

Memorandum



Date: August 15, 2013

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

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000061: L F R LAND FAMILY, & TUSCANY PLACE ASSOC.

Application Name: L F R LAND FAMILY, & TUSCANY PLACE ASSOC.

Project Location: The site is located in that area LYING WEST OF SW 137 AVENUE, BETWEEN SW 252 STREET AND THEORETICAL SW 258 STREET, Miami-Dade County.

Proposed Development: The request is for approval of a non-use variance of fence height and deletion of a covenant to delete a previous Declaration of Restrictions since the site has been rezoned as part of the Princeton and Naranja Community Urban Center zoning districts. The already developed portion of the site (Parcel A) is located in the Princeton Community Urban Center zoning district and the remaining Parcels B and C are located in the Naranja zoning district. The Applicant plans a development of a gated multi-family development to be submitted for Administrative Site Plan Review approval as required by the standards of the Naranja Community Urban Center zoning district regulations. The site plan includes pool and clubhouse and other open space to serve the project residents.

Impact and demand: This application does not generate any new residential population over what was previously approved and therefore has no additional impact which would be applicable to CDMP Open Space Spatial Standards. In addition, the site is located in Parks Benefit District #3 which has a surplus of 208.3 acres in local park inventory for the purpose of calculating level of service and therefore meets concurrency. In the future, the Applicant, as stated above, will provide an application for Administrative Site Plan Review approval.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor