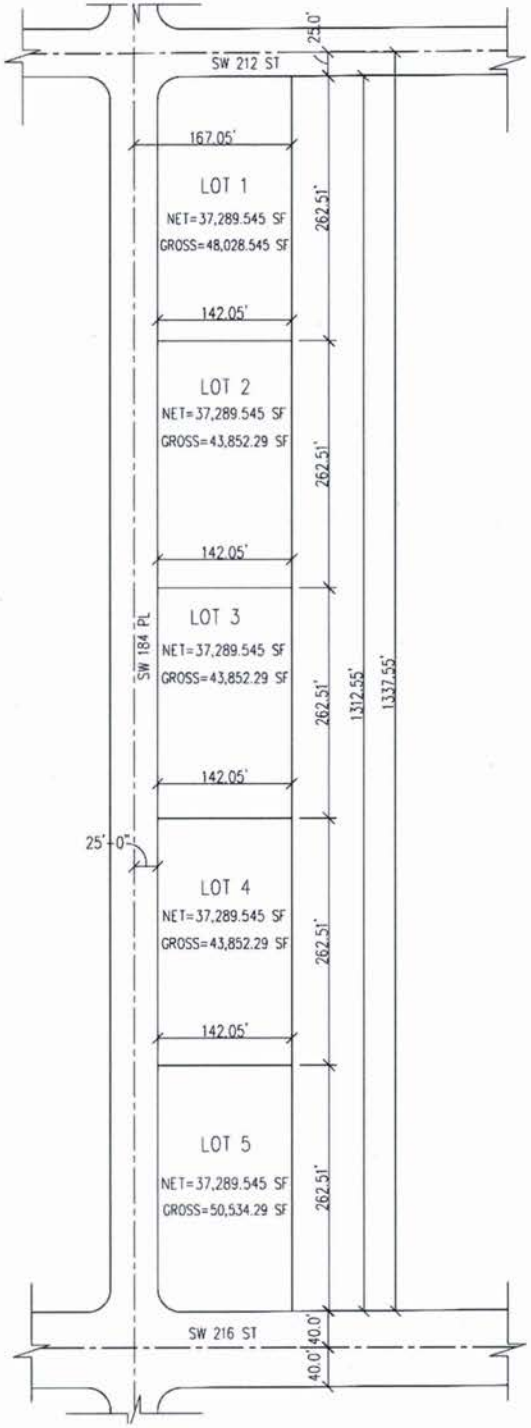
We feel that by factual evidence, intent of the code as written and the placing of subdivided property within the AU core district you have ground to approve the ALTERNATIVE CONSIDERATION OF

Request to

Permit 4 lots in the AU zone properties with less lot area and 1 lot with less lot frontage than required.

And we would accept as a condition all lots to fall under all standards of the EU-1 estate designation.

Subject Property 18475 SW 216 St



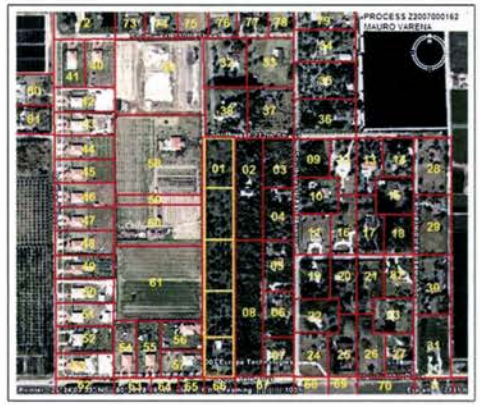
RECEIVED
MIAMI-DADE COUNTY
DEPT. OF PLANNING
DATE: 02.23.2018
BY: VALDERY

PROPOSED SITE PLAN

PATRICIO MARTINELLI 1717 N. BAYSHORE DR # 1641
MIAMI FL 33132 (305) 244 33 74

1/64" = 1'-0"

SITE SUMMARY	
FOLIO NUMBER:	30-6812-000-0320
PROPERTY ADDRESS:	18475 SW 216 STREET. MIAMI, FL. 33170
ZONING:	AU AND EU-1, APPLYING FOR EU-1
LEGAL DESCRIPTION:	EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4, SECTION 12 TOWNSHIP 56 RANGE 38. DADE COUNTY
LOT AREA:	GROSS: 223,438 SF (5.13 ACRES)
LOT BREAKDOWN:	
LOT 1: LOT AREA:	142.05' X 262.51' NET = 37,289.545 SF GROSS = 48,028.545 SF
LOT 2: LOT AREA:	142.05' X 262.51' NET = 37,289.545 SF GROSS = 43,852.29 SF
LOT 3: LOT AREA:	142.05' X 260.51' NET = 37,289.545 SF GROSS = 43,852.29 SF
LOT 4: LOT AREA:	142.05' X 260.51' NET = 37,289.545 SF GROSS = 43,852.29 SF
LOT 5: LOT AREA:	142.05' X 262.51' NET = 37,289.545 SF GROSS = 50,534.29 SF



LOCATION MAP N.T.S.

ARCHITECTUR
STRUCTURAL

SEAL:

CONSULTANT

OWNER:

PROPOSED SITE PLAN

18475 SW 216 ST. MIAMI FL, 33170

DATE:

REVISIONS:

PROJECT No.

DRAWN BY:

CHECKED BY:

SCALE:
AS SHOWN

SHEET No.
1
OF
1

NEIGHBORS

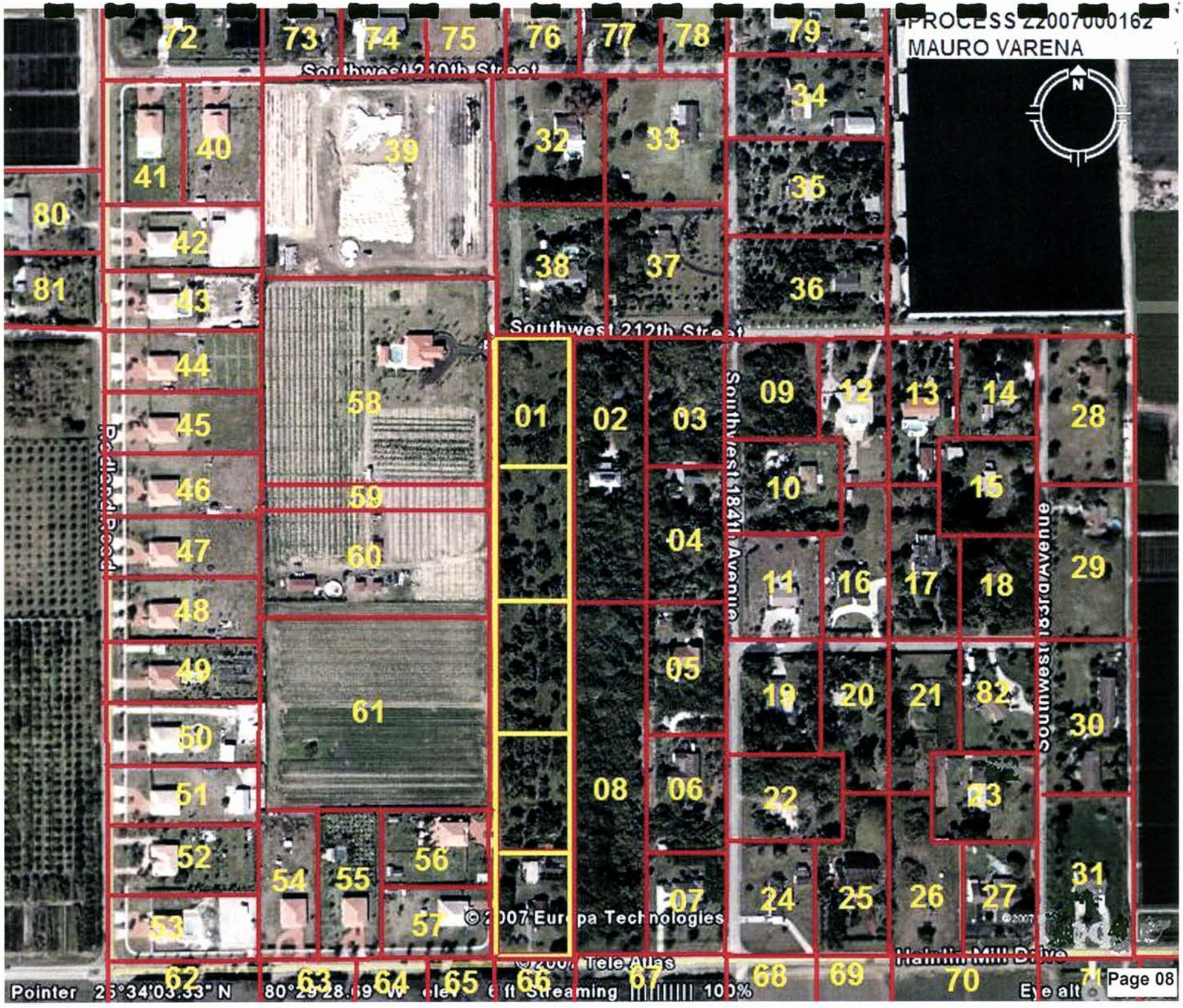
	ADRESS	FOLIO	ZONING	LOT SQ FT	BUILDING SQ FT	YEAR BUILT
1	18475 SW 216 ST	30-6812-000-0320	AU/EU-1	229,997	1,362	1945
2	18450 sw 212 ST	30-6812-000-0300	AU	87,120	3,887	1970
3	N/A	30-6812-000-0282	AU	43,560	VACANT LAND	N/A
4	21300 SW 184 AVE	30-6812-000-0294	AU	43,560	2,038	1971
5	21400 SW 184 AVE	30-6812-000-0303	AU	43,560	2,760	1993
6	21500 SW 184 AVE	30-6812-000-0304	AU	43,560	2,977	1989
7	18405 SW 216 ST	30-6812-000-0281	EU-1	31,363	2,424	1994
8	N/A	30-6812-000-0301	AU/EU-1	124,582	VACANT LAND	N/A
9	N/A	30-6812-000-0295	AU	43,560	VACANT LAND	N/A
10	21305 SW 184 AVE	30-6812-000-0291	AU	43,560	1,684	2002
11	18395 SW 214 ST	30-6812-000-0296	AU	43,560	1,906	2002
12	18370 SW 212 ST	30-6812-000-0293	AU	43,560	3,652	1973
13	18350 SW 212 ST	30-6812-000-0297	AU	43,560	2,562	1964
14	18300 SW 212 ST	30-6812-000-0283	AU	43,560	3,608	1989
15	21300 SW 183 AVE	30-6812-000-0272	AU	43,560	1,521	1969
16	18375 SW 214 ST	30-6812-000-0306	AU	43,560	3,208	1972
17	18355 SW 214 ST	30-6812-000-0307	AU	43,560	2,498	1979
18	18305 SW 214 ST	30-6812-000-0271	AU	43,560	2,246	1972
19	21445 SW 184 AVE	30-6812-000-0298	AU	43,560	3,232	1972
20	18350 SW 214 ST	30-6812-000-0290	AU	43,560	2,245	1967
21	N/A	30-6812-000-0289	AU	43,560	VACANT LAND	N/A
22	21505 SW 184 AVE	30-6812-000-0292	AU	43,560	126	1960
23	21500 SW 183 AVE	30-6812-000-0299	AU	43,560	2,327	1972
24	18395 HAILIN MILL	30-6812-000-0305	AU	43,560	1,937	1969
25	18375 SW 216 ST	30-6812-000-0302	AU	43,560	3,009	1986
26	N/A	30-6812-000-0275	AU	38,899	VACANT LAND	N/A
27	18301 SW 216 ST	30-6812-000-0273	AU	30,928	3,233	1974
28	21225 SW 183 AVE	30-6812-000-0308	AU	54,450	2,700	1990
29	21345 SW 183 AVE	30-6812-000-0309	AU	54,450	2,331	1990
30	N/A	30-6812-000-0310	AU	45,738	6,256	N/A
31	18285 SW 216 ST	30-6812-000-0311	AU	40,511	2,622	1991
32	21005 SW 185 AVE	30-6812-000-0261	AU	54,450	2,401	1972
33	21020 SW 184 AVE	30-6812-000-0260	AU	54,450	3,069	1973
34	21005 SW 184 AVE	30-6812--000-0278	AU	43,560	3,007	1977
35	21075 SW 184 AVE	30-6812-000-0270	AU	43,560	1,240	1972
36	18375 SW 212 ST	30-6812-000-0276	AU	43,560	1,743	1976
37	21120 SW 184 AVE	30-6812-000-0263	AU	43,560	2,931	1974
38	18455 SW 212 ST	30-6812-000-0262	AU	43,560	3,480	1990
39	18550 SW 210 ST	30-6812-000-0252	AU	174,240	4,303	2006
40	18650 SW 210 ST	30-6812-002-0020	EU-1	39,422	2,374	2002
41	18690 SW 210 ST	30-6812-002-0010	EU-1	33,149	2,374	2002
42	N/A	30-6812-002-0030	EU-1	38,333	2,374	2002

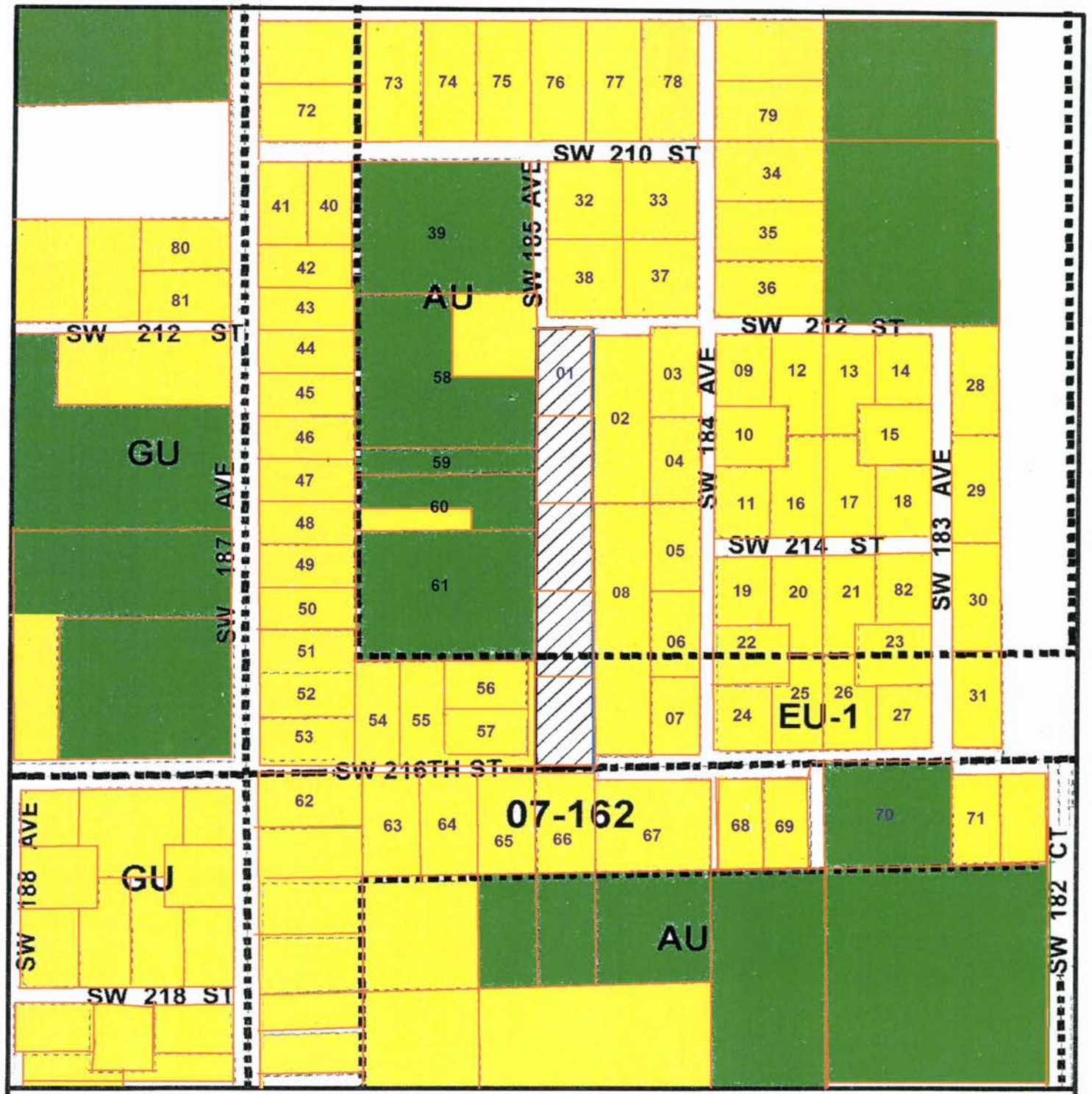
	ADRESS	FOLIO	ZONING	LOT SQ FEET	BUILDING SQ FEET	YEAR BUILT
43	21105 SW 187 AVE	30-6812-002-0040	EU-1	38,333	2,374	2002
44	21201 SW 187 AVE	30-6812-002-0050	EU-1	38,333	2,374	2002
45	21251 SW 187 AVE	30-6812-002-0060	EU-1	38,333	2,374	2002
46	N/A	30-6812-002-0070	EU-1	38,333	2,374	2002
47	21351 SW 187 AVE	30-6812-002-0080	EU-1	38,333	2,374	2002
48	21371 SW 187 AVE	30-6812-002-0090	EU-1	38,333	2,374	2002
49	21401 SW 187 AVE	30-6812-002-0100	EU-1	38,333	2,374	2002
50	21451 SW 187 AVE	30-6812-002-0110	EU-1	38,333	2,374	2002
51	21471 SW 187 AVE	30-6812-002-0120	EU-1	38,289	2,374	2002
52	21501 SW 187 AVE	30-6812-002-0130	EU-1	38,028	2,484	2002
53	21551 SW 187 AVE	30-6812-002-0140	EU-1	34,238	2,374	2002
54	18575 SW 216 ST	30-6812-002-0150	EU-1	38,376	2,374	2002
55	18555 SW 216 ST	30-6812-002-0160	EU-1	38,376	2,374	2002
56	21500 SW 184 PL	30-6812-002-0170	EU-1	39,378	2,374	2002
57	21550 SW 184 PL	30-6812-002-0180	EU-1	29,882	2,374	2002
58	21200 SW 184 PL	30-6812-000-0280	AU	217,800	3,010	2003
59	N/A	30-6812-000-0287	AU	43,560	VACANT LAND	N/A
60	N/A	30-6812-000-0288	AU	87,120	N/A	N/A
61	N/A	30-6812-000-0284	AU	217,800	VACANT LAND	N/A
62	21615 SW 187 AVE	30-6813-000-0170	EU-1	49,658	2,229	1923
63	N/A	30-6813-000-0165	EU-1	54,450	VACANT LAND	N/A
64	N/A	30-6813-000-0167	EU-1	54,450	VACANT LAND	N/A
65	18490 SW 216 ST	30-6813-000-0110	AU/EU-1	125,453	1,132	1923
66	18450 SW 216 ST	30-6813-000-0111	AU/EU-1	87,120	2,004	1957
67	N/A	30-6813-000-0120	AU/EU-1	204,732	(NEW HOUSE)	2007
68	N/A	30-6813-013-0010	EU-1	38,159	(NEW HOUSE)	2007
69	18350 SW 216 ST	30-6813-013-0020	EU-1	38,288	N/A	N/A
70	N/A	30-6813-000-0130	AU/EU-1	784,080	N/A	N/A
71	18270 SW 216 ST	30-6813-000-0140	EU-1	38,115	2,151	2004
72	20925 SW 187 AVE	30-6812-000-0244	EU-1	56,628	4,339	1976
73	18601 SW 210 ST	30-6812-000-0241	AU	43,560	5,891	1978
74	N/A	30-6812-000-0242	AU	43,560	2,912	1976
75	18501 SW 210 ST	30-6812-000-0247	AU	43,560	N/A	N/A
76	18441 SW 210 ST	30-6812-000-0240	AU	43,560	2,843	1991
77	18431 SW 210 ST	30-6812-000-0264	AU	43,560	2,738	1980
78	20950 SW 184 AVE	30-6812-000-0277	AU	43,560	2,001	1976
79	20975 SW 184 AVE	30-6812-000-0246	AU	43,560	3,374	1993
80	21120 SW 187 AVE	30-6812-000-0060	GU	43560	2,849	1975
81	21180 SW 187 AVE	30-6812-000-0066	GU	43,560	1,935	1974
82	21400 SW 183 AVE	30-6812-000-0274	AU	43,560	1,987	1987

72 PROPERTIES (1) ACRE OR LESS

10 PROPERTIES MORE (1) ACRE IN SIZE

PROCESS 22007000162
MAURO VARENA





MIAMI-DADE COUNTY
HEARING MAP

S C A L E
0 NTS

N

Section: 12 Township: 56 Range: 38
Process Number: 07-162
Applicant: MAURO E. VARENA
Zoning Board: C14
District Number: 9
Cadastral: JEFFER
Scale: NTS

SUBJECT PROPERTY
RESIDENTIAL 66.45%
AGRICULTURAL 33.55%

MIAMI-DADE COUNTY

GEOMATICS 07-162 05/24/07
REVISION PTXA LAYER 08/16/07

21650 SW 184 PL #57

18390 SW 216 ST #68

18350 SW 216 ST #69

21500 SW 184 PL #56

21351 SW 187 AVE #47

18431 SW 210 ST #77

21075 SW 184 AVE #35

18690 SW 210 ST #41

Waiver of Objection

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Mirella Martinez		21500 SW 184 ST.

Dated:

January 5, 2008

FOLIO# 30-6812-000-0304

#06

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

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To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
THOMAS F QUIGGINS	[signature]	25190 SW 193 AVE HOMESTEAD FLA 33033

Dated:

January 13, 2008

FOLIO#30-6812-000-0301

#08

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
William Santamaria		18370 SW 212 ST

FOLIO # 30-6812-000-0293

Dated:

#12

January 15, 2008

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
ssell Tallep	[signature]	21445 Sw 184

FOLIO# 30-6812-000-0298

Dated:

January 08, 2008

#19

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

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Name	Signature	Address
Marcos J. Herrera	M.J.H	21005 S.W. 185 Ave.

Dated:

January 13, 2008

FOLIO# 30-6812-000-0261

#32

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name	Signature	Address
Silvio Socarras	[illegible]	18560 SW 200th

Dated:

October 13, 2007

FOLIO#30-6812-000-0252

#39

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Roberto Sanchez	R S	18690 SW 210 ST.

Dated:

January 08, 2008

FOLIO#30-6812-000-0010

#41

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

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Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Elizabeth Guillen	[signature]	21105 SW 18 Miami, Fl. 3311

Dated:

January 8, 2008

FOLIO#30-6812-000-0040

#43

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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Name	Signature	Address
Luis Mazariegos	[signature]	21351 SW 187 AV.

Dated:

October 12, 2007

FOLIO# 30-6812-000-0080

#47

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

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Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Clara Morales		21371 SW 187 Ave Mia FL 33187

Dated:

January 6, 2008

FOLIO#30-6812-000-0090

#48

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Meivel Lopez		21401 SW 187 Ave Mia Fl. 33187

Dated:

January 5, 2008

FOLIO# 30-6812-000-0100

#49

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
1 Fino F Lopez	Rufino F Lopez	21451 SW 187 A

Dated:

January 3, 2008

FOLIO#30-6812-000-0110

#50

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Enrique Gonzalez		21471 SW 187 AVE

FOLIO#30-6812-000-0120

Dated:

January 07, 2008

#51

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
CARLOS R. Alvarez	Carlos R. Alvarez	21501 SW 187 AVE

FOLIO#30-6812-000-0130

Dated:

January 6, 2008

#52

Waiver of Objection

Miami Dade County
Planning and Zoning Department
[illegible] NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Helen Galban	[illegible]	21551 SW 187 Ave. Miami, Fl 33187

Dated:

January 5, 2008

FOLIO# 30-6812-000-0140

#53

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Alexis Bernal		18575 SW 216 ST

Dated:

FOLIO # 30-68-12-002-0150

January 20, 2008

#54

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Nestor Cardenas		18777 SW 216 St Miami Fl. 331

Dated:

January _____, 2008

FOLIO#30-6812-000-0160

#55

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name	Signature	Address
Joe & Mayra Herrera		21500 SW 184th Place

Dated:

October 12th, 2007

FOLIO# 30-6812-000-0170

56

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name	Signature	Address
David Borrego		21550 SW 184 PL

FOLIO# 30-6812-000-0180

Dated:

October _____, 2007

#57

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name	Signature	Address
Orlando Rodriguez		21200 S.W. 184th place Miami, Florida 33187

Dated:

October 15, 2007

FOLIO# 30-6812-000-0280

#58

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name	Signature	Address
Orlando Rodriguez		21200 S.W. 184th place Miami, Florida 33187

Dated:

October 15, 2007

FOLIO# 30-6812-000-0287

#59

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name	Signature	Address
Orlando Rodriguez		21200 S.W. 184th place Miami, Florida 33187

Dated:

October 15, 2007

FOLIO# 30-6812-000-0288

#60

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
CELIA DUCALO	Celia Ducalo	23595 SW 152 AVE 23595 SW 1

FOLIO#30-6812-000-0284

Dated:

January 15, 2008

#61

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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OR

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Omar Roque	[signature]	8140 SW 136 ST

FOLIO#30-6813-000-0165

Dated:

January 5, 2008

#63

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Omar Roque	[signature]	8140 SW 126 ST

FOLIO#30-6813-000-0167

Dated:

January 5, 2008

#64

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

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Request **Change of Zoning**

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To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Julio Miranda		18350 SW 216

FOLIO#30-6813-000-0020

Dated:

January 15, 2008

#69

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From: **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural. as sought by the petitioner.

Name	Signature	Address
ARNCO GROVES, INC.	C.W.PRICE-PRESIDENT	18901 SW 216 SE. Goulds, FL. 33170

Dated:

January 15th, 2008

FOLIO# 30-6813-000-0130

#70

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
ORESTES E. GONZALEZ		1502 LISBON CORAL GABLES FL 33134

Dated:

January 16, 2008

FOLIO#30-6812-000-0247

#75

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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OR

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Mustafa Otero	M Otero	18441 SW 210 St

FOLIO#30-6812-000-0240

Dated:

January 13, 2008

#76

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Daniel L Mullen	Daniel L Mullen	18431 SW 210 St Miami Fl 33187

Dated:

January 13, 2008

FOLIO#30-6812-000-0264 **#77**

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼ , Section 12, Township 56 South , Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1(Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
Teresa Medina	Teresa Medina	20975 SW 184 AVE Miami Fl. 33187

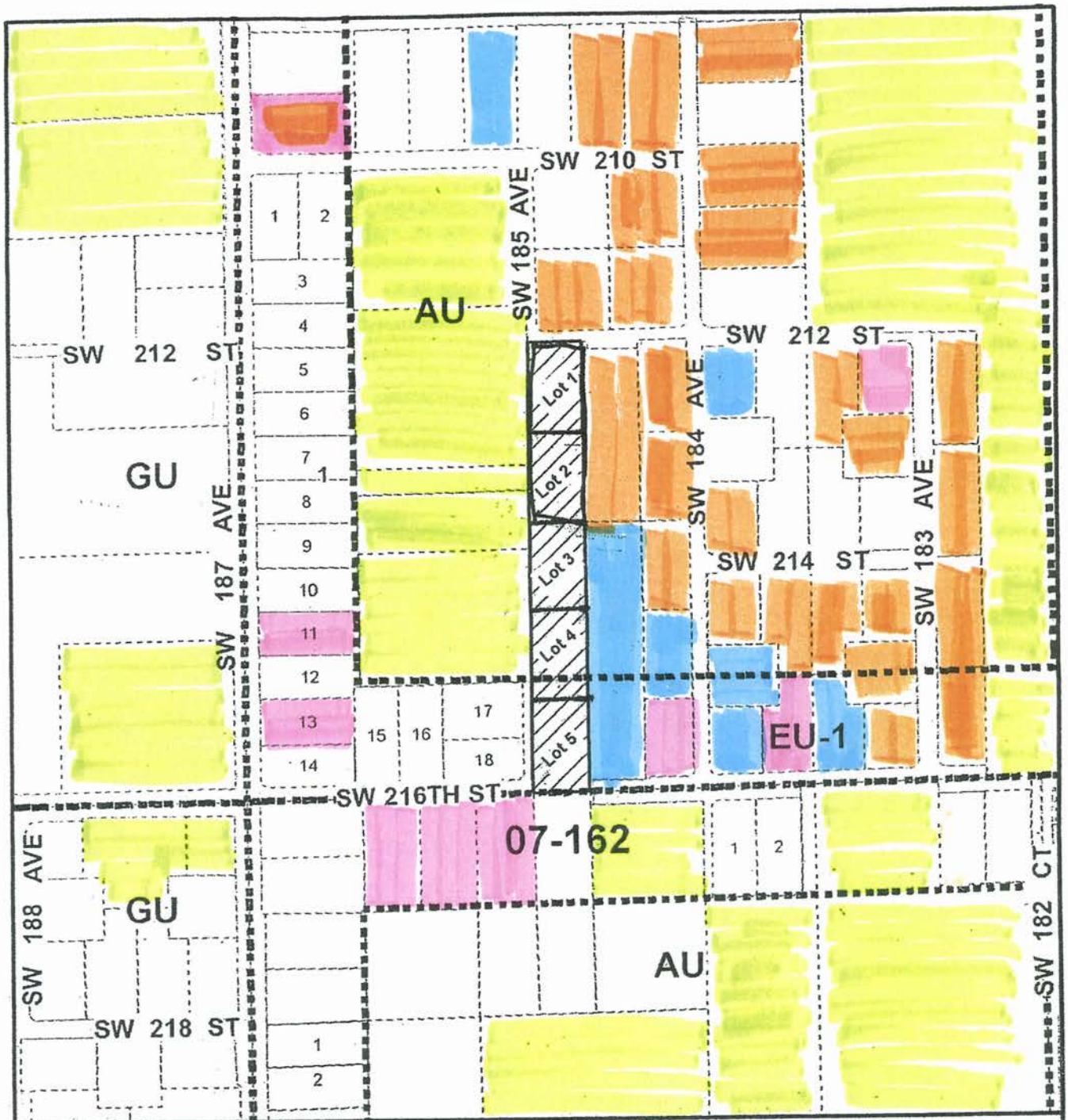
Dated:

January 08, 2008

FOLIO#30-6812-000-0246

#79

PROPOSED LOTS 1-5



MIAMI-DADE COUNTY
HEARING MAP

LEGEND:

= OBJECTIONS

= EMPTY LOT

= FOR SALE

= NURSERY / FIELD

SCALE 0 NTS

N

SUBJECT PROPERTY

Section: 12 Township: 56 Range: 38
Process Number: 07-162
Applicant: MAURO E. VARENA
Zoning Board: C14
District Number: 9
Cadastral: JEFFER
Scale: NTS

MIAMI-DADE COUNTY

GEOMATICS 07-162 05/24/07
REVISION PTXA LAYER 08/16/07

Legend for Hearing #07-162 Map

OBJECTIONS (24)

COLOR:ORANGE

Address	Owner(s)
18450 SW 212 Street	Adamson
18455 SW 212 Street	Lundsteadt
18350 SW 212 Street	Tabares
20925 SW 187 Avenue	Wade
18431 SW 210 Street	Muller
20905 SW 184 Avenue	Hegg
20950 SW 184 Avenue	Carroll
21075 SW 184 Avenue	Smith
21005 SW 184 Avenue	Benson
21020 SW 184 Avenue	Forames
21120 SW 184 Avenue	Asencio
21300 SW 184 Avenue	Velazquea/Pantoja
21400 SW 184 Avenue	Ricks
21445 SW 184 Avenue	Talley
18350 SW 214 Street	Tobias
18395 SW 214 Street	Vegas
21225 SW 183 Avenue	Miller
21300 SW 183 Avenue	Koons
21345 SW 183 Avenue	Reed
21499 SW 183 Avenue	Lundsteadt
21495 SW 183 Avenue	Davis
21500 SW 183 Avenue	Fernandez
18285 SW 216 Street	Pryor
18301 SW 216 Street	Coffey

FOR SALE (8)

COLOR: PINK

Address
18375 SW 216 Street
18405 SW 216 Street
18490 SW 216 Street
18600 SW 216 Street
18300 SW 212 Street
21501 SW 187 Avenue
21451 SW 187 Avenue
20925 SW 187 Avenue

EMPTY/VACANT (7) **COLOR: BLUE**

Address

18395 SW 216 Street
18501 SW 210 Street
21500 SW 184 Avenue
21505 SW 184 Avenue
SE corner of SW 212 Street & SW 184 Avenue
3 Acre lot to the East of applicant's property
Lot next to house For Sale/Foreclosure @ 18375 SW 216 Street

NURSERY/FIELD (3/13 = 16) **COLOR: GREEN**

Addresses with Agricultural Tax Exemptions
18500 SW 210 Street
21200 SW 184 Place
Vegetable field to the west of applicant's property @ 18475 SW 216 Street

All other business establishments reflected in GREEN in surrounding area

RECEIVED
By the Clerk for the record.

JAN 24 2008
Item 3 (07-162)
Exhibit 3-B
Meeting BCC ZONING

Redland Citizens Association, Inc.

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Item 3 (07-162)
Exhibit 3-C
Meeting BCC ZONING

We support:
- Agriculture
- Conservation
- General Area Improvement
- Pollution Control
- Public Safety
- Tax Control
- Zoning

January 2, 2008

Dear Honorable Miami-Dade Commissioners,

The Board of Directors of the Redland Citizens Association voted to oppose the appeal of application Z07-162 (07-10-CZ14-4) by Mauro E. Varena. The application was denied with prejudice by Community Council 14 on Oct. 16, 2007. The property is 5.3 gross acres located on the north side of SW 216 St at approximately 184 Avenue. The property is zoned EU1 and agriculture and is approximately 5 miles outside of the UDB. The applicant requests to subdivide the property into EU1 parcels.

The parcel along 216 St is zoned EU1 pursuant to a 1948 zoning configuration that allowed 1 acre lots along some section line roads. This zoning is still in place. The front parcel has a house built in 1954. The balance of the property is zoned agriculture and has an avocado grove. Properties to the east are also grandfathered under the 1948 zoning and have recently been built with EU1 parcels. It is poor planning to extrapolate zone changes on zoning patterns established 60 years ago.

The intent of the section line zoning was to have 1 acre parcels along the roadway and 5 acres in the interior in order to maintain significant pieces of land for agriculture. This application is inconsistent with the intent of maintaining agriculture land. Furthermore, the subdivision into 1 acre parcels is inconsistent with the Master Plan as 5 acres are required outside the UDB. According to the Planning analysis, the proposed parcels do not meet the 3 sided rule for subdivision. The requested variances also bear testimony that the requests are inappropriate and cannot comply with even EU1 standards.

It is our opinion that approval of this application could precipitate other subdivisions in the area.

It is noteworthy that, at the Community Council meeting, the applicant offered to reduce the number of lots and provide one larger lot to appease the neighbors. We do not support this configuration as it is still inconsistent, incompatible and counter to the intent of the Master Plan.

For the reasons cited above and following the recommendations of County staff, we ask you to uphold the decision of Community Council 14 and the recommendations of your Planning staff.

Thank You,

Sidney G. Robinson

Sidney G. Robinson
Board of Directors, Redland Citizens Association.

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